062400 - Cobblestone at the Preserve Condominium Association
2026 Approved Budget, 01/01/2026 - 12/31/2026
156 units - $400 monthly assessments

COA	Description	Approved 2026 Budget	Monthly Split										
			January	February	March	April	May	June	July	August	September	October	November	December
4000	**INCOME**	**$ 757,400.00**												
4001	**OPERATING INCOME**	$ 757,400.00	$ 63,116.66	$ 63,116.66	$ 63,116.66	$ 63,116.66	$ 63,116.66	$ 63,116.66	$ 63,116.66	$ 63,116.66	$ 63,116.66	$ 63,116.66	$ 63,116.66	$ 63,116.74
4020	ASSESSMENTS - MONTHLY	$ 748,800.00	$62,400.00	$62,400.00	$62,400.00	$62,400.00	$62,400.00	$62,400.00	$62,400.00	$62,400.00	$62,400.00	$62,400.00	$62,400.00	$62,400.00
4060	LATE CHARGES	$ 1,000.00	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.37
4150	CABLE INCOME	$ 6,000.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00
4180	CLUBHOUSE USAGE FEES	$ 1,600.00	$133.33	$133.33	$133.33	$133.33	$133.33	$133.33	$133.33	$133.33	$133.33	$133.33	$133.33	$133.37
4340	INTEREST - RESERVES	$ 15,000.00	$1,250.00	$1,250.00	$1,250.00	$1,250.00	$1,250.00	$1,250.00	$1,250.00	$1,250.00	$1,250.00	$1,250.00	$1,250.00	$1,250.00
4350	INTEREST ALLOC TO RESERVES	$ (15,000.00)	($1,250.00)	($1,250.00)	($1,250.00)	($1,250.00)	($1,250.00)	($1,250.00)	($1,250.00)	($1,250.00)	($1,250.00)	($1,250.00)	($1,250.00)	($1,250.00)
4990	**EXPENSES**	**$ 757,400.00**	$ 65,616.67	$ 65,616.67	$ 65,616.67	$ 61,866.67	$ 61,866.67	$ 61,866.67	$ 61,866.67	$ 61,866.67	$ 61,866.67	$ 61,866.67	$ 61,866.67	$ 65,616.56
5000	**BUILDING MAINTENANCE**	$ 70,000.00	$ 5,833.33	$ 5,833.33	$ 5,833.33	$ 5,833.33	$ 5,833.33	$ 5,833.33	$ 5,833.33	$ 5,833.33	$ 5,833.33	$ 5,833.33	$ 5,833.33	$ 5,833.37
5010	BUILDING MAINTENANCE	$ 70,000.00	$5,833.33	$5,833.33	$5,833.33	$5,833.33	$5,833.33	$5,833.33	$5,833.33	$5,833.33	$5,833.33	$5,833.33	$5,833.33	$5,833.37
6000	**GROUNDS MAINTENANCE**	$ 143,445.84	$ 14,453.82	$ 14,453.82	$ 14,453.82	$ 10,703.82	$ 10,703.82	$ 10,703.82	$ 10,703.82	$ 10,703.82	$ 10,703.82	$ 10,703.82	$ 10,703.82	$ 14,453.75
6040	CONTRACTED LAWN SERVICE	$ 108,295.58	$9,024.63	$9,024.63	$9,024.63	$9,024.63	$9,024.63	$9,024.63	$9,024.63	$9,024.63	$9,024.63	$9,024.63	$9,024.63	$9,024.65
6340	LAKE/WATERWAY MAINTENANCE	$ 8,980.00	$748.33	$748.33	$748.33	$748.33	$748.33	$748.33	$748.33	$748.33	$748.33	$748.33	$748.33	$748.37
6901	GROUNDS MAINTENANCE	$ 11,170.26	$930.86	$930.86	$930.86	$930.86	$930.86	$930.86	$930.86	$930.86	$930.86	$930.86	$930.86	$930.73
6907	SNOW SERVICES	$ 15,000.00	$3,750.00	$3,750.00	$3,750.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,750.00
7000	**POOL/CLUBHOUSE EXPENSE**	$ 28,711.00	$2,392.58	$2,392.58	$2,392.58	$2,392.58	$2,392.58	$2,392.58	$2,392.58	$2,392.58	$2,392.58	$2,392.58	$2,392.58	$2,392.62
