



November 15, 2024

Dear Emory Crossing Residents,

Each year, the CCMC Management Team and the Board of Directors work together to establish the Operating Budget for the new calendar year. Budget preparations begin with the review of the Association's existing contracts, review of current expenses, forecast year-end expenditures and reserve funding recommendations from the reserve analyst. The end goal of the budgeting process is to ensure that the Operating Budget is balanced to meet operational costs and reserve funds.

The Board of Directors approved and adopted the 2025 Budget for The Emory Crossing Residential Association on October 16, 2024, a copy of which is attached for your review.

The 2025 budget reflects no increase in your Master & Townhome service area assessment rates.

The Board of Directors has set the assessment rate for 2025 as follows:

- **Emory Crossing Master Association - \$195 per quarter.**

If you live in a townhome, there is an additional assessment for landscape and maintenance:

- **Townhome Service Area Assessment - \$345 per quarter.**

The first payment is due January 1, 2025, and you will receive your quarterly billing statement shortly. As a friendly reminder, if you have automatic payments set up through your personal bank, please be sure to verify your account information with your bank.

On behalf of the Board of Directors,

Kristal Timmerman
Community Manager



Emory Crossing Residential Association
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GL Ledger Budget Key 2025 Budget

01-Operating

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Emory Crossing

Budget by Category

GL Ledger Budget Key 2025 Budget

Date: 1/1/2025 - 12/31/2025

01-Operating

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
590 Web Hosting	0	0	0	0	0	0	400	0	0	0	0	0	400
59401 Decorations	0	0	0	0	0	0	0	0	0	0	6,000	0	6,000
610 Reserve Study	0	0	0	0	0	3,000	0	0	0	0	0	0	3,000
TOTAL Administrative	5,267	4,730	6,980	11,095	4,857	8,092	5,470	4,967	5,765	7,210	11,300	9,330	85,063
<u>Contract Services</u>													
505 Onsite Services	9,796	8,519	8,944	9,370	9,370	8,944	9,796	8,944	9,370	9,796	8,519	9,796	111,164
605 Janitor Contract	800	800	2,300	1,530	1,120	2,620	1,120	1,120	2,620	1,990	800	2,300	19,120
61801 Lake Maintenance Ct	950	950	950	950	950	950	3,250	3,250	3,250	3,250	3,250	3,250	25,200
619 Landscape Contract	9,982	9,982	9,982	9,982	9,982	9,982	9,982	9,982	14,565	14,565	14,565	14,565	138,116
61908 Landscape - Addition	4,584	4,583	4,583	4,583	4,584	4,583	4,583	4,584	4,583	4,583	4,583	4,584	55,000
625 Pest Control	150	150	150	150	150	150	150	150	150	150	150	150	1,800
627 HVAC Contract	150	150	150	150	150	150	150	150	150	150	150	150	1,800
629 Pool Service	1,202	812	812	2,338	2,338	2,338	2,338	2,338	2,338	2,165	1,202	1,202	21,424
63707 Access Control	200	200	200	200	200	200	200	200	200	200	200	200	2,400
TOTAL Contract Services	27,814	26,146	28,071	29,253	28,844	29,917	31,569	30,718	37,227	36,849	33,419	36,197	376,025
<u>Parts & Supplies</u>													
65604 Maintenance Supplie	125	125	125	125	125	125	125	125	125	125	125	125	1,500
707 Janitorial Supplies	250	250	250	250	250	250	250	250	250	250	250	250	3,000
719 Pool Supplies/Chemical	900	900	900	1,500	900	900	900	900	900	1,500	900	900	12,000
TOTAL Parts & Supplies	1,275	1,275	1,275	1,875	1,275	1,275	1,275	1,275	1,275	1,875	1,275	1,275	16,500
<u>Repairs & Maintenance</u>													
61957 Irrigation Repairs	500	500	2,000	1,500	1,000	1,000	1,500	2,000	500	500	500	500	12,000
656 General Maintenance	250	250	250	250	1,250	1,250	1,250	250	250	250	250	250	6,000
72001 Pool Repairs	200	200	200	3,400	200	200	200	200	200	3,400	200	200	8,800
TOTAL Repairs & Maintenar	950	950	2,450	5,150	2,450	2,450	2,950	2,450	950	4,150	950	950	26,800
<u>Taxes</u>													
805 Real Estate Tax	0	0	0	0	0	0	0	0	0	0	0	5,500	5,500
TOTAL Taxes	0	0	0	0	0	0	0	0	0	0	0	5,500	5,500
<u>Utilities</u>													
751 Electricity	1,900	1,900	1,900	1,900	1,900	1,900	1,900	2,500	1,900	1,900	1,900	1,900	23,400
753 Gas	50	50	50	25	25	25	25	25	25	25	50	50	425

