

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

Number of Units: 161

	Monthly Per Unit	Annually Per Unit	Total Neighborhood Budget
<b>Income</b>			
<b>Assessment Income</b>	<b>177.84</b>	<b>2,134.08</b>	<b>343,587</b>
Miscellaneous Income	0.03	0.36	58
Bar Code Income	0.76	9.12	1,468
Screening Income	0.50	6.00	966
<b>Total Income</b>	<b>1.29</b>	<b>15.48</b>	<b>2,492</b>

<b>Community Expenses</b>			
Management Fees	13.50	162.00	26,082
Legal Services	2.11	25.32	4,077
Accounting fees	0.15	1.80	290
Insurances	2.31	27.72	4,463
Telephone	0.64	7.68	1,236
Alarm Monitoring	0.00	0.00	0
** Cable TV (+ taxes & fees)	96.00	1,152.00	185,472
Community Newsletter & Website	1.63	19.56	3,149
Printing/Postage/Office Supplies	1.52	18.24	2,937
Management Office Expense	2.40	28.80	4,637
Utilities	0.15	1.80	290
Taxes	0.00	0.00	0
Electrical/Irrigation/Street Lights	0.01	0.12	19
Gas/Oil/Tires	0.06	0.72	116
Landscape Maintenance	9.42	113.04	18,199
Electrical Supplies/Repairs	0.07	0.84	135
Irrigation Repairs	0.17	2.04	328
Maintenance Expense. Supplies & Repairs	0.85	10.20	1,642
Lake Treatment	1.68	20.16	3,246
Vehicle/Golf Cart Repairs & Maintenance	0.15	1.80	290
Signs Repairs & Replacement	0.14	1.68	270
Tree Trimming	1.26	15.12	2,434
Landscape Annuals/Holiday Lights Entry Features	1.35	16.20	2,608
Outside Services Screenings	0.35	4.20	676
Miscellaneous	0.97	11.64	1,874
Employee Bonus	0.08	0.96	155
Salary & Wages	3.11	37.32	6,009
Security Operation Expenses/Staffing/Vehicles	31.77	381.24	61,380
Bad Debt	3.16	37.92	6,105
Bank Charges	0.04	0.48	77
Tennis Center	1.38	16.56	2,666
<b>Total</b>	<b>176.43</b>	<b>2,117.16</b>	<b>340,863</b>

<b>Reserves</b>			
Painting Entrance Walls	0.00	0.00	0
Paving	0.90	10.80	1,739
Storm Cleanup	0.00	0.00	0
Security Improvement - Palm Gate	0.40	4.80	773
Security Improvement - Hibiscus	0.18	2.16	348
Tennis Center	0.33	3.96	638
Landscape & Tree Improvements - KGCA	0.53	6.36	1,024
Neighborhood Improvement - KGCA	0.36	4.32	696
<b>Total</b>	<b>2.70</b>	<b>32.40</b>	<b>5,216</b>

<b>Total Balance</b>			
Total Community Expenses	176.43	2,117.16	340,863
Total Reserves	2.70	32.40	5,216
<b>Total</b>	<b>179.13</b>	<b>2,149.56</b>	
<b>Less Income</b>	<b>1.29</b>	<b>15.48</b>	
<b>Total Maintenance</b>	<b>177.84</b>	<b>2,134.08</b>	
<b>Total Master Community Association</b>			<b>343,587</b>
<b>Total Monthly Assessment per Unit</b>	<b>177.84</b>		