

Income Statement

Page 1

Cobble Creek HOA

Month = Jul 2025

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
INCOME				
HOA Dues	3,632.35	0.00	296,182.08	0.00
Construction Deposit	0.00	0.00	1,000.00	0.00
Lot Impact Fee Income	0.00	0.00	660.00	0.00
Violation Fines	300.00	0.00	750.00	0.00
Plus: Prepaid Fees	-21.71	0.00	-518.40	0.00
NET DUES INCOME	278.29	0.00	231.60	0.00
Miscellaneous Income	0.00	0.00	5.00	0.00
Interest on Bank Accounts	446.16	0.00	5,677.39	0.00
Late Fee	51.84	0.00	139.49	0.00
Change in Value Income	9.00	0.00	31.80	0.00
TOTAL INCOME	4,417.64	0.00	303,927.36	0.00
EXPENSES				
DIRECT EXPENSES				
Capital Improvements	0.00	0.00	1,000.00	0.00
Common Area Maintenance	34,125.00	0.00	102,375.00	0.00
Grounds Maintenance	0.00	0.00	277.85	0.00
Snow and Ice Removal	0.00	0.00	2,185.00	0.00
Lien/Filing & Processing Fees	43.00	0.00	43.00	0.00
Irrigation Pond Maintenance	0.00	0.00	3,495.00	0.00
Office Expense	0.00	0.00	233.47	0.00
Management	3,334.00	0.00	22,930.00	0.00
Insurance	0.00	0.00	5,518.00	0.00
Bank Charges	0.00	0.00	14.00	0.00
Postage / Mailing	159.75	0.00	2,080.75	0.00
Pet Waste Removal	0.00	0.00	1,895.53	0.00
Legal & Accounting	0.00	0.00	8,184.96	0.00
Income Tax	0.00	0.00	2,173.00	0.00
Meeting Expenses	0.00	0.00	480.06	0.00
Change in Value Expense	0.00	0.00	174.60	0.00
TOTAL DIRECT EXPENSES	37,661.75	0.00	153,060.22	0.00
TOTAL EXPENSES	37,661.75	0.00	153,060.22	0.00
NET INCOME	-33,244.11	0.00	150,867.14	0.00