

Keys Gate Community Association Approved Budget

Shores

January 1, 2022 - December 31, 2022

Number of Units: 710

Monthly Per Unit	Annually Per Unit	Total Neighborhood Budget
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**Income**

	Monthly Per Unit	Annually Per Unit	Total Neighborhood Budget
<b>Assessment Income</b>	<b>246.50</b>	<b>2,958.00</b>	<b>2,100,180</b>
Miscellaneous Income	0.03	0.36	256
Remote Income	0.76	9.12	6,475
Screening Income	0.50	6.00	4,260
<b>Total Income</b>	<b>1.29</b>	<b>15.48</b>	<b>10,991</b>

**Community Expenses**

Management Fees	13.50	162.00	115,020
Legal Services	2.11	25.32	17,977
Accounting fees	0.15	1.80	1,278
Insurances	2.31	27.72	19,681
Telephone	0.64	7.68	5,453
Alarm Monitoring	11.77	141.24	100,280
** Cable TV (+ taxes & fees)	96.00	1,152.00	817,920
Community Newsletter & Website	1.63	19.56	13,888
Printing/Postage/Office Supplies	1.52	18.24	12,950
Management Office Expense	2.40	28.80	20,448
Utilities	0.15	1.80	1,278
Taxes	0.00	0.00	0
Electrical/Irrigation/Street Lights	0.01	0.12	85
Gas/Oil/Tires	0.06	0.72	511
Landscape Maintenance	9.42	113.04	80,258
Electrical Supplies/Repairs	0.07	0.84	596
Irrigation Repairs	0.16	1.92	1,363
Maintenance Expense. Supplies & Repairs	0.85	10.20	7,242
Lake Treatment	1.68	20.16	14,314
Vehicle/Golf Cart Repairs & Maintenance	0.15	1.80	1,278
Signs Repairs & Replacement	0.14	1.68	1,193
Tree Trimming	1.26	15.12	10,735
Landscape