

Cobble Creek HOA

HOA DUES INCOME

4500 HOA Dues \$ 322,400.00 416 lots @775 per lot. Represents a 10.02% increase

OTHER INCOME

5720 Interest on Bank Accounts \$ 10,000.00 will decrease if we choose to spend some investments
Total Income \$ 332,400.00

EXPENSES

6110 Capital Improvements	\$	59,953.92	\$144.12 per lot (per easement agreement)
6201 Special Projects	\$	14,500.00	this is the picnic and Christmas Dinner (\$4500 + \$10000)
6202 Common Area Maintenance	\$	143,324.48	\$344.53 per lot (per easement agreement)
6210 Repair and Maintenance	\$	2,000.00	
6261 Snow and Ice Removal	\$	4,000.00	
6268 Pest Control	\$	4,000.00	
6290 Office Expense	\$	500.00	Only \$233.47 spent in this category through August
6300 Management	\$	41,784.00	
6320 Insurance	\$	8,000.00	
6460 Bank Charges	\$	100.00	
6470 Postage / Mailing	\$	7,000.00	each vote mailing is about \$2000

		2025 expenses were much larger because we bought new stations. Budget increased based on additional stations. increased based on usage in 2025 and need to update CC&Rs
6475 Pet Waste Removal	\$ 1,000.00	
6700 Legal & Accounting	\$ 15,000.00	
6702 Taxes & Licenses	\$ 500.00	
6703 Meeting Expenses	\$ 500.00	if we cater annual meeting
TOTAL EXPENSES:	\$ 302,162.40	
 NET INCOME:	\$ 30,237.60	

NOTES:

In 2025, we did not budget for two items that we had expenses for:

We stocked the fish ponds for \$3500. This only happens every 3 years.

We are hosting a Christmas dinner (cost is shared with Club)