



November 14, 2025

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 2026 Budget for The EC Condominium Association on November 14, 2025, a copy of which is attached for your review.

The 2026 budget reflects a \$5/month increase in your Master assessment rate. The Condominium assessment rates remain unchanged.

The Board of Directors has set the assessment rate for 2026 as follows:

- **Emory Crossing Master Association - \$210 per quarter.**
- **EC Condominium Association - \$60 per quarter.**

The first payment is due January 1, 2026, 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, CMCA
Community Manager



Emory Crossing Residential Association
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Date: 1/1/2026 - 12/31/2026

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Date: 1/1/2026 - 12/31/2026

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Budget 2026 Budget

Date: 1/1/2026 - 12/31/2026

01-Operating

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
757 Trash Removal	111	111	111	111	111	111	111	111	111	111	111	111	1,332
758 Water/Sewer Activity	2,100	2,500	3,700	7,500	6,100	8,000	8,000	12,000	12,000	8,000	8,500	2,100	80,500
TOTAL Utilities	5,404	5,804	6,904	10,679	9,279	11,179	11,179	15,079	15,079	11,079	11,604	5,204	118,473
TOTAL EXPENSE	48,967	88,617	62,240	75,375	85,291	75,632	63,306	70,469	89,120	63,700	58,876	51,739	833,332
Net Income/(Loss)	65,016.00	(33,277.00)	(7,450.00)	71,751.00	(29,801.00)	(18,222.00)	64,334.00	(10,809.00)	(29,800.00)	1,697.00	6,714.00	15,311.00	95,464.00

INCOME

Transfer between Funds

498 Reserve Fund Transfer	(5,008)	(5,008)	(5,008)	(5,008)	(5,008)	(5,008)	(5,008)	(5,008)	(5,009)	(5,009)	(5,009)	(5,009)	(60,100)
49802 TWNHM Reserve Tr:	(2,947)	(2,947)	(2,947)	(2,947)	(2,947)	(2,947)	(2,947)	(2,947)	(2,947)	(2,947)	(2,947)	(2,947)	(35,364)
TOTAL Transfer between Fu	(7,955)	(7,955)	(7,955)	(7,955)	(7,955)	(7,955)	(7,955)	(7,955)	(7,956)	(7,956)	(7,956)	(7,956)	(95,464)
TOTAL INCOME	(7,955)	(7,955)	(7,955)	(7,955)	(7,955)	(7,955)	(7,955)	(7,955)	(7,956)	(7,956)	(7,956)	(7,956)	(95,464)
Net Income/(Loss)	57,061.00	(41,232.00)	(15,405.00)	63,796.00	(37,756.00)	(26,177.00)	56,379.00	(18,764.00)	(37,756.00)	(6,259.00)	(1,242.00)	7,355.00	0.00
Net Income/(Loss)	57,061.00	(41,232.00)	(15,405.00)	63,796.00	(37,756.00)	(26,177.00)	56,379.00	(18,764.00)	(37,756.00)	(6,259.00)	(1,242.00)	7,355.00	0.00

Budget 2026 Budget

Date: 1/1/2026 - 12/31/2026

10-Reserves

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
INCOME													
Transfer between Funds													
498 Reserve Fund Transfer	5,008	5,008	5,008	5,008	5,008	5,008	5,008	5,008	5,009	5,009	5,009	5,009	60,100
49802 TWNHM Reserve Tr	2,947	2,947	2,947	2,947	2,947	2,947	2,947	2,947	2,947	2,947	2,947	2,947	35,364
TOTAL Transfer between Fu	7,955	7,955	7,955	7,955	7,955	7,955	7,955	7,955	7,956	7,956	7,956	7,956	95,464
TOTAL INCOME	7,955	7,955	7,955	7,955	7,955	7,955	7,955	7,955	7,956	7,956	7,956	7,956	95,464
Net Income/(Loss)	7,955.00	7,955.00	7,955.00	7,955.00	7,955.00	7,955.00	7,955.00	7,955.00	7,956.00	7,956.00	7,956.00	7,956.00	95,464.00
Net Income/(Loss)	7,955.00	7,955.00	7,955.00	7,955.00	7,955.00	7,955.00	7,955.00	7,955.00	7,956.00	7,956.00	7,956.00	7,956.00	95,464.00

