

Keys Gate Community Association Approved Budget
Arbor Park
January 1, 2022 - December 31, 2022

Number of Units: 225

Monthly Per Unit	Annually Per Unit	Total Neighborhood Budget
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Income			
Assessment Income	424.50	5,094.00	1,146,150
Miscellaneous Income	0.03	0.36	81
Bar Code Income	0.76	9.12	2,052
Screening Income	0.50	6.00	1,350
Total Income	1.29	15.48	3,483

Community Expenses			
Management Fees	13.50	162.00	36,450
Legal Services	2.11	25.32	5,697
Accounting fees	0.15	1.80	405
Insurances	2.31	27.72	6,237
Telephone	0.64	7.68	1,728
Alarm Monitoring	11.77	141.24	31,779
** Cable TV (+ taxes & fees)	96.00	1,152.00	259,200
Community Newsletter & Website	1.63	19.56	4,401
Printing/Postage/Office Supplies	1.52	18.24	4,104
Management Office Expense	2.40	28.80	6,480
Utilities	0.15	1.80	405
Taxes	0.00	0.00	0
Electrical/Irrigation/Street Lights	0.01	0.12	27
Gas/Oil/Tires	0.06	0.72	162
Landscape Maintenance	9.42	113.04	25,434
Electrical Supplies/Repairs	0.07	0.84	189
Irrigation Repairs	0.16	1.92	432
Maintenance Expense. Supplies & Repairs	0.85	10.20	2,295
Lake Treatment	1.68	20.16	4,536
Vehicle/Golf Cart Repairs & Maintenance	0.15	1.80	405
Signs Repairs & Replacement	0.14	1.68	378
Tree Trimming	1.26	15.12	3,402
Landscape Annuals/Holiday Lights Entry Features	1.35	16.20	3,645
Outside Services Screenings	0.35	4.20	945
Miscellaneous	0.97	11.64	2,619
Employee Bonus	0.08	0.96	216
Salary & Wages	3.11	37.32	8,397
Security Operation Expenses/Staffing/Vehicles	43.83	525.96	118,341
Bad Debt	3.16	37.92	8,532
Bank Charges	0.04	0.48	108
Tennis Center	1.38	16.56	3,726
Total	200.25	2,403.00	540,675

Neighborhood Expenses			
Electric - Irrigation/Street Lights	4.00	48.00	10,800
Repair & Maintenance & Termite Extermination	12.38	148.56	33,426
Repair & Maintenance - Gates	1.27	15.24	3,429
Repair & Maintenance - Guardhouse	2.60	31.20	7,020
Electrical Supplies & Repairs	0.11	1.32	297
Tree Trimming	5.93	71.16	16,011
Irrigation Repairs	0.95	11.40	2,565
Landscape Maintenance	51.32	615.84	138,564
Pool Security TG/AP	0.64	7.68	1,728
Pool Service TG/AP	1.73	20.76	4,671
Pool Repair & Maintenance Supplies	0.91	10.92	2,457
Cabana Maintenance & Supplies TG/AP	3.33	39.96	8,991
Property - Building - Windstorm	62.22	746.64	167,994
Property & Liability Insurance TG/AP	2.28	27.36	6,156
Total	149.67	1,796.04	404,109

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Reserves			
Paving - AP	8.61	103.32	23,247
Paving - KGCA	0.90	10.80	2,430
Painting - Building & Termite Retreatment	18.17	218.04	49,059
Painting Entrance Walls	0.00	0.00	0
Roof Replacement	40.94	491.28	110,538
Tennis Center	0.33	3.96	891
Landscape & Tree Improvements - KGCA	0.53	6.36	1,431
Landscape & Tree Improvements - AP	2.13	25.56	5,751
Neighborhood Improvement - KGCA	0.36	4.32	972
Neighborhood Improvement - AP	0.53	6.36	1,431
Security Improvements - TG/AP Cabana	0.06	0.72	162
Security Improvements - Palm Dr Entrance	0.35	4.20	945
Security Improvements - Kingman Dr Entrance	0.18	2.16	486
Pool Resurfacing - TG/AP	0.82	9.84	2,214
Cabana Maintenance - TG/AP	0.71	8.52	1,917
Tot Lot & Park - TG/AP	1.09	13.08	2,943
Storm Cleanup	0.00	0.00	0
Irrigation Repairs - AP	0.16	1.92	432
Total	75.87	910.44	204,849

Total Balance			
Total Community Expenses	200.25	2,403.00	540,675
Total Neighborhood Expenses	149.67	1,796.04	404,109
Total Reserves	75.87	910.44	204,849
Total	425.79	5,109.48	1,149,633
Less Income	1.29	15.48	3,483
Total Maintenance	424.50	5,094.00	1,146,150

Total Monthly Assessment per Unit	424.50
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