Emory Crossing
Budget by Category
GL Ledger Budget Key 2025 Budget

Date: 1/1/2025 - 12/31/2025

01-Operating

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
754 Phone/Internet/TV	200	200	200	200	200	200	200	200	200	200	200	200	2,400
757 Trash Removal	110	110	110	110	110	110	110	110	110	110	110	110	1,320
758 Water/Sewer Activity	2,000	2,000	3,000	5,000	5,000	6,000	6,000	6,000	8,500	6,000	1,000	1,000	51,500
TOTAL Utilities	4,260	4,260	5,260	7,235	7,235	8,235	8,235	8,835	10,735	8,235	3,260	3,260	79,045
TOTAL EXPENSE	39,566	37,361	44,036	54,608	44,662	49,970	49,499	48,246	55,951	58,319	50,204	56,512	588,933
Net Income/(Loss)	21,826.16	(9,060.33)	(12,765.33)	34,140.46	(14,506.03)	(19,634.03)	32,780.46	(13,090.03)	(19,690.86)	35,644.19	(13,793.33)	(21,851.33)	0.00

Income: 588,933

Expense: 588,933

Total: 0

Emory Crossing

Budget by Category

GL Ledger Budget Key 2025 Budget

Date: 1/1/2025 - 12/31/2025

02-Townhomes

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
INCOME													
<u>Revenue</u>													
40103 DWH Townhome Co:	2,070	1,955	1,725	1,610	1,495	1,265	1,150	1,035	805	575	345	115	14,145
40105 TWNHM Townhome	690	805	1,035	1,150	1,265	1,495	1,610	1,725	1,955	2,185	2,415	2,645	18,975
TOTAL Revenue	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	33,120
<u>Transfer between Funds</u>													
49802 TWNHM Reserve Tr:	(506)	(506)	(506)	(506)	(506)	(506)	(506)	(506)	(506)	(506)	(506)	(506)	(6,066)
TOTAL Transfer between Fu	(506)	(506)	(506)	(506)	(506)	(506)	(506)	(506)	(506)	(506)	(506)	(506)	(6,066)
TOTAL INCOME	2,255	2,255	2,255	2,255	2,255	2,255	2,255	2,255	2,255	2,255	2,255	2,255	27,054
EXPENSE													
<u>Townhomes</u>													
61901 Townhome - Landsc:	712	712	712	712	712	712	712	712	712	712	712	715	8,547
61913 Townhome Additiona	176	176	176	176	176	176	176	176	176	176	176	176	2,111
61914 Townhome - Landsc:	525	525	525	525	525	525	541	541	541	541	541	541	6,396
61958 Townhome Irrigation	333	333	333	333	333	333	333	333	333	333	333	333	4,000
75801 Townhome - Water	500	500	500	500	500	500	500	500	500	500	500	500	6,000
TOTAL Townhomes	2,246	2,246	2,246	2,246	2,246	2,246	2,262	2,262	2,262	2,262	2,262	2,265	27,054
TOTAL EXPENSE	2,246	2,246	2,246	2,246	2,246	2,246	2,262	2,262	2,262	2,262	2,262	2,265	27,054
Net Income/(Loss)	8.23	8.26	8.26	8.23	8.26	8.26	(7.77)	(7.74)	(7.74)	(7.77)	(7.74)	(10.74)	0.00

Income: 27,054

Expense: 27,054

Total: 0

Emory Crossing
Budget by Category
GL Ledger Budget Key 2025 Budget

Date: 1/1/2025 - 12/31/2025

10-Reserves

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
INCOME													
<u>Transfer between Funds</u>													
498 Reserve Fund Transfer	9,576	9,576	9,576	9,576	9,576	9,576	9,576	9,576	9,576	9,576	9,576	9,576	114,912
TOTAL Transfer between Fu	9,576	9,576	9,576	9,576	9,576	9,576	9,576	9,576	9,576	9,576	9,576	9,576	114,912
TOTAL INCOME	9,576	9,576	9,576	9,576	9,576	9,576	9,576	9,576	9,576	9,576	9,576	9,576	114,912
Net Income/(Loss)	9,576.00	9,576.00	9,576.00	9,576.00	9,576.00	9,576.00	9,576.00	9,576.00	9,576.00	9,576.00	9,576.00	9,576.00	114,912.00

Income: 114,912

Expense: 0

Total: 114,912