

**The Lakes of Emerald Hills Inc  
2026 BUDGET**

**BASED ON 201 UNITS**

**JANUARY 1, 2026 TO DECEMBER 31, 2026**

	<b>INCOME</b>	<b>MONTHLY</b>	<b>ANNUALLY</b>
'4020-0000	ASSESSMENT INCOME HOMES	\$44,464.99	\$533,579.93
4020-0000	ASSESSMENT INCOME TH	\$3,449.67	\$41,396.13
4020-0000	ASSESSMENT INCOME PARK ROAD	\$1,250.08	\$15,001.00
	<b>TOTAL INCOME</b>	<u><u>\$49,164.75</u></u>	<u><u>\$589,977.00</u></u>
	<b>EXPENSES</b>		
	<b>ADMINISTRATION</b>		
'5020-0000	ACCOUNTING FEES	\$375.00	\$4,500.00
'8020-0000	BAD DEBT	\$250.00	\$3,000.00
'5023-0000	BACKFLOW CERTIFICATION	\$35.00	\$420.00
	DOMAIN	\$4.17	\$50.00
'5041-0000	CORP ANNUAL REPORT	\$6.00	\$72.00
'5010-0000	LEGAL AND PROFESSIONAL	\$2,084.00	\$25,000.00
'5040-0000	LICENSES, FEES, PERMITS	\$85.00	\$1,020.00
'5001-0000	MANAGEMENT FEES	\$2,500.00	\$30,000.00
'7000-0000	PRINTING AND POSTAGE	\$300.00	\$3,600.00
'8189-0000	WEBSITE	\$83.34	\$1,000.00
	<b>TOTAL ADMINISTRATION</b>	<u><u>\$5,722.51</u></u>	<u><u>\$68,662.00</u></u>
	<b>INSURANCE</b>		
'5030-0000	INSURANCE - EXPENSE	\$1,319.00	\$15,830.00
	<b>INSURANCE TOTAL</b>	<u><u>\$1,319.00</u></u>	<u><u>\$15,830.00</u></u>
	<b>LANDSCAPING</b>		
'6000-0000	PEST CONTROL	\$391.25	\$4,695.00
'6002-0000	MULCHING & FLOWERS	\$1,000.00	\$12,000.00
'6003-0000	SPRINKLER REPAIR & MAINT	\$416.67	\$5,000.00
'6010-0000	LANDSCAPE MAINTENANCE	\$2,167.00	\$26,000.00
'6040-0000	TREE TRIMMING	\$416.67	\$5,000.00
	<b>LANDSCAPING TOTAL</b>	<u><u>\$4,391.59</u></u>	<u><u>\$52,695.00</u></u>
	<b>LAKES</b>		
'6080-0000	LAKE TREATMENT	\$1,958.33	\$23,500.00
	<b>LAKES TOTAL</b>	<u><u>\$1,958.33</u></u>	<u><u>\$23,500.00</u></u>
	<b>MISCELLANEOUS</b>		
'6011-0000	JANITORIAL MAINTENANCE	\$416.67	\$5,000.00
'7070-0000	SOCIAL FUNCTIONS	\$145.83	\$1,750.00
	<b>MISCELLANEOUS TOTAL</b>	<u><u>\$562.50</u></u>	<u><u>\$6,750.00</u></u>
	<b>SECURITY</b>		
'6060-0000	SECURITY-HOLLYWOOD POLICE	\$33,750.00	\$405,000.00
'6160-0000	FLOCK SAFETY LPR LEASE	\$208.33	\$2,500.00
	VIDEO CAMERAL ANNUAL	\$45.00	\$540.00
	VERIZON (HPD PHONE)	\$125.00	\$1,500.00
	<b>SECURITY TOTAL</b>	<u><u>\$34,128.33</u></u>	<u><u>\$409,540.00</u></u>

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	<b>UTILITIES</b>		
'5070-0000	WATER AND SEWER	\$666.49	\$8,000.00
'5050-0000	ELECTRICITY	\$416.00	\$5,000.00
	<b>UTILITIES TOTAL</b>	<u>\$1,082.49</u>	<u>\$13,000.00</u>
	<b>TOTAL EXPENSES</b>	<u>\$49,164.75</u>	<u>\$589,977.00</u>

		<b>QUARTERLY</b>	<b>ANNUALLY</b>
	<b>ASSESSMENT INCOME HOMES</b>	\$741.10	\$533,579.93
	<b>ASSESSMENT INCOME TH</b>	\$10,349.00	\$41,396.07
	<b>ASSESSMENT INCOME PARK ROAD</b>	\$178.58	\$15,001.00

  
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 APPROVED BY

11/13/2025  
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 DATE