7040	CONTRACTED POOL SERVICE	$ 15,297.00	$1,274.75	$1,274.75	$1,274.75	$1,274.75	$1,274.75	$1,274.75	$1,274.75	$1,274.75	$1,274.75	$1,274.75	$1,274.75	$1,274.75
7043	POOL PERMIT	$ 564.00	$47.00	$47.00	$47.00	$47.00	$47.00	$47.00	$47.00	$47.00	$47.00	$47.00	$47.00	$47.00
7090	CLUBHOUSE EXPENSE	$ 9,850.00	$820.83	$820.83	$820.83	$820.83	$820.83	$820.83	$820.83	$820.83	$820.83	$820.83	$820.83	$820.87
7262	CLUBHOUSE TELEPHONE/INTERNET	$ 3,000.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00
7900	**UTILITIES**	$ 164,796.00	$13,733.00	$13,733.00	$13,733.00	$13,733.00	$13,733.00	$13,733.00	$13,733.00	$13,733.00	$13,733.00	$13,733.00	$13,733.00	$13,733.00
7910	ELECTRIC	$ 15,235.00	$1,269.58	$1,269.58	$1,269.58	$1,269.58	$1,269.58	$1,269.58	$1,269.58	$1,269.58	$1,269.58	$1,269.58	$1,269.58	$1,269.62
7920	WATER/SEWER	$ 110,465.00	$9,205.42	$9,205.42	$9,205.42	$9,205.42	$9,205.42	$9,205.42	$9,205.42	$9,205.42	$9,205.42	$9,205.42	$9,205.42	$9,205.38
7940	TRASH REMOVAL	$ 34,000.00	$2,833.33	$2,833.33	$2,833.33	$2,833.33	$2,833.33	$2,833.33	$2,833.33	$2,833.33	$2,833.33	$2,833.33	$2,833.33	$2,833.37
7950	CABLE	$ 300.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00
7960	GAS-BUILDING	$ 4,796.00	$399.67	$399.67	$399.67	$399.67	$399.67	$399.67	$399.67	$399.67	$399.67	$399.67	$399.67	$399.63
8000	**ADMINISTRATIVE**	$ 124,482.16	$ 10,373.52	$ 10,373.52	$ 10,373.52	$ 10,373.52	$ 10,373.52	$ 10,373.52	$ 10,373.52	$ 10,373.52	$ 10,373.52	$ 10,373.52	$ 10,373.52	$ 10,373.44
8020	MANAGEMENT FEE	$ 24,074.16	$2,006.18	$2,006.18	$2,006.18	$2,006.18	$2,006.18	$2,006.18	$2,006.18	$2,006.18	$2,006.18	$2,006.18	$2,006.18	$2,006.18
8040	POSTAGE	$ 1,100.00	$91.67	$91.67	$91.67	$91.67	$91.67	$91.67	$91.67	$91.67	$91.67	$91.67	$91.67	$91.63
8060	COPIES/PRINTING/SUPPLIES	$ 6,000.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00
8069	TECHNOLOGY FEE	$ 300.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00
8100	LEGAL EXPENSE	$ 6,500.00	$541.67	$541.67	$541.67	$541.67	$541.67	$541.67	$541.67	$541.67	$541.67	$541.67	$541.67	$541.63
8120	INSURANCE	$ 73,708.00	$6,142.33	$6,142.33	$6,142.33	$6,142.33	$6,142.33	$6,142.33	$6,142.33	$6,142.33	$6,142.33	$6,142.33	$6,142.33	$6,142.37
8180	INCOME TAX	$ 9,800.00	$816.67	$816.67	$816.67	$816.67	$816.67	$816.67	$816.67	$816.67	$816.67	$816.67	$816.67	$816.63
8240	BAD DEBT EXPENSE	$ 3,000.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00
9000	**RESTRICTED TRANSFERS TO RESERVES**	$ 225,965.00	$ 18,830.42	$ 18,830.42	$ 18,830.42	$ 18,830.42	$ 18,830.42	$ 18,830.42	$ 18,830.42	$ 18,830.42	$ 18,830.42	$ 18,830.42	$ 18,830.42	$ 18,830.38
9170	REPLACEMENT RESERVE	$ 225,965.00	$18,830.42	$18,830.42	$18,830.42	$18,830.42	$18,830.42	$18,830.42	$18,830.42	$18,830.42	$18,830.42	$18,830.42	$18,830.42	$18,830.38
9980	TOTAL EXPENSES	$ 757,400.00												
9990	NET GAIN (LOSS)	$ -												