

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

Number of Units: 96

Monthly Per Unit	Annually Per Unit	Total Neighborhood Budget
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Income

Assessment Income	247.00	2,964.00	284,544
Miscellaneous Income	0.03	0.36	35
Bar Code Income	0.76	9.12	876
Screening Income	0.50	6.00	576
Total Income	1.29	15.48	1,486

Community Expenses

Management Fees	13.50	162.00	15,552
Legal Services	2.11	25.32	2,431
Accounting fees	0.15	1.80	173
Insurances	2.31	27.72	2,661
Telephone	0.64	7.68	737
Alarm Monitoring	11.77	141.24	13,559
** Cable TV (+ taxes & fees)	96.00	1,152.00	110,592
Community Newsletter & Website	1.63	19.56	1,878
Printing/Postage/Office Supplies	1.52	18.24	1,751
Management Office Expense	2.40	28.80	2,765
Utilities	0.15	1.80	173
Taxes	0.00	0.00	0
Electrical/Irrigation/Street Lights	0.01	0.12	12
Gas/Oil/Tires	0.06	0.72	69
Landscape Maintenance	9.42	113.04	10,852
Electrical Supplies/Repairs	0.07	0.84	81
Irrigation Repairs	0.16	1.92	184
Maintenance Expense. Supplies & Repairs	0.85	10.20	979
Lake Treatment	1.68	20.16	1,935
Vehicle/Golf Cart Repairs & Maintenance	0.15	1.80	173
Signs Repairs & Replacement	0.14	1.68	161
Tree Trimming	1.26	15.12	1,452
Landscape Annuals/Holiday Lights Entry Features	1.35	16.20	1,555
Outside Services Screenings	0.35	4.20	403
Miscellaneous	0.97	11.64	1,117
Employee Bonus	0.08	0.96	92
Salary & Wages	3.11	37.32	3,583
Security Operation Expenses/Staffing/Vehicles	27.46	329.52	31,634
Bad Debt	3.16	37.92	3,640
Bank Charges	0.04	0.48	46
Tennis Center	1.38	16.56	1,590
Total	183.88	2,206.56	211,830

Neighborhood Expenses

Electric - Irrigation/Street Lights	3.65	43.80	4,205
Repair and Maintenance - Neighborhood	4.18	50.16	4,815
Repair, Maintenance, Utility - Gates, Call Box, Cameras	12.95	155.40	14,918
Tree Trimming	2.49	29.88	2,868
Electrical Supplies / Repairs	0.31	3.72	357
Irrigation Repairs	0.52	6.24	599
Landscape Maintenance	12.22	146.64	14,077
Total	36.32	435.84	41,841

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Reserves			
Paving - PIE	15.37	184.44	17,706
Paving - KGCA	0.90	10.80	1,037
Painting Entrance Walls	0.00	0.00	0
Tennis Center	0.33	3.96	380
Landscape & Tree Improvements - KGCA	0.53	6.36	611
Landscape & Tree Improvements - PIE	4.64	55.68	5,345
Neighborhood Improvement - KGCA	0.36	4.32	415
Neighborhood Improvement - PIE	2.40	28.80	2,765
Irrigation Repairs - PIE	0.00	0.00	0
Storm Cleanup	0.00	0.00	0
Security Improvements	3.56	42.72	4,101
Total	28.09	337.08	32,360

Total Balance			
Total Community Expenses	183.88	2,206.56	#REF!
Total Neighborhood Expenses	36.32	435.84	41,841
Total Reserves	28.09	337.08	32,360
Total	248.29	2,979.48	
Less Income including landscape reimb.	1.29	15.48	
Total Maintenance	247.00	2,964.00	
Total Neighborhood Association			284,544
Total Monthly Assessment per Unit	247.00		