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Dear Stone Bridge Creek Homeowners,

We're excited to share something new with you!

As part of our ongoing commitment to openness and good communication, this quarter marks the **first time we are providing a Quarterly Report to all HOA members**. Our goal is simple: to keep you informed and give you a clear picture of what's happening in our community.

In this report, you'll find:

- A snapshot of financial activity

This is an effort to be more transparent and make sure everyone feels informed and involved. We plan to continue providing these reports each quarter moving forward.

We know HOA information can sometimes feel overwhelming, so we've done our best to keep everything easy to understand. If you have questions, feedback, or suggestions about the report, we'd love to hear from you.

Thank you for being part of our community and for your continued support.

Warm regards,

McCombs Commercial Realty

Description	Year-to-date Actual
OPERATING INCOME	
HOA INCOME	
4010-00 HOA Dues	\$ 37,882.59
Total HOA INCOME	<u>\$ 37,882.59</u>
OTHER INCOME	
4315-00 Late Fees	2,474.50
4325-00 Legal Fees	10.00
4330-00 NSF Fee	(35.00)
4340-00 Administration Fee	1,559.10
4365-00 Interest Income - Operating	49.50
4370-00 Interest Income - Reserves	116.78
Total OTHER INCOME	<u>\$ 4,174.88</u>
Total OPERATING INCOME	<u>\$ 42,057.47</u>
OPERATING EXPENSE	
COMMON AREA MAINTENANCE	
5755-00 Common Area Mowing	2,000.00
5765-00 Lawn Care	2,343.41
5795-00 Tree Service	3,172.50
5800-00 Snow Removal	4,591.65
5845-00 Miscellaneous Expense	160.77
Total COMMON AREA MAINTENANCE	<u>\$ 12,268.33</u>
ADMINISTRATIVE EXPENSES	
6010-00 McCombs Mgmt. Fee	5,629.89
6060-00 Collections	24,252.74
6065-00 Attorneys Fees	170.00
6070-00 Lien Filing Fees	170.00
6090-00 Tax Preparation Fees	150.00
6095-00 Postage & Supplies	42.00
6105-00 Website	766.95
Total ADMINISTRATIVE EXPENSES	<u>\$ 31,181.58</u>
Total OPERATING EXPENSE	<u>\$ 43,449.91</u>
Net Income:	<u><u>(\$ 1,392.44)</u></u>