

Keys Gate Community Association Approved Budget

Keys Landing

January 1, 2022 - December 31, 2022

Number of Units: 276

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	256.00	3,072.00	847,872
Miscellaneous Income	0.03	0.36	99
Bar Code Income	0.76	9.12	2,517
Screening Income	0.50	6.00	1,656
Total Income	1.29	15.48	4,272

Community Expenses

Management Fees	13.50	162.00	44,712
Legal Services	2.11	25.32	6,988
Accounting fees	0.15	1.80	497
Insurances	2.31	27.72	7,651
Telephone	0.64	7.68	2,120
Alarm Monitoring	11.77	141.24	38,982
** Cable TV (+ taxes & fees)	96.00	1,152.00	317,952
Community Newsletter & Website	1.63	19.56	5,399
Printing/Postage/Office Supplies	1.52	18.24	5,034
Management Office Expense	2.40	28.80	7,949
Utilities	0.15	1.80	497
Taxes	0.00	0.00	0
Electrical/Irrigation/Street Lights	0.01	0.12	33
Gas/Oil/Tires	0.06	0.72	199
Landscape Maintenance	9.42	113.04	31,199
Electrical Supplies/Repairs	0.07	0.84	232
Irrigation Repairs	0.16	1.92	530
Maintenance Expense. Supplies & Repairs	0.85	10.20	2,815
Lake Treatment	1.68	20.16	5,564
Vehicle/Golf Cart Repairs & Maintenance	0.15	1.80	497
Signs Repairs & Replacement	0.14	1.68	464
Tree Trimming	1.26	15.12	4,173
Landscape Annuals/Holiday Lights Entry Features	1.35	16.20	4,471
Outside Services Screenings	0.35	4.20	1,159
Miscellaneous	0.97	11.64	3,213
Employee Bonus	0.08	0.96	265
Salary & Wages	3.11	37.32	10,300
Security Operation Expenses/Staffing/Vehicles	51.23	614.76	169,674
Bad Debt	3.16	37.92	10,466
Bank Charges	0.04	0.48	132
Tennis Center	1.38	16.56	4,571
Total	207.65	2,491.80	687,737

Neighborhood Expenses

Electric - Irrigation/Street Lights	4.53	54.36	15,003
Repair and Maintenance - Neighborhood	3.36	40.32	11,128
Repair and Maintenance - Gates	4.83	57.96	15,997
Repair and Maintenance - Guardhouse	5.11	61.32	16,924
Tree Trimming	4.06	48.72	13,447
Electrical Supplies / Repairs	0.29	3.48	960
Irrigation Repairs	0.18	2.16	596
Landscape Maintenance	7.69	92.28	25,469
Total	30.05	360.60	99,526

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Reserves			
Paving - KL	9.32	111.84	30,868
Paving - KGCA	0.90	10.80	2,981
Painting Entrance Walls	0.00	0.00	0
Tennis Center	0.33	3.96	1,093
Landscape & Tree Improvements - KGCA	0.53	6.36	1,755
Landscape & Tree Improvements - KL	3.01	36.12	9,969
Neighborhood Improvements - KGCA	0.36	4.32	1,192
Neighborhood Improvements - KL	0.70	8.40	2,318
Irrigation Repairs - KL	0.00	0.00	0
Storm Cleanup	0.00	0.00	0
Security Improvements	4.44	53.28	14,705
Total	19.59	235.08	64,882

Total Balance			
Total Community Expenses	207.65	2,491.80	687,737
Total Neighborhood Expenses	30.05	360.60	99,526
Total Reserves	19.59	235.08	64,882
Total	257.29	3,087.48	
Less Income	1.29	15.48	
Total Maintenance	256.00	3,072.00	

Total Master Community Association	847,872
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Total Monthly Assessment per Unit	256.00
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