

Keystone Villas II APPROVED 2026 Budget

		2025 APPROVED Budget	2026 APPROVED Budget
INCOME:			
4000	Maintenance Fees	\$ 607,843.68	\$ 594,722.46
4010	Traditional Reserve Income	\$ -	\$ 20,000.00
4015	SIRS Reserve Income	\$ 151,395.00	\$ 155,937.00
	TOTAL INCOME	\$ 759,238.68	\$ 770,659.46
EXPENSES			
ADMINISTRATIVE			
5005	Audit Fees	\$ 2,875.00	\$ 2,875.00
5020	Bank Charges	\$ -	\$ 75.00
5060	Annual Condo Fees Payable to the D	\$ 320.00	\$ 320.00
5065	Annual Corporate Report	\$ 62.00	\$ 62.00
5080	Legal Fees	\$ 1,000.00	\$ 2,600.00
5090	Licenses, Taxes, Permits	\$ 1,000.00	\$ 300.00
5110	Office Supplies	\$ 250.00	\$ 250.00
5120	Postage & Printing	\$ 400.00	\$ 1,000.00
5150	Social Meeting Expense/Holiday		\$ 500.00
	TOTAL ADMINISTRATIVE	\$ 5,907.00	\$ 7,982.00
INSURANCE			
6000-007	Worker's Comp Insurance	\$ 509.00	\$ 509.00
6500-000	Insurance	\$ 21,893.39	\$ -
6500-001	Property	\$ 139,464.00	\$ 131,468.00
6500-003	General Liability	\$ 26,985.02	\$ 29,529.16
6500-005	Directors & Officers	\$ 2,947.00	\$ 5,090.00
6500-007	Umbrella	\$ 2,312.62	\$ 5,425.93
6500-012	Finance Charges	\$ 10,227.24	\$ 10,515.00
6510	Insurance Appraisal		\$ 750.00
	TOTAL INSURANCE	\$ 204,338.27	\$ 183,287.09
CONTRACT SERVICES			
7000	Management Fees	\$ 22,032.00	\$ 21,012.00
7010	Cable TV Contract	\$ 91,130.24	\$ 91,962.72
7020	Elevator Contract	\$ 15,022.72	\$ 9,000.00
7025	Elevator Monitoring Contract	\$ -	\$ 2,000.00
7050	Landscaping Contract	\$ 3,000.00	\$ 3,210.00
7060	Pool Contract	\$ 5,000.00	\$ 4,800.00
7070	Pest Control	\$ 1,020.00	\$ 1,020.00
7090	HVAC System Contract	\$ 4,920.00	\$ 3,280.00
7110	Fire Alarm Monitoring Contract		\$ 513.60
7140	Odor Control Contract		\$ 1,740.00
7160	Chute Cleaning Contract		\$ 1,200.00
7190	Cleaning/Janitorial Contract	\$ 38,919.12	\$ 62,915.60
7220	Equipment Contract - Life Safety	\$ 1,909.96	\$ 1,000.00
	TOTAL CONTRACT SERVICES	\$ 182,954.04	\$ 203,653.92
REPAIRS & MAINTENANCE			
7500	General Repairs & Maintenance	\$ 25,000.00	\$ 15,000.00
7510	Electrical R&M	\$ 5,000.00	\$ 2,000.00
7520	Elevator R&M	\$ 14,407.00	\$ 10,000.00
7525	Elevator Inspection	\$ 1,300.00	\$ 1,500.00
7530	Fire Alarm System/Inspection	\$ 2,656.00	\$ 7,000.00
7540	Fire Extinguishers R&M	\$ -	\$ 1,600.00

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7550	Fire Sprinkler Systems R&M			\$ 600.00
7555	Fire Equipment R&M		\$ 2,000.00	\$ 1,500.00
7560	Garage Door R&M		\$ 2,000.00	\$ 2,000.00
7565	Keys/Locksmith R&M		\$ 500.00	\$ 500.00
7570	Gate/Door Access R&M		\$ 1,000.00	\$ 2,900.00
7575	Entry System R&M		\$ -	\$ 4,000.00
7600	Healthclub Equipment R&M		\$ 500.00	\$ 500.00
7610	HVAC R&M		\$ 5,300.00	\$ 5,300.00
7625	Irrigation System R&M		\$ 500.00	\$ 500.00
7630	Light bulbs/Light Fixtures			\$ 80.00
7650	Plumbing R&M		\$ 3,000.00	\$ 2,000.00
7660	Pools R&M		\$ 2,600.00	\$ 1,500.00
7680	Carpet Cleaning		\$ 2,000.00	\$ -
7690	Security Supplies & Equipment		\$ 1,000.00	\$ 1,000.00
7700	Supplies & Tools		\$ -	\$ 3,200.00
7710	Tree Trimming		\$ -	\$ 500.00
7720	Roof R&M		\$ 1,000.00	\$ 1,000.00
7730	Trash Chute		\$ 2,000.00	\$ 500.00
7900	Contingency		\$ 23,070.00	\$ 8,070.00
	TOTAL REPAIRS & MAINTENANCE		\$ 94,833.00	\$ 72,750.00
	UTILITIES			
8000	Electricity		\$ 36,300.00	\$ 36,300.00
8010	Water & Sewer		\$ 61,250.20	\$ 67,375.22
8040	Waste Removal		\$ 22,261.17	\$ 23,374.23
	TOTAL UTILITIES		\$ 119,811.37	\$ 127,049.45
	TOTAL EXP. WITHOUT RESERVES		\$ 607,843.68	\$ 594,722.46
	RESERVES			
8500	Traditional Reserves Expense		\$ -	\$ 20,000.00
8510	SIRS Reserve Expense		\$ 151,395.00	\$ 155,937.00
	TOTAL RESERVES		\$ 151,395.00	\$ 175,937.00
	TOTAL EXPENSES WITH RESERVE		\$ 759,238.68	\$ 770,659.46
	Current Year Net Income/(Loss)		\$ -	\$ -
				2026
				\$11,420.78
				Budget Amt. Chng
				1.50%
				% Change YOY