

Emmett Highland Owners Association Inc.

FY25 Balance Sheet

As of December 31, 2025

	Dec 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Checking - US Bank - #4585	13,008.98
MM - US Bank - #0808	90,032.43
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Total Checking/Savings	103,041.41
Accounts Receivable	
11000 · Accounts Receivable	-4,490.00
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Total Accounts Receivable	-4,490.00
Other Current Assets	
12000 · Undeposited Funds	2,762.73
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Total Other Current Assets	2,762.73
Total Current Assets	101,314.14
TOTAL ASSETS	<u>101,314.14</u>
LIABILITIES & EQUITY	
Equity	
Reserve Account Equity	50,000.00
Retained Earnings	25,837.79
Net Income	25,476.35
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Total Equity	101,314.14
TOTAL LIABILITIES & EQUITY	<u>101,314.14</u>

Emmett Highland Owners Association Inc.

2026 Budget Overview

January through December 2026

	Jan - Dec 26
Income	
ACC Review Fee	0.00
Finance Charges	0.00
HOA Dues	181,500.00
Interest Income	500.00
Other Income	0.00
Transfer Fee	5,000.00
Total Income	187,000.00
Expense	
Administrative	
Insurance	1,600.00
Office Supplies/Bank/Copies/USP	100.00
Professional Fees	0.00
Subscriptions	900.00
Tax	200.00
Total Administrative	2,800.00
Groundskeeping and Irrigation	
Groundskeeping	46,550.00
Irrigation Assessment	2,320.00
Repairs	4,000.00
Snow Removal	2,000.00
Utilitites - Power Irr/Lights	5,700.00
Total Groundskeeping and Irrigation	60,570.00
Internet Monthly Fee - Fatbeam	72,219.00
Pool	
Cleaning & Maintenance	13,500.00
Furniture and Rec. Equipment	5,000.00
Supplies	600.00
Utilities - Gas	2,100.00
Utilities - Power Pool	4,500.00
Utilities - Sewer/Water/Trash	1,500.00
Total Pool	27,200.00
Property Management Fees	
Administrative Expense	3,000.00
Consulting	1,000.00
Monthly Contract	12,000.00
Total Property Management Fees	16,000.00
Reserve Account Expense	0.00
Subdivision	
Repairs/Maintenance	5,700.00
Storm Drains	3,000.00
Total Subdivision	8,700.00
Total Expense	187,489.00
Net Income	-489.00

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Cash Basis

Emmett Highland Owners Association Inc.

Profit & Loss

January through December 2025

	Jan - Dec 25
Income	
ACC Review Fee	0.00
Finance Charges	483.69
HOA Dues	173,777.69
Interest Income	443.48
Other Income	385.00
Transfer Fee	6,450.00
Total Income	181,539.86
Expense	
Administrative	
Insurance	1,235.00
Office Supplies/Bank/Copies/USP	52.15
Professional Fees	500.00
Subscriptions	769.00
Tax	139.00
Total Administrative	2,695.15
Groundskeeping and Irrigation	
Groundskeeping	27,790.00
Irrigation Assessment	1,926.40
Repairs	7,312.33
Snow Removal	562.50
Utilities - Power Irr/Lights	5,161.83
Total Groundskeeping and Irrigation	42,753.06
Internet Monthly Fee - Fatbeam	55,033.23
Pool	
Cleaning & Maintenance	12,713.94
Furniture and Rec. Equipment	416.82
Supplies	505.15
Utilities - Gas	2,339.16
Utilities - Power Pool	3,941.97
Utilities - Sewer/Water/Trash	1,287.48
Total Pool	21,204.52
Property Management Fees	
Administrative Expense	2,700.00
Consulting	25.00
Monthly Contract	11,100.00
Total Property Management Fees	13,825.00
Reserve Account Expense	18,000.00
Subdivision	
Repairs/Maintenance	2,552.55
Total Subdivision	2,552.55
Total Expense	156,063.51
Net Income	25,476.35