

Keys Gate Community Association Approved Budget

Center Gate

January 1, 2022 - December 31, 2022

Number of Units: 400

Monthly Per Unit	Annually Per Unit	Total Neighborhood Budget
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Income

	Monthly Per Unit	Annually Per Unit	Total Neighborhood Budget
Assessment Income	304.50	3,654.00	1,461,600
Miscellaneous Income	0.03	0.36	144
Clubhouse Membership	3.02	36.24	14,496
RPCCH Income	1.92	23.04	9,216
Bar Code Income	0.76	9.12	3,648
Screening Income	0.50	6.00	2,400
Total Income	6.23	74.76	29,904

Community Expenses

Management Fees	13.50	162.00	64,800
Legal Services	2.11	25.32	10,128
Accounting fees	0.15	1.80	720
Insurances	2.31	27.72	11,088
Telephone	0.64	7.68	3,072
Alarm Monitoring	11.77	141.24	56,496
** Cable TV (+ taxes & fees)	96.00	1,152.00	460,800
Community Newsletter & Website	1.63	19.56	7,824
Printing/Postage/Office Supplies	1.52	18.24	7,296
Management Office Expense	2.40	28.80	11,520
Utilities	0.15	1.80	720
Taxes	0.00	0.00	0
Electrical/Irrigation/Street Lights	0.01	0.12	48
Gas/Oil/Tires	0.06	0.72	288
Landscape Maintenance	9.42	113.04	45,216
Electrical Supplies/Repairs	0.07	0.84	336
Irrigation Repairs	0.16	1.92	768
Maintenance Expense. Supplies & Repairs	0.85	10.20	4,080
Lake Treatment	1.68	20.16	8,064
Vehicle/Golf Cart Repairs & Maintenance	0.15	1.80	720
Signs Repairs & Replacement	0.14	1.68	672
Tree Trimming	1.26	15.12	6,048
Landscape Annuals/Holiday Lights Entry Features	1.35	16.20	6,480
Outside Services Screenings	0.35	4.20	1,680
Miscellaneous	0.97	11.64	4,656
Employee Bonus	0.08	0.96	384
Salary & Wages	3.11	37.32	14,928
Security Operation Expenses/Staffing/Vehicles	43.86	526.32	210,528
Bad Debt	3.16	37.92	15,168
Bank Charges	0.04	0.48	192
Tennis Center	1.38	16.56	6,624
Total	200.28	2,403.36	961,344

Neighborhood Expenses

Royal Palm Clubhouse	49.96	599.52	239,808
Electric - Irrigation/Street Lights	0.83	9.96	3,984
Tree Trimming	1.87	22.44	8,976
Electrical Supplies / Repairs	0.50	6.00	2,400
Irrigation Repairs	1.54	18.48	7,392
Landscape Maintenance	26.33	315.96	126,384
Repairs & Maintenance - Gates	1.27	15.24	6,096
Repair & Maintenance - Guardhouse	2.60	31.20	12,480
Repair & Maintenance - Neighborhood	3.35	40.20	16,080
Total	88.25	1,059.00	423,600

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Reserves			
Paving - CG	5.20	62.40	24,960
Paving - KGCA	0.90	10.80	4,320
Painting Entrance Walls	0.00	0.00	0
Tennis Center	0.33	3.96	1,584
Landscape & Tree Improvements - KGCA	0.53	6.36	2,544
Landscape & Tree Improvements - CG	1.53	18.36	7,344
Neighborhood Improvement - KGCA	0.36	4.32	1,728
Neighborhood Improvement - CG	1.13	13.56	5,424
Irrigation Repairs - CG	0.00	0.00	0
Storm Cleanup	0.00	0.00	0
Royal Palm Clubhouse	11.69	140.28	56,112
Security Improvements - Palm Dr Entrance	0.35	4.20	1,680
Security Improvements - Kingman Rd Entrance	0.18	2.16	864
Total	22.20	266.40	106,560

Total Balance			
Total Community Expenses	200.28	2,403.36	961,344
Total Neighborhood Expenses	88.25	1,059.00	423,600
Total Reserves	22.20	266.40	106,560
Total	310.73	3,728.76	
Less Income	6.23	74.76	
Total Maintenance	304.50	3,654.00	
Total Master Community Association			1,461,600
Total Monthly Assessment per Unit	304.50		