

Income Statement

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Cobble Creek HOA

Month = Oct 2025

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
INCOME				
HOA Dues	235.04	0.00	298,593.69	0.00
Lot Impact Fee Income	0.00	0.00	990.00	0.00
Violation Fines	50.00	0.00	1,200.00	0.00
Plus: Prepaid Fees	0.00	0.00	-518.40	0.00
NET DUES INCOME	285.04	0.00	300,265.29	0.00
Miscellaneous Income	0.00	0.00	5.00	0.00
Interest on Bank Accounts	549.86	0.00	8,694.54	0.00
Late Fees Collected	0.00	0.00	179.02	0.00
Change in Value Income	0.00	0.00	35.40	0.00
TOTAL INCOME	834.90	0.00	309,179.25	0.00
EXPENSES				
DIRECT EXPENSES				
Capital Improvements	0.00	0.00	1,000.00	0.00
Special Projects	0.00	0.00	3,724.33	0.00
Common Area Maintenance	34,125.00	0.00	136,500.00	0.00
Bad Debt	0.00	0.00	9.31	0.00
Grounds Maintenance	57.69	0.00	1,335.54	0.00
Snow and Ice Removal	0.00	0.00	2,185.00	0.00
Lien/Filing & Processing Fees	0.00	0.00	43.00	0.00
Pest Control	500.00	0.00	3,000.00	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	32,932.00	0.00
Insurance	0.00	0.00	5,518.00	0.00
Bank Charges	0.00	0.00	64.00	0.00
Postage / Mailing	2,040.00	0.00	4,544.50	0.00
Pet Waste Removal	0.00	0.00	2,153.79	0.00
Legal & Accounting	1,200.00	0.00	10,884.96	0.00
Income Tax	0.00	0.00	2,648.00	0.00
Taxes & Licenses	0.00	0.00	44.00	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	41,256.69	0.00	210,969.56	0.00
TOTAL EXPENSES	41,256.69	0.00	210,969.56	0.00
NET INCOME	-40,421.79	0.00	98,209.69	0.00