

## Income Statement

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Star Bright Townhome Association

Month = Aug 2025

Book = Cash

| ACCOUNT                           | MONTH TO DATE   | %           | YEAR TO DATE     | %           |
|-----------------------------------|-----------------|-------------|------------------|-------------|
| <b>INCOME</b>                     |                 |             |                  |             |
| HOA Dues                          | 6,319.00        | 0.00        | 47,939.00        | 0.00        |
| Plus: Prepaid Fees                | -546.00         | 0.00        | 902.46           | 0.00        |
| NET DUES INCOME                   | -546.00         | 0.00        | 902.46           | 0.00        |
| Interest on Bank Accounts         | 5.11            | 0.00        | 42.49            | 0.00        |
| <b>TOTAL INCOME</b>               | <b>5,778.11</b> | <b>0.00</b> | <b>48,883.95</b> | <b>0.00</b> |
| <b>EXPENSES</b>                   |                 |             |                  |             |
| <b>DIRECT EXPENSES</b>            |                 |             |                  |             |
| Repair & Maintenance              | 0.00            | 0.00        | 1,838.91         | 0.00        |
| Painting/Exterior Maintenance     | 350.00          | 0.00        | 350.00           | 0.00        |
| Utility Locates/Notification Fees | 0.00            | 0.00        | 667.00           | 0.00        |
| Landscape Maint-On Contract       | 667.00          | 0.00        | 2,668.00         | 0.00        |
| Landscape Maint-Off Contract      | 0.00            | 0.00        | 240.00           | 0.00        |
| Lien/Filing & Processing Fees     | 0.00            | 0.00        | 113.00           | 0.00        |
| Pest Control                      | 70.00           | 0.00        | 420.00           | 0.00        |
| Irrigation System Expense         | 0.00            | 0.00        | 45.00            | 0.00        |
| Management                        | 350.00          | 0.00        | 2,800.00         | 0.00        |
| Insurance                         | 2,324.66        | 0.00        | 18,597.28        | 0.00        |
| Water                             | 1,141.88        | 0.00        | 6,670.80         | 0.00        |
| Sewer                             | 717.08          | 0.00        | 5,710.95         | 0.00        |
| Trash Disposal                    | 201.50          | 0.00        | 1,775.75         | 0.00        |
| Postage / Mailing                 | 31.50           | 0.00        | 243.75           | 0.00        |
| Legal & Accounting                | 0.00            | 0.00        | 140.00           | 0.00        |
| Taxes & Licenses                  | 0.00            | 0.00        | 69.00            | 0.00        |
| TOTAL DIRECT EXPENSES             | 5,853.62        | 0.00        | 42,349.44        | 0.00        |
| <b>TOTAL EXPENSES</b>             | <b>5,853.62</b> | <b>0.00</b> | <b>42,349.44</b> | <b>0.00</b> |
| <b>NET INCOME</b>                 | <b>-75.51</b>   | <b>0.00</b> | <b>6,534.51</b>  | <b>0.00</b> |