

THE KEEP HOMEOWNERS ASSOCIATION, INC.
2026 PROPOSED BUDGET

	ACTUAL	BUDGET	ACTUAL	FINAL
	2024	2025	2025	2026 Annual Budget + Gate Special Assessment
REVENUES				
Assessments	\$ 79,265.00	\$ 87,637.00	\$ 87,325.00	\$ 180,928.00
Developer Investment	\$ -	\$ -	\$ -	\$ -
Special Assessment	\$ -	\$ -	\$ -	\$ 128,000.00
Miscellaneous	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Working capital assessments	\$ -	\$ 2,000.00	\$ -	\$ 2,000.00
Total revenues	\$ 79,265.00	\$ 90,637.00	\$ 88,325.00	\$ 311,928.00
Expenditures				
Bank fees	\$ -	\$ -	\$ -	\$ -
Conservation Easement	\$ -	\$ -	\$ -	\$ 1,500.00
Legal Services	\$ -	\$ -	\$ -	\$ 1,000.00
Covenant Enforcement	\$ -	\$ -	\$ -	\$ 10,500.00
Management & Accounting Services	\$ 22,511.00	\$ 24,000.00	\$ 16,757.00	\$ 48,600.00
Reserve Study	\$ -	\$ -	\$ -	\$ 5,000.00
Gate Maintenance	\$ -	\$ -	\$ -	\$ 1,500.00
Miscellaneous	\$ 6,245.00	\$ 250.00	\$ 8,599.00	\$ 250.00
Internet/telephone	\$ -	\$ 2,400.00	\$ 1,824.00	\$ 3,680.00
Insurance	\$ -	\$ -	\$ -	\$ 14,200.00
Irrigation & Repairs	\$ -	\$ -	\$ -	\$ 17,900.00
Landscaping - GESC Permit	\$ -	\$ -	\$ -	\$ 19,500.00
Landscaping - Entry Mowing	\$ -	\$ -	\$ -	\$ 15,500.00
Landscaping - Open Spaces Mowing & Maintenance	\$ -	\$ -	\$ -	\$ 33,400.00
Landscape and irrigation	\$ 29,095.00	\$ 30,000.00	\$ 32,710.00	\$ -
Fire Mitigation - Spraying & Prevention	\$ -	\$ -	\$ -	\$ 19,900.00
Fire Mitigation - Tree Mortality	\$ -	\$ -	\$ -	\$ 34,800.00
Pond Maintenance	\$ -	\$ -	\$ -	\$ 6,000.00
Pest Control	\$ -	\$ 3,500.00	\$ 3,738.00	\$ 3,500.00
Repairs and maintenance	\$ (500.00)	\$ 2,000.00	\$ 19,343.00	\$ 6,500.00
Snow removal	\$ 3,553.00	\$ 5,000.00	\$ 1,582.00	\$ 5,000.00
Security (CellGate)	\$ -	\$ -	\$ -	\$ 2,000.00
Technology Support	\$ -	\$ -	\$ -	\$ 1,000.00
Trail maintenance	\$ -	\$ -	\$ -	\$ 2,500.00
Website	\$ -	\$ -	\$ -	\$ 1,500.00
Utilities	\$ 6,112.00	\$ 5,000.00	\$ 4,299.00	\$ 5,000.00
Capital Outlay - Gate	\$ -	\$ -	\$ -	\$ 55,600.00
Total expenditures	\$ 67,016.00	\$ 72,150.00	\$ 88,852.00	\$ 315,830.00
EXCESS OF REVENUES OVER EXPENSES	\$ 12,249.00	\$ 18,487.00	\$ (527.00)	\$ (3,902.00)
BEGINNING ASSOCIATION EQUITY	\$ (37,067.00)	\$ 41,862.00	\$ 35,578.00	\$ 35,051.00
ENDING ASSOCIATION EQUITY	\$ (24,818.00)	\$ 60,349.00	\$ 35,051.00	\$ 31,149.00