

Emerald Forest HOA

2027 Annual Budget

Account Name	2026 Annual B	2027 Budget
Income	2026 Annual Assessment	2027 Annual Assessment
	878.00	\$ 878.00
INCOME		
Assessment Income	227,401.00	\$ 227,401.00
Interest Earned	0.00	\$ -
Legal Fee Reimbursement	0.00	\$ -
NSF Fees Collected	0.00	\$ -
Interest on Delinquent Balances	0.00	\$ -
Misc/Other Income	0.00	\$ -
Postage Reimbursement	0.00	\$ -
Total INCOME	227,401.00	\$ 227,401.00
Expense		
GENERAL AND ADMINISTRATIVE		
Accounting Fees/Tax Prep	650.00	\$ 700.00
Legal Fees- Collection Costs	2,900.00	\$ 2,900.00
Legal Fees - Compliance	2,000.00	\$ 2,000.00
Legal Fees - General	3,200.00	\$ 3,200.00
Coupon Books	0.00	\$ 1,000.00
Postage	1,000.00	\$ 1,000.00
Copies/Supplies	1,500.00	\$ 1,500.00
Administrative - Misc	0.00	\$ -
Management Fees	21,756.00	\$ 21,756.00
Corporate Annual Report	62.00	\$ 62.00
Storage	2,160.00	\$ 2,160.00
Master Association Contribution	54,400.00	\$ 62,390.00
Rec Center Contribution	77,700.00	\$ 77,000.00
Total GENERAL AND ADMINISTRATIVE	167,328.00	\$ 175,668.00
INSURANCE		
Insurance - General	15,382.00	\$ 15,382.00
Total INSURANCE	15,382.00	\$ 15,382.00
GROUNDS		
Landscape Maintenance - Contract	18,600.00	\$ 19,404.00
Pet Stations	2,100.00	\$ 2,100.00
Lakes/Ponds/Waterways	1,000.00	\$ 750.00
Fountain Maintenance - Contract	500.00	\$ 600.00
Misc. Grounds Maintenance	3,691.00	\$ 2,797.00
Maintenance Supplies	0.00	\$ -

Total GROUNDS	25,891.00	\$	25,651.00
SECURITY			
Security - Police Patrol	5,000.00	\$	4,000.00
Security Cameras	8,000.00		
Total SECURITY	13,000.00	\$	4,000.00
UTILITIES			
Electricity - Common Area	4,800.00	\$	5,700.00
Total UTILITIES	4,800.00	\$	5,700.00
RESERVES			
Reserves - General	1,000.00	\$	1,000.00
Total RESERVES	1,000.00	\$	1,000.00
Total Operating Expense	227,401.00	\$	227,401.00
Total Operating Income	227,401.00	\$	227,401.00
Total Operating Expense	227,401.00	\$	227,401.00
NOI - Net Operating Income	0.00	\$	-