

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 Controll	\$	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
------------------------	----	----------	-----------------------------------

6475 Pet Waste Removal	\$ 1,000.00	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
------------------------	-------------	---

6700 Legal & Accounting	\$	15,000.00	CC&Rs
-------------------------	----	-----------	-------

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)