

Emerson Park
2026 Budget Worksheet

Account	YTD Sept Actuals	EST YE Actuals	2025 Budget	2026 Budget
Income	9			
4000- Association Fee Income	\$320688.00	\$427584.00	\$427583.25	\$427584.50
4110 - Special Assessment	\$5753.77	\$7671.69	\$0.00	\$0.00
4130 - Initial Fee	\$2500.00	\$3333.33	\$0.00	\$0.00
4210 - Interest On Bank Account	\$13.45	\$17.93	\$0.00	\$0.00
4212-Late Fee Income	\$3475.00	\$4633.33	\$0.00	\$0.00
4220 - Interest Fees Income	\$5326.91	\$7102.55	\$0.00	\$0.00
4230 - Attorney Fees Recovery	\$2285.71	\$3047.61	\$0.00	\$0.00
4301 - Keys/Remotes	\$330.00	\$440.00	\$0.00	\$0.00
4337-Convenience Fee	\$342.98	\$457.31	\$0.00	\$0.00
Total for Income	\$340715.82	\$454287.76	\$427583.25	\$427584.50
Expense				
5000 Administrative				
5010 - Management Fees	\$14931.18	\$19908.24	\$19908.25	\$19908.25
5020 - Postage & Delivery	\$196.36	\$261.81	\$700.00	\$350.00
5022 - Printing & Copying	\$70.65	\$94.20	\$350.00	\$200.00
5023- Office Supplies	\$29.46	\$39.28	\$0.00	\$0.00
5026 - Coupon Printing	\$312.50	\$416.67	\$0.00	\$0.00
5030 - Insurance Expense	\$90002.55	\$120003.40	\$175016.00	\$139712.25
5040 - Legal Services	\$3615.00	\$4820.00	\$1500.00	\$1500.00
5043 - Collection Fees	\$778.03	\$1037.37	\$0.00	\$0.00
5050 - Corporate / State Filing	\$61.25	\$61.25	\$62.00	\$62.00
5052 - Tax Prep/Accounting	\$0.00	\$0.00	\$1500.00	\$1500.00
5085 - Bad Debt Regular	\$0.00	\$0.00	\$1000.00	\$1000.00
5090 - Holiday Decor	\$0.00	\$0.00	\$150.00	\$150.00
Total for 5000 Administrative	\$109996.98	\$146642.22	\$200186.25	\$164382.50
5100 - Utilities				
5110 - Electric	\$1289.23	\$1718.97	\$1550.00	\$1550.00
5113 - Electric Street Lights	\$10881.60	\$14508.80	\$15000.00	\$15000.00
5120 - Water/Sewer	\$37226.60	\$49635.47	\$40000.00	\$57775.00
5140 - Internet	\$2465.31	\$3287.08	\$3250.00	\$3250.00
Total for 5100 - Utilities	\$51862.74	\$69150.32	\$59800.00	\$77575.00
5200 - Landscaping				
5210 - Lawn Contract Labor	\$63000.00	\$84000.00	\$84000.00	\$84000.00
5212 - Grounds Maint & Supplies	\$239.00	\$318.67	\$500.00	\$500.00
5220 - Mulch/ Plants/ Sod Replacement	\$16700.00	\$22266.67	\$15000.00	\$20000.00
5231 - Irrigation Repairs	\$887.75	\$1183.67	\$2400.00	\$2400.00
5233 - Backflow	\$320.00	\$426.67	\$0.00	\$320.00
5235 - Dog Stations	\$2422.90	\$3230.53	\$3000.00	\$3000.00

Total for 5200 - Landscaping	\$83569.65	\$111426.20	\$104900.00	\$110220.00
5300 Repair & Maintenance				
5310 - Gate Repairs	\$1121.25	\$1495.00	\$0.00	\$1500.00
5311 - Gate Maintenance	\$6695.25	\$8927.00	\$6000.00	\$6000.00
5320 - Roof Maint/Repairs	\$6537.40	\$8716.53	\$2400.00	\$2400.00
5343 - Pressure Cleaning	\$1000.00	\$1333.33	\$1500.00	\$2500.00
5349 - Lighting Fixture Repairs	\$0.00	\$0.00	\$100.00	\$100.00
5360 - Fence Maintenance / Repair	\$232.65	\$310.20	\$500.00	\$500.00
5372 - Building Pest Control/ Termites	\$7822.00	\$10429.33	\$7822.00	\$7822.00
5383 - Fire Alarm Services	\$6148.00	\$8197.33	\$10000.00	\$10000.00
5390 - Misc Repairs	\$2305.08	\$3073.44	\$375.00	\$1000.00
Total for 5300 Repair & Maintenance	\$32981.63	\$42482.17	\$28697.00	\$31822.00
5400 Recreational Facilities				
5414 - Park/Play Maint.& Repairs	\$0.00	\$0.00	\$200.00	\$200.00
5425 - Cabana maint	\$0.00	\$0.00	\$150.00	\$150.00
5430 - Pool/Spa Maintenance	\$8100.00	\$10800.00	\$9600.00	\$12000.00
5432 - Pool Permit	\$245.35	\$327.13	\$210.00	\$210.00
5435 - Pool Repairs	\$2195.00	\$2926.67	\$240.00	\$425.00
5437 - Pool Supplies	\$75.00	\$100.00	\$0.00	\$0.00
5475 -Janitorial Service	\$2520.00	\$3360.00	\$3600.00	\$3600.00
Total for 5400 Recreational Facilities	\$12015.35	\$17513.80	\$14000.00	\$16585.00
5900 Reserve Expenses				
5901 - Reserve General	\$11666.69	\$15555.59	\$20000.00	\$27000.00
Total for 5900 Reserve Expenses	\$11666.69	\$15555.59	\$20000.00	\$27000.00
Total for Expense	\$302093.04	\$402770.30	\$427583.25	\$427584.50
Per Unit Per Month			\$ 262.00	\$ 262.00