

Income Statement

Cobble Creek HOA

Month = Apr 2026

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
INCOME				
HOA Dues	77,795.24	0.00	150,685.70	0.00
Postage Cost Recovered	480.00	0.00	480.00	0.00
Violation Fines	50.00	0.00	740.72	0.00
Plus: Prepaid Fees	-24,168.75	0.00	43,535.85	0.00
NET DUES INCOME	54,156.49	0.00	195,442.27	0.00
Passthru Maintenance	0.00	0.00	218.00	0.00
TOTAL REIMBURSEMENT	0.00	0.00	218.00	0.00
Miscellaneous Income	0.00	0.00	345.69	0.00
Interest on Bank Accounts	690.13	0.00	2,724.10	0.00
Late Fees Collected	114.74	0.00	237.26	0.00
TOTAL INCOME	54,961.36	0.00	198,967.32	0.00
EXPENSES				
DIRECT EXPENSES				
Common Area Maintenance	35,831.25	0.00	71,662.50	0.00
Repair & Maintenance	0.00	0.00	371.48	0.00
Bad Debt	0.00	0.00	23.66	0.00
Landscape Maint-Off Contract	128.73	0.00	128.73	0.00
Snow and Ice Removal	0.00	0.00	1,748.00	0.00
Lien/Filing & Processing Fees	86.00	0.00	86.00	0.00
Management	3,482.00	0.00	13,928.00	0.00
Insurance	0.00	0.00	4,627.00	0.00
Bank Charges	0.00	0.00	-3.98	0.00
Postage / Mailing	45.50	0.00	221.25	0.00
Pet Waste Removal	0.00	0.00	372.12	0.00
Legal & Accounting	1,705.00	0.00	6,155.00	0.00
Income Tax	2,025.00	0.00	2,025.00	0.00
TOTAL DIRECT EXPENSES	43,303.48	0.00	101,344.76	0.00
TOTAL EXPENSES	43,303.48	0.00	101,344.76	0.00
NET INCOME	11,657.88	0.00	97,622.56	0.00