

Bald Head Association 2025 Budget

Income

Account #	Cost Ctr	Account Name	REVISED 2025 Budget
4000	0	Assessments Income - Basic	847,552
	200	Assessments Income - Keeper's Landing	143,465
	300	Assessments Income - Surfman's Walk	67,600
	400	Assessments Income - Sumner's Crescent	44,400
	500	Assessments Income - SF 2	6,485
	505	Assessments Income - SF 3	6,378
	510	Assessments Income - SF 5	
	515	Assessments Income - SF 5 & SW	
	520	Assessments Income - SF 7	5,348
	525	Assessments Income - SF 8	6,762
	530	Assessments Income - SF 9	0
	535	Assessments Income - SF 13	9,203
	540	Assessments Income - SF 21	9,001
	545	Assessments Income - KH-SF 1	904
	550	Assessments Income - KH	4,180
	575	Assessments Income - CFS Non-alleys	
	600	Assessments Income - Loggerhead	
	700	Assessments Income - Palmetto Cove	14,421
	800	Assessments Income - Muscadine Grove	9,696
	900	Assessments Income - Cedar Court	
	950	Assessments Income - Palm Court	
	975	Assessments Income - Braemar Highlands	
4006		Special Assessment Wildlife Overlook	
4050	0	Recovery of Bad Debt	
4060	0	Late Interest Fee for Assessments - Master	3,536
4065	0	Late Fee - Master Assessments	6,878
4070	0	Collection Fees	98
4100	0	AC Income-Member Diane	4,000
4105	0	AC Income-Non-Member Diane	6,600
4110	0	AC Security Diane	900
4200	0	ARC Filing Fees Fran	141,500
4205	0	ARC Filing Fees - Harbour Kim	7,500
4210	0	ARC Contract Services (MIPOA) Kim	12,000
4215	0	BHA Management Fee	75,237
4225	0	Re-Sale Transfer Fee Income Diane	23,400
4300	0	NSB Master Reserves Interest Income	17,273
4305	0	Vanguard Reserves Interest Income	19,527
4400	0	Island Report Advertising	66,432
4450	0	BHI Directory	
4500	0	Boat Park Annual Lease	44,301

4600	0 Garden Plot Annual Lease	2,650
4800	0 Education & Recreation Committee Program Income	
4810	0 Covenant Violation Fines Dora	3,000
	50 Violation Fines - Common Area Trees	200
4840	0 Grants	
4850	0 Misc. Income	5,050
	TOTAL INCOME	1,615,477

**REVISED
2025 Budget**

Expense

Account #	Cost Ctr	Account Name	
7000	0	Payroll	697,737
7005	0	Employee Health Insurance	89,778
7010	0	Payroll Tax Expense	54,423
7015	0	Retirement plan contribution	29,654
7020	0	Employee insurance - other	10,541
7025	0	Transportation Costs	18,375
7030	0	Payroll Processing Fees	6,700
7040	0	ARC Contract - Payroll/Transportation	28,304
7060	200	BHA Management Fee - Keeper's Landing	30,380
	300	BHA Management Fee - Surfman's Walk	22,350
	400	BHA Management Fee - Sumner's Crescent	17,358
	500	BHA Management Fee - SF 2	448
	505	BHA Management Fee - SF 3	450
	510	BHA Management Fee - SF 5	
	515	BHA Management Fee - SF 5 & SW	
	520	BHA Management Fee - SF 7	391
	525	BHA Management Fee - SF 8	585
	530	BHA Management Fee - SF 9	0
	535	BHA Management Fee - SF 13	669
	540	BHA Management Fee - SF 21	715
	545	BHA Management Fee - KH-SF 1	73
	550	BHA Management Fee - KH	363
	600	BHA Management Fee - Loggerhead	
	700	BHA Management Fee - Palmetto Cove	973
	800	BHA Management Fee - Muscadine Grove	216
7100	0	Computer expenses	9,109
7105	0	Software expenses	23,738
7110	0	Administrative	3,000
7115	0	Administrative Equipment	3,500

7120	0 Admin-Other	1,870
7125	0 Bank Service Charges - Master	60
	200 Bank Service Charges - Keeper's Landing	
	300 Bank Service Charges - Surfman's Walk	
	400 Bank Service Charges - Sumner's Crescent	
7130	0 Contingencies	46,000
7200	0 Assessment Coupons	
7300	0 Membership Services	
7325	0 Membership Meetings	2,150
7350	0 Office Supplies	5,400
7355	0 Office Postage Diane	3,000
7375	0 Bad Debt - Master	
7405	0 Website Blue Tone	6,000
7410	0 Marketing	10,000
7415	0 Island Report Printing	14,180
7420	0 Island Report Postage	7,342
7425	0 Island Report Consulting	6,000
7450	0 Consulting - Master	4,000
	200 Consulting - Keeper's Landing	
	300 Consulting - Surfman's Walk	
	400 Consulting - Sumner's Crescent	
	200 Consulting - Alley - SF 2	
	505 Consulting - Alley - SF 3	
	520 Consulting - Alley - SF 7	
	525 Consulting - Alley - SF 8	
	530 Consulting - Alley - SF 9	
	535 Consulting - Alley - SF 13	
	540 Consulting - Alley - SF 21	
	550 Consulting - Alley - SF KH	
	600 Consulting - Loggerhead	
	800 Consulting - Muscadine Grove	
7505	0 Federal Tax	9,911
7510	0 State Tax	815
7561	0 Penalties and Interest	20
7570	0 Miscellaneous Expense	
7705	0 AC Cleaning Services	16,919
7710	0 AC Landscape Services	2,700
7715	0 AC Maintenance	10,000
7730	0 AC Equipment Expenses	6,786
7741	0 Phones/Cable	13,000
7742	0 Electric	6,500
7743	0 Exterminator Svcs - Master	1,600
	200 Exterminator Svcs - Keeper's Landing	1,680
	300 Exterminator Svcs - Surfman's Walk	2,160

