

## Income Statement

Star Bright Townhome Association

Month = Jun 2026

Book = Cash

| ACCOUNT                       | MONTH TO DATE    | %           | YEAR TO DATE     | %           |
|-------------------------------|------------------|-------------|------------------|-------------|
| <b>INCOME</b>                 |                  |             |                  |             |
| HOA Dues                      | 7,033.83         | 0.00        | 39,771.78        | 0.00        |
| Special Assessment            | 4,631.00         | 0.00        | 4,631.00         | 0.00        |
| Postage Cost Recovered        | 0.00             | 0.00        | 16.00            | 0.00        |
| Plus: Prepaid Fees            | -976.83          | 0.00        | -1,745.00        | 0.00        |
| NET DUES INCOME               | 10,688.00        | 0.00        | 42,673.78        | 0.00        |
| Miscellaneous Income          | 0.00             | 0.00        | 93.18            | 0.00        |
| Interest on Bank Accounts     | 4.27             | 0.00        | 25.78            | 0.00        |
| Late Fees Collected           | 5.38             | 0.00        | 109.50           | 0.00        |
| <b>TOTAL INCOME</b>           | <b>10,697.65</b> | <b>0.00</b> | <b>42,902.24</b> | <b>0.00</b> |
| <b>EXPENSES</b>               |                  |             |                  |             |
| <b>DIRECT EXPENSES</b>        |                  |             |                  |             |
| Repair & Maintenance          | 0.00             | 0.00        | 481.02           | 0.00        |
| Landscape Maint-On Contract   | 529.47           | 0.00        | 2,117.84         | 0.00        |
| Lien/Filing & Processing Fees | 0.00             | 0.00        | 229.00           | 0.00        |
| Irrigation System Expense     | 0.00             | 0.00        | 251.47           | 0.00        |
| Management                    | 385.00           | 0.00        | 2,310.00         | 0.00        |
| Insurance                     | 3,292.00         | 0.00        | 19,752.00        | 0.00        |
| Water                         | 865.69           | 0.00        | 4,608.45         | 0.00        |
| Sewer                         | 1,612.28         | 0.00        | 4,767.46         | 0.00        |
| Trash Disposal                | 251.50           | 0.00        | 1,554.00         | 0.00        |
| Postage / Mailing             | 43.00            | 0.00        | 409.75           | 0.00        |
| Legal & Accounting            | 55.00            | 0.00        | 205.00           | 0.00        |
| Taxes & Licenses              | 69.00            | 0.00        | 69.00            | 0.00        |
| Miscellaneous Expense         | 302.05           | 0.00        | 302.05           | 0.00        |
| TOTAL DIRECT EXPENSES         | 7,404.99         | 0.00        | 37,057.04        | 0.00        |
| <b>TOTAL EXPENSES</b>         | <b>7,404.99</b>  | <b>0.00</b> | <b>37,057.04</b> | <b>0.00</b> |
| <b>NET INCOME</b>             | <b>3,292.66</b>  | <b>0.00</b> | <b>5,845.20</b>  | <b>0.00</b> |