

**Cobblestone Homeowners Association  
2026 Budget**

INCOME	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>Assessments</b>	\$330,270						\$330,270						<b>\$660,540</b>
<b>ACC Plan Review Income</b>	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	<b>\$9,000</b>
<b>Late fees</b>	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	<b>\$3,000</b>
	<b>\$331,270</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$331,270</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$672,540</b>
<b>OPERATING EXPENSES</b>													
<b>Gatehouse Contract</b>	\$21,564	\$14,606	\$13,806	\$14,748	\$16,652	\$15,166	\$21,676	\$17,017	\$14,757	\$15,360	\$13,831	\$17,119	<b>\$196,302</b>
<b>Management fees</b>	\$8,213	\$8,213	\$8,213	\$8,213	\$8,213	\$8,213	\$8,213	\$8,213	\$8,213	\$8,213	\$8,213	\$8,213	<b>\$98,556</b>
<b>Trash Service</b>	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	<b>\$60,000</b>
<b>Landscape Contract</b>	\$2,640	\$2,640	\$3,660	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	<b>\$32,700</b>
<b>Plant replacement and additons</b>				\$1,250	\$1,250				\$1,250	\$1,250			<b>\$5,000</b>
<b>Security Patrol</b>	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	<b>\$35,000</b>
<b>Alarm Monitoring</b>	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	<b>\$27,000</b>
<b>Water</b>	\$1,557	\$1,557	\$1,557	\$1,557	\$1,558	\$1,500	\$1,700	\$1,700	\$1,700	\$1,500	\$1,557	\$1,557	<b>\$19,000</b>
<b>Architectural Control</b>	\$917	\$917	\$917	\$917	\$917	\$917	\$917	\$917	\$917	\$917	\$917	\$917	<b>\$11,000</b>
<b>Legal and Accounting</b>	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	<b>\$10,000</b>
<b>Insurance and Fire Protection</b>			\$1,300						\$5,700				<b>\$7,000</b>
<b>Electricity</b>	\$583	\$583	\$583	\$583	\$583	\$583	\$587	\$583	\$583	\$583	\$583	\$583	<b>\$7,000</b>
<b>Wifi, Internet and Phone</b>	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	<b>\$5,400</b>
<b>Irrigation Repairs</b>	\$458	\$458	\$458	\$458	\$458	\$458	\$458	\$458	\$459	\$459	\$459	\$459	<b>\$5,500</b>
<b>Annual Meeting</b>				\$5,500									<b>\$5,500</b>
<b>Tree Trimming</b>				\$2,500		\$2,500							<b>\$5,000</b>
<b>Street Maintenance</b>	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	<b>\$4,500</b>
<b>Fence, Walls, Monuments Maintenance</b>	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$334	\$334	\$334	\$334	<b>\$4,000</b>
<b>Manhole Spraying and Pest Control</b>	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	<b>\$3,000</b>
<b>Lighting Decorations</b>	\$1,500										\$1,500		<b>\$3,000</b>
<b>Landscape Gravel</b>						\$3,000							<b>\$3,000</b>
<b>Office</b>	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$187	<b>\$2,200</b>
<b>Fountain Maintenance and Repair</b>	\$208	\$208	\$208	\$208	\$209	\$209	\$209	\$209	\$208	\$208	\$208	\$208	<b>\$2,500</b>
<b>Gatehouse Supplies</b>	\$166	\$166	\$166	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$166	<b>\$2,000</b>
<b>Gate repairs</b>	\$166	\$166	\$166	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$166	<b>\$2,000</b>
<b>Building Maintenance and Repair</b>	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$212	<b>\$2,500</b>
<b>Phase 5 Irrigation line</b>			\$1,500										<b>\$1,500</b>
<b>Landscape Lights</b>					\$1,000								<b>\$1,000</b>
<b>Printing and Postage</b>	\$266			\$268		\$266							<b>\$800</b>
<b>Contingency</b>	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$834	\$834	\$834	\$834	<b>\$10,000</b>
<b>TOTAL</b>	<b>\$51,870</b>	<b>\$43,146</b>	<b>\$46,166</b>	<b>\$52,808</b>	<b>\$47,446</b>	<b>\$49,418</b>	<b>\$50,366</b>	<b>\$45,703</b>	<b>\$50,395</b>	<b>\$45,098</b>	<b>\$43,876</b>	<b>\$45,670</b>	<b>\$571,958</b>