	400 Exterminator Svcs - Sumner's Crescent	480
7744	0 Fire and Security	700
7746	0 Sewer/Water	3,400
7760	0 Property Taxes - Master	22,513
	200 Property Taxes - Keeper's Landing	1,664
8010	0 Architectural Review Committee	5,926
8020	0 Continuing Education/Professional Associations	10,000
8030	0 Finance Committee	
8040	0 Education & Recreation Committee	2,500
8050	0 Resource Conservation & Beautification Cmte	435
8210	50 Common Area Maintenance	7,740
8230	0 Mulch - Master	-
	200 Mulch - Keeper's Landing	-
	300 Mulch - Surfman's Walk	-
	400 Mulch - Sumner's Crescent	-
8240	0 Tree abatement - Master	2,500
	200 Tree abatement - Keeper's Landing Pam	8,000
	300 Tree abatement - Surfman's Walk	8,000
	400 Tree abatement - Sumner's Crescent	2,500
	800 Tree abatement - Muscadine Grove	1,350
	Tree abatement - Alleys	7,166
8280	0 Maintenance and Repairs - Master	390
	200 Maintenance and Repairs - Keeper's Landing	52,620
	300 Maintenance and Repairs - Surfman's Walk	27,000
	400 Maintenance and Repairs - Sumner's Crescent	15,936
	500 Maintenance and Repairs - SF 2	888
	505 Maintenance and Repairs - SF 3	894
	510 Maintenance and Repairs - SF 5	
	515 Maintenance and Repairs - SF 5 & SW	
	520 Maintenance and Repairs - SF 7	775
	525 Maintenance and Repairs - SF 8	1,160
	530 Maintenance and Repairs - SF 9	528
	535 Maintenance and Repairs - SF 13	1,392
	540 Maintenance and Repairs - SF 21	1,418
	545 Maintenance and Repairs - KH - SF 1	
	550 Maintenance and Repairs - KH	864
	600 Maintenance and Repairs - Loggerhead	
	700 Maintenance and Repairs - Palmetto Cove	
	800 Maintenance and Repairs - Muscadine Grove	18
8290	0 Walkway Repairs Expense - Master	2,500
8295	0 Electricity - Common Area	593
	200 Electricity - grinder pumps - Keeper's Landing	5,114
	400 Electricity - grinder pumps - Sumner's Crescent	2,408
8300	0 Boat Park	2,200

8310	0 Garden Area	3,085
8400	0 Battery 4 maintenance	4,000
8410	0 Wildlife Overlook	2,400
8450	0 Harbour Admin Costs	300
8500	0 AC Building Insurance	16,566
	75 Overlook Insurance	-
8510	0 Workers Compensation	1,400
8530	0 Liability Insurance - Master	23,604
	200 Liability Insurance - Keeper's Landing Pier/Dock	1,672
8530	700 Liability Insurance - Palmetto Cove Pier/Dock	736
8610	0 Accounting Fees - Master	6,700
8620	0 Legal Fees - Master	20,400
	200 Legal Fees - Keeper's Landing	
	300 Legal Fees - Surfman's Walk	
	400 Legal Fees - Sumner's Crescent	
8650	0 Attorney Collection Fees - Master	3,500
9200	0 Reserves Expense - Master (Walkway)	0
	100 Reserves Expense - Association Center	15,000
	60 Reserves Expense - Portsmouth Walkway	
	75 Reserves Expense - Wildlife Overlook	
	80 Reserves Expense - Boat Park	4,550
	85 Reserves Expense - Garden	1,750
	90 Reserves Expense - Dog Park	
	95 Reserves Expense - Lending Library	
	125 Reserves Expense - Battery 4	10,500
	175 Reserve for New Golf Cart purchase 2024 or 2025	
	200 Reserves Expense - Keeper's Landing	30,907
	300 Reserves Expense - Surfman's Walk	4,200
	400 Reserves Expense - Sumner's Crescent	5,600
	500 Reserves Expense - CFS Alley SF 2	3,500
	505 Reserves Expense - CFS Alley SF 3	
	510 Reserves Expense - CFS Alley SF 5	
	515 Reserves Expense - CFS Alley SF 5 & SW	
	520 Reserves Expense - CFS Alley SF 7	
	525 Reserves Expense - CFS Alley SF 8	
	530 Reserves Expense - CFS Alley SF 9	
	535 Reserves Expense - CFS Alley SF 13	
	540 Reserves Expense - CFS Alley SF 21	
	545 Reserves Expense - CFS Alley KH - SF 1	
	550 Reserves Expense - CFS Alley KH	
	600 Reserves Expense - Loggerhead	
	700 Reserves Expense - Palmetto Cove	8,400
	800 Reserves Expense - Muscadine Grove	1,925
	900 Reserves Expense - Cedar Court	448

950 Reserves Expense - Palm Court	1,750
TOTAL EXPENSES	1,602,388
CARRYOVER FROM PRIOR YEAR OPERATING SURPLUS	
NET INCOME	13,089