Budget 2026 Budget

Date: 1/1/2026 - 12/31/2026

01-Operating

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
INCOME													
<u>Revenue</u>													
401 SFD Association Dues	14,490	14,840	15,190	15,540	15,890	16,240	16,590	16,940	17,290	17,710	18,130	18,550	197,400
40102 Condominium Asses:	4,140	4,240	4,340	4,440	4,540	4,640	4,740	4,840	4,940	5,060	5,180	5,300	56,400
404 TM Condo Assessment	1,360	1,260	1,160	1,060	960	860	760	660	560	440	1,620	1,500	12,200
40401 TM Master Assessm:	4,760	4,410	4,060	3,710	3,360	3,010	2,660	2,310	1,960	1,540	5,670	5,250	42,700
40502 Working Capital	1,800	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,600	3,600	3,600	36,600
42011 Working Capital - Co	300	500	500	500	500	500	500	500	500	600	600	600	6,100
430 Developer Subsidy	0	0	0	0	0	0	0	0	0	0	0	5,765	5,765
44101 Collection Fee Rever	100	300	300	300	300	100	100	300	300	100	300	300	2,800
45914 Legal Fee Revenue	300	300	300	300	300	300	300	300	300	300	300	300	3,600
TOTAL Revenue	27,250	28,850	28,850	28,850	28,850	28,650	28,650	28,850	28,850	29,350	35,400	41,165	363,565
TOTAL INCOME	27,250	28,850	28,850	28,850	28,850	28,650	28,650	28,850	28,850	29,350	35,400	41,165	363,565
EXPENSE													
<u>Administrative</u>													
552 Architectural Review Fe	300	300	300	300	300	300	300	300	300	300	300	300	3,600
553 Audit & Tax	1,000	1,000	1,000	1,000	550	0	0	0	0	0	0	0	4,550
561 Legal Fees - Collections	300	300	300	300	300	300	300	300	300	300	300	300	3,600
56101 Lien/Collection Costs	100	400	400	400	400	100	100	400	400	100	400	400	3,600
563 Licenses/Fees/Permits	45	45	45	45	45	45	45	45	45	45	45	45	540
565 Community Managemer	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
567 Meeting Expense	100	0	0	850	0	0	100	0	0	100	0	0	1,150
572 Postage	100	100	400	100	100	400	100	100	400	100	100	400	2,400
601 Association Dues (Mast	14,490	14,840	15,190	15,540	15,890	16,240	16,590	16,940	17,290	17,710	18,130	18,550	197,400
60102 Working Capital (Mas	1,800	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,600	3,600	3,600	36,600
602 TM Master Assessment	4,760	4,410	4,060	3,710	3,360	3,010	2,660	2,310	1,960	1,540	5,670	5,250	42,700
853 Insurance - Master Poli	477	477	477	477	477	477	477	477	477	477	477	477	5,725
TOTAL Administrative	24,722	26,122	26,422	26,972	25,672	25,122	24,922	25,122	25,422	25,522	30,272	30,572	316,865
TOTAL EXPENSE	24,722	26,122	26,422	26,972	25,672	25,122	24,922	25,122	25,422	25,522	30,272	30,572	316,865
Net Income/(Loss)	2,527.92	2,727.92	2,427.92	1,877.92	3,177.92	3,527.92	3,727.92	3,727.92	3,427.91	3,827.91	5,127.91	10,592.91	46,700.00

INCOME

Transfer between Funds

Budget 2026 Budget

Date: 1/1/2026 - 12/31/2026

01-Operating

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
498 Reserve Fund Transfer	(3,383)	(3,383)	(3,383)	(3,383)	(3,383)	(3,383)	(3,383)	(3,383)	(3,384)	(3,384)	(3,384)	(3,384)	(40,600)
49801 Working Capital Tran	(300)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(600)	(600)	(600)	(6,100)
TOTAL Transfer between Fu	(3,683)	(3,883)	(3,883)	(3,883)	(3,883)	(3,883)	(3,883)	(3,883)	(3,884)	(3,984)	(3,984)	(3,984)	(46,700)
TOTAL INCOME	(3,683)	(3,883)	(3,883)	(3,883)	(3,883)	(3,883)	(3,883)	(3,883)	(3,884)	(3,984)	(3,984)	(3,984)	(46,700)
Net Income/(Loss)	(1,155.08)	(1,155.08)	(1,455.08)	(2,005.08)	(705.08)	(355.08)	(155.08)	(155.08)	(456.09)	(156.09)	1,143.91	6,608.91	0.00
Net Income/(Loss)	(1,155.08)	(1,155.08)	(1,455.08)	(2,005.08)	(705.08)	(355.08)	(155.08)	(155.08)	(456.09)	(156.09)	1,143.91	6,608.91	0.00

Budget 2026 Budget

Date: 1/1/2026 - 12/31/2026

10-Reserves

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
INCOME													
Transfer between Funds													
498 Reserve Fund Transfer	3,383	3,383	3,383	3,383	3,383	3,383	3,383	3,383	3,384	3,384	3,384	3,384	40,600
49801 Working Capital Tran	300	500	500	500	500	500	500	500	500	600	600	600	6,100
TOTAL Transfer between Fu	3,683	3,883	3,883	3,883	3,883	3,883	3,883	3,883	3,884	3,984	3,984	3,984	46,700
TOTAL INCOME	3,683	3,883	3,883	3,883	3,883	3,883	3,883	3,883	3,884	3,984	3,984	3,984	46,700
Net Income/(Loss)	3,683.00	3,883.00	3,883.00	3,883.00	3,883.00	3,883.00	3,883.00	3,883.00	3,884.00	3,984.00	3,984.00	3,984.00	46,700.00
Net Income/(Loss)	3,683.00	3,883.00	3,883.00	3,883.00	3,883.00	3,883.00	3,883.00	3,883.00	3,884.00	3,984.00	3,984.00	3,984.00	46,700.00