

Keys at Kure Beach HOA, Inc 2026 Proposed Budget

	2026 Budget	Jan-Jun -25	Jan-Jun -24	2025 budget	2025 projected budget
Income					
Dues	156,400.00	78,200.00	73,600.00	156,400.00	156,400.00
Interest	12,000.00	9,952.13	9,415.33	16,000.00	17,500.00
Other		0.00	125.00	125.00	0.00
Total Income	168,400.00	\$ 88,152.13	\$ 83,140.33	\$ 172,525.00	\$ 173,900.00
Expenses					
BUILDING MAINTENANCE					
Termite Control	5,520.00	0.00	0.00	0.00	0.00
TOTAL BUILDING MAINTENANCE	5,520.00				
GROUNDS MAINTENANCE					
Gazebo Repairs	300.00	0.00	0.00	300.00	300.00
Irrigation					
Non Pond Equip.Repairs	4,000.00	2,917.45	260.31	2,800.00	2,800.00
Winterization of system	2,000.00	0.00	0.00	2,000.00	2,000.00
Total Non Pond Equip.Repairs	6,300.00	2,917.45	260.31	5,100.00	5,100.00
Water					
Entrance wall meter	350.00	187.90	-121.12	311.00	311.00
Other meters	15,000.00	3,690.35	3,695.62	14,300.00	14,300.00
Total Water	15,350.00	3,878.25	3,574.50	14,611.00	14,611.00
Total Irrigation	21,650.00	6,795.70	3,834.81	19,711.00	19,711.00
Landscaping					
Fertilizer & Grub/Mole Treat.	6,600.00	980.52	1,205.45	2,000.00	3,580.00
Monthly Contract	41,400.00	20,575.00	19,716.64	41,400.00	41,400.00
Mulch & Pine Straw	24,000.00	19,995.00	21,162.50	23,000.00	19,995.00
Non-plant decorations	1,000.00	871.35	0.00	800.00	871.35
Shrub, Flowers, Misc.	2,300.00	1,922.42	2,150.11	2,300.00	2,300.00
Tree Health & Replacement	7,000.00	169.66	3,205.00	9,849.66	9,849.66
Total Landscaping	82,300.00	44,513.95	47,439.70	79,349.66	77,996.01
Pond & Fountain Maintenance	2,000.00	1,548.53	1,587.31	2,000.00	2,000.00
Pond & Well	500.00	0.00	464.70	0.00	0.00
Storm Cleanup	5,000.00	0.00	0.00	5,000.00	5,000.00
Storm Water Mitigation	3,000.00	912.77	0.00	3,000.00	3,000.00
Annual Maintenance	825.00	825.00	825.00	825.00	825.00
Total Storm Water Mitigation	11,325.00	3,286.30	2,877.01	10,825.00	10,825.00
Utilities-Electric					
Entrance wall	300.00	248.39	6.55	293.00	293.00
Lake Pump	1,400.00	594.57	589.80	1,362.00	1,362.00
Total Utilities-Electric	1,700.00	842.96	596.35	1,655.00	1,655.00
Total GROUNDS MAINTENANCE	116,975.00	55,438.91	54,747.87	111,540.66	110,187.01
MANAGEMENT					

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General					
Bk fees,supplies,misc.	300.00	37.62	36.44	220.00	220.00
QuickBooks Payments Fees	100.00	59.55	0.00	0.00	80.00
Total Bk fees,supplies,misc.	400.00	97.17	36.44	220.00	300.00
Postage	300.00	11.16	79.13	300.00	300.00
Printing	100.00	0.00	0.00	100.00	100.00
Total General	800.00	108.33	115.57	620.00	700.00
Insurance					
General Liability	1,500.00	0.00	0.00	1,397.00	1,397.00
Umbrella Liability	2,000.00	0.00	0.00	1,955.00	1,955.00
Total Insurance	3,500.00	0.00	0.00	3,352.00	3,352.00
Professional					
Administrative	9,000.00	4,032.00	3,772.00	8,600.00	8,600.00
Audit	150.00	0.00	0.00	125.00	125.00
Legal - Engineering	2,500.00	0.00	0.00	2,500.00	1,500.00
Property Management	8,280.00	4,152.56	4,140.00	8,280.00	8,280.00
WebSite	1,500.00	750.00	750.00	1,500.00	1,500.00
Total Professional	21,430.00	8,934.56	8,662.00	21,005.00	20,005.00
Taxes - Income	5,000.00	16.00	0.00	5,106.00	5,106.00
Total MANAGEMENT	30,730.00	9,058.89	8,777.57	30,083.00	29,163.00
Total Expenses	153,225.00	64,497.80	63,525.44	141,623.66	139,350.01
Net Operating Income	\$ 20,695.00	\$ 23,654.33	\$ 19,614.89	\$ 30,901.34	\$ 34,549.99
Other Expenses					
Other Expense					
Long Term maintenance repairs					
Entrance Encroachment	0.00	0.00	0.00	1,225.00	1,225.00
Irrigation Repair - Other	3,500.00	0.00	0.00	3,150.34	1,000.00
Irrigation Repair - Pond	3,000.00	0.00	0.00	3,800.00	1,000.00
Termite Re-application	0.00	0.00	0.00	29,885.00	29,885.00
Special Projects - Unidentified	2,500.00	2,469.47	0.00	1,775.00	2,500.00
Sinkhole Repair	1,000.00	0.00	0.00	1,000.00	0.00
Pre-painting inspection of units	5,300.00				
Prep shrubs for painting	2,400.00				
Tree Health	1,000.00	0.00	0.00	1,000.00	1,000.00
Total Long Term maintenance repairs	\$ 18,700.00	\$ 2,469.47	\$ 0.00	\$ 41,835.34	\$ 36,610.00
Total Other Expense	18,700.00	2,469.47	0.00	41,835.34	36,610.00
Total Other Expenses	18,700.00	2,469.47	0.00	41,835.34	36,610.00
Net Other Income	-18,700.00	-2,469.47	0.00	-41,835.34	-36,610.00
Net Income	\$ 1,995.00			-\$ 10,934.00	-\$ 2,060.01

Reserve Fund Balance for Long Term Maint.	\$473,179.99	\$473,245.00	\$441,772.00	\$463,213.00	\$471,184.99
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