

Emerson Ridge at Janetos Farm

2026 Budget

12/5/2025

	2026			2027	
Item	Lots 1-5	Lots 6-7	Lots 8-11	Lots 1-5	Lots 6-11
Operating					
Snow Removal	\$ 5,500	\$ 1,300	\$ -	\$ 6,500	\$ -
Landscape Maintenance	\$ 3,000	\$ 500	\$ 1,500	\$ 3,000	\$ 3,000
Private Roadway Maintenance	\$ -	\$ -	\$ -	\$0	\$ -
Trash/Recycling Pick Up	\$ 1,500	\$ 500	\$ -	\$ 2,500	\$ -
Street Sweeping	\$ -	\$ -	\$ -	\$ 500	\$ -
SW Management O&M	\$ -	\$ -	\$ -	\$ 450	\$ 550
Insurance	\$ 250	\$ 100	\$ 200	\$ 350	\$ 400
Admin/Accounting	\$ 250	\$ 100	\$ 150	\$ 350	\$ 400
Total Operating Fees	\$ 10,500	\$ 2,500	\$ 1,850	\$ 13,650	\$ 4,350
Reserve					
Capitol Reserve	\$ 500	\$ 250	\$ 225	\$ 1,000	\$ 500
Annual Total	\$ 11,000	\$ 2,750	\$ 2,075	\$ 14,650	\$ 4,850
Per Lot Annual	\$ 2,200	\$ 1,375	\$ 519	\$ 2,930	\$ 808
Per Lot Quarterly Fee	\$ 550	\$ 344	\$ 130	\$ 733	\$ 202

Notes:

Fee to be assessed quarterly

Lots 1-5 on private road responsible for road maintenance, repair, and replacement

Lots 6-11 on public road not responsible for private road maintenance, repair, and replacement

Landscape scope includes entrance landscape bed, cul de sac, and twice a year mowing of the open space

Snow scope includes the road and around the mailbox. Snow removal line item is temporary for the upgraded section of Oak St to be public until the City accepts the road

Lots 1-7 are responsible for snow removal of the upgraded portion of Oak St prior to the City's acceptance

Street sweeping will be performed by the HOA annually and can be incorporated as part of the HOA's landscape maintenance or snow removal contract

Private Road Maintenance- the HOA is responsible for all road repairs, maintenance, and replacement. Crack Sealing, patches, etc. (regular maintenance items) will be in the operating budget and not as a reserve item.

2027 budget is an estimate only and will be revised prior to the start of the year

2026- assumes the upgraded portion of Oak St has not yet been accepted by the City

2027- assumes upgraded portion of Oak St has been accepted by the City

Lots 1-5 (private road)

Lots 6-7 (upgraded Oak St, public)

Lots 8-11 (existing Oak St)