

Approved Budget 2026

January 1-December 31, 2026

Links at Emerald Dunes 2026 Approved Budget- \$460/month		2025	2026
Ordinary Income/Expense			
Income			
1000 · Association Dues	\$923,520.00	\$1,021,200.00	
Total Income	\$923,520.00	\$1,021,200.00	
Gross Profit	\$923,520.00	\$1,021,200.00	
Expense			
Administrative			
5000 · Accounting	\$5,040.00	\$6,000.00	
5010 · Legal Fees	\$1,800.00	\$1,800.00	
5030 · Office Supplies	\$1,795.32	\$2,148.84	
5060 · Licenses and Fees	\$1,260.00	\$1,920.00	
5080 · Insurance Expenses	\$310,075.80	\$230,000.00	
5130 · Master Association Dues	\$34,140.00	\$34,140.00	
5160 · Website Fees	\$0.00	\$900.00	
Total Administrative	\$354,111.12	\$276,908.84	
Contract Services			
6000 · Management Fees	\$119,550.00	\$123,136.56	
6030 · Maintenance- Lawn	\$71,400.00	\$71,400.00	
6050 · Pest Control	\$3,000.00	\$1,800.00	
6060 · Irrigation	\$7,200.00	\$10,800.00	
6120 · Security	\$1,800.00	\$1,800.00	
Total Contract Services	\$202,950.00	\$208,936.56	
Maintenance			
7000 · Lawn Enhancement	\$12,000.00	\$12,000.00	
7010 · Tree Trimming	\$18,000.00	\$21,000.00	
7020 · Electric and Lighting	\$6,000.00	\$6,000.00	
7070 · General Repairs & Maintenance	\$54,000.00	\$45,600.00	
7080 · Janitorial and Supplies	\$2,400.00	\$1,200.00	
7090 · Pool Service	\$6,780.00	\$7,140.00	
7100 · Pool Repairs	\$6,000.00	\$6,000.00	
7120 · Gate and Fence Repairs	\$6,000.00	\$13,800.00	
7140 · Roof Repairs	\$42,000.00	\$37,500.00	
7170 · Equipment Rental	\$2,400.00	\$2,241.60	
Total Maintenance	\$155,580.00	\$152,481.60	
Utilities			
8000 · Electric	\$30,000.00	\$30,000.00	
8010 · Water	\$4,800.00	\$4,800.00	
8040 · Trash	\$15,600.00	\$15,960.00	
8050 · Cable & Internet	\$4,200.00	\$4,464.00	
Total Utilities	\$54,600.00	\$55,224.00	
Total Expense	\$767,241.12	\$693,551.00	
Net Ordinary Income	\$156,278.88	\$327,649.00	
Other Income/Expense			
Other Expense			
Reserve Accounts			
9000 · Reserve Transfers	\$156,278.88	\$327,649.00	
Total Reserve Accounts	\$156,278.88	\$327,649.00	
Total Other Expense	\$156,278.88	\$327,649.00	
Net Other Income	-\$156,278.88	-\$327,649.00	
Net Income	\$0.00	\$0.00	