

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

Number of Units: 39

	Monthly Per Unit	Annually Per Unit	Total Neighborhood Budget
Income			
Assessment Income	244.50	2,934.00	114,426
Miscellaneous Income	0.03	0.36	14
Bar Code Income	0.76	9.12	356
Screening Income	0.50	6.00	234
Total Income	1.29	15.48	604

Community Expenses			
Management Fees	13.50	162.00	6,318
Legal Services	2.11	25.32	987
Accounting fees	0.15	1.80	70
Insurances	2.31	27.72	1,081
Telephone	0.64	7.68	300
Alarm Monitoring	11.77	141.24	5,508
** Cable TV (+ taxes & fees)	96.00	1,152.00	44,928
Community Newsletter & Website	1.63	19.56	763
Printing/Postage/Office Supplies	1.52	18.24	711
Management Office Expense	2.40	28.80	1,123
Utilities	0.15	1.80	70
Taxes	0.00	0.00	0
Electrical/Irrigation/Street Lights	0.01	0.12	5
Gas/Oil/Tires	0.06	0.72	28
Landscape Maintenance	9.42	113.04	4,409
Electrical Supplies/Repairs	0.07	0.84	33
Irrigation Repairs	0.16	1.92	75
Maintenance Expense. Supplies & Repairs	0.85	10.20	398
Lake Treatment	1.68	20.16	786
Vehicle/Golf Cart Repairs & Maintenance	0.15	1.80	70
Signs Repairs & Replacement	0.14	1.68	66
Tree Trimming	1.26	15.12	590
Landscape Annuals/Holiday Lights Entry Features	1.35	16.20	632
Outside Services	0.35	4.20	164
Miscellaneous	0.97	11.64	454
Employee Bonus	0.08	0.96	37
Salary & Wages	3.11	37.32	1,455
Security Operation Expenses/Staffing/Vehicles	28.74	344.88	13,450
Bad Debt	3.16	37.92	1,479
Bank Charges	0.04	0.48	19
Tennis Center	1.38	16.56	646
Total	185.16	2,221.92	86,655

Neighborhood Expenses			
Electric - Irrigation/Street Lights	5.71	68.52	2,672
Repair and Maintenance - Neighborhood	6.52	78.24	3,051
Repair and Maintenance - Gates	6.66	79.92	3,117
Repair and Maintenance - Guardhouse	3.93	47.16	1,839
Tree Trimming	4.81	57.72	2,251
Electrical Supplies / Repairs	0.13	1.56	61
Irrigation Repairs	0.86	10.32	402
Landscape Maintenance	11.91	142.92	5,574
Total	40.53	486.36	18,968

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Reserves			
Paving	12.15	145.80	5,686
Paving - KGCA	0.90	10.80	421
Painting Entrance Walls	0.00	0.00	0
Tennis Center	0.33	3.96	154
Landscape & Tree Improvements - Neighborhood	2.11	25.32	987
Landscape & Tree Improvements - KGCA	0.53	6.36	248
Storm Cleanup	0.00	0.00	0
Security Improvements	3.23	38.76	1,512
Neighborhood Improvement - KGCA	0.36	4.32	168
Neighborhood Improvement	0.49	5.88	229
Total	20.10	241.20	9,407

Total Balance			
Total Community Expenses	185.16	2,221.92	86,655
Total Neighborhood Expenses	40.53	486.36	18,968
Total Reserves	20.10	241.20	9,407
Total	245.79	2,949.48	
Less Income	1.29	15.48	
Total Maintenance	244.50	2,934.00	

Total Master Community Association	114,426
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Total Monthly Assessment per Unit	244.50
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