

COMMUNITY OF EMERALD BAY HOMEOWNERS ASSOCIATION

74 Units

JANUARY 1, 2025 - DECEMBER 31, 2025 APPROVED BUDGET

ACCT	REVENUE	2024 APPROVED ANNUAL	2025 APPROVED ANNUAL	2025 APPROVED MONTHLY
4010	Unit Maintenance Fees	\$182,138	\$245,699	\$20,475
4200	Water/Sewer Midway Reimb	\$45,867	\$0	\$0
4800	Other Income	\$0	\$0	\$0
	TOTAL REVENUE	\$228,005	\$245,699	\$20,475
	OPERATING EXPENSES			
5010	Office/Administrative	\$4,800	\$5,300	\$442
5011	Website	\$595	\$750	\$63
5020	Coupons/Lock Box	\$629	\$629	\$52
5300	Insurance	\$12,168	\$15,500	\$1,292
5400	Lawn Service	\$32,400	\$33,375	\$2,781
5500	Pest & Fertilizer	\$10,000	\$10,000	\$833
5800	Management Fee Exp. 07/25 - 60 day notice	\$8,268	\$9,000	\$750
5900	Legal	\$2,000	\$4,500	\$375
5610	Annual Report	\$90	\$90	\$8
5910	CPA/Tax	\$555	\$555	\$46
6100	Repair/Maint	\$12,000	\$15,000	\$1,250
6110	Repair/Maint-Roads	\$1,000	\$1,000	\$83
6160	Pond Maintenance	\$3,800	\$3,800	\$317
6200	Pool - Contract	\$5,100	\$5,400	\$450
6210	Pool - Maint/Supplies	\$1,000	\$1,000	\$83
6220	Pool - Permit	\$200	\$200	\$17
6400	Janitorial & Supplies	\$4,600	\$4,600	\$383
7001	Electricity	\$11,500	\$15,000	\$1,250
7002	Utilities - Water/Sewer/Trash	\$84,300	\$87,000	\$7,250
8000	Operating Contingency	\$3,000	\$3,000	\$250
	TOTAL OPERATING EXPENSES	\$198,005	\$215,699	\$17,975
	RESERVES			
9100	Reserves - Deferred Maintenance	\$30,000	\$30,000	\$2,500
	TOTAL RESERVES	\$30,000	\$30,000	\$2,500
	TOTAL EXPENSES	\$228,005	\$245,699	\$20,475
			\$0	
YOUR 2025 MONTHLY PAYMENT IS		\$	277.00	
YOUR 2024 MONTHLY PAYMENT WAS		\$	205.00	

