

Keys Gate Community Association Approved Budget

Fairways

January 1, 2022 - December 31, 2022

Number of Units: 68

	Monthly Per Unit	Annually Per Unit	Total Neighborhood Budget
Income			
Assessment Income	244.50	2,934.00	199,512
Miscellaneous Income	0.03	0.36	24
Bar Code Income	0.76	9.12	620
Screening Income	0.50	6.00	408
Total Income	1.29	15.48	1,053

Community Expenses			
Management Fees	13.50	162.00	11,016
Legal Services	2.11	25.32	1,722
Accounting fees	0.15	1.80	122
Insurances	2.31	27.72	1,885
Telephone	0.64	7.68	522
Alarm Monitoring	11.77	141.24	9,604
** Cable TV (+ taxes & fees)	96.00	1,152.00	78,336
Community Newsletter & Website	1.63	19.56	1,330
Printing/Postage/Office Supplies	1.52	18.24	1,240
Management Office Expense	2.40	28.80	1,958
Utilities	0.15	1.80	122
Taxes	0.00	0.00	0
Electrical/Irrigation/Street Lights	0.01	0.12	8
Gas/Oil/Tires	0.06	0.72	49
Landscape Maintenance	9.42	113.04	7,687
Electrical Supplies/Repairs	0.07	0.84	57
Irrigation Repairs	0.16	1.92	131
Maintenance Expense. Supplies & Repairs	0.85	10.20	694
Lake Treatment	1.68	20.16	1,371
Vehicle/Golf Cart Repairs & Maintenance	0.15	1.80	122
Signs Repairs & Replacement	0.14	1.68	114
Tree Trimming	1.26	15.12	1,028
Landscape Annuals/Holiday Lights Entry Features	1.35	16.20	1,102
Outside Services	0.35	4.20	286
Miscellaneous	0.97	11.64	792
Employee Bonus	0.08	0.96	65
Salary & Wages	3.11	37.32	2,538
Security Operation Expenses/Staffing/Vehicles	28.74	344.88	23,452
Bad Debt	3.16	37.92	2,579
Bank Charges	0.04	0.48	33
Tennis Center	1.38	16.56	1,126
Total	185.16	2,221.92	151,091

Neighborhood Expenses			
Electric - Irrigation/Street Lights	5.71	68.52	4,659
Repair and Maintenance - Neighborhood	6.52	78.24	5,320
Repair and Maintenance - Gates	6.66	79.92	5,435
Repair and Maintenance - Guardhouse	3.93	47.16	3,207
Tree Trimming	4.81	57.72	3,925
Electrical Supplies / Repairs	0.13	1.56	106
Irrigation Repairs	0.86	10.32	702
Landscape Maintenance	11.91	142.92	9,719
Total	40.53	486.36	33,072

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

Reserves			
Paving	12.15	145.80	9,914
Paving - KGCA	0.90	10.80	734
Painting Entrance Walls	0.00	0.00	0
Tennis Center	0.33	3.96	269
Landscape & Tree Improvements - Neighborhood	2.11	25.32	1,722
Landscape & Tree Improvements - KGCA	0.53	6.36	432
Storm Cleanup	0.00	0.00	0
Security Improvements	3.23	38.76	2,636
Neighborhood Improvement - KGCA	0.36	4.32	294
Neighborhood Improvement	0.49	5.88	400
Total	20.10	241.20	16,402

Total Balance			
Total Community Expenses	185.16	2,221.92	151,091
Total Neighborhood Expenses	40.53	486.36	33,072
Total Reserves	20.10	241.20	16,402
Total	245.79	2,949.48	
Less Income	1.29	15.48	
Total Maintenance	244.50	2,934.00	

Total Master Community Association	199,512
---	----------------

Total Monthly Assessment per Unit	244.50
--	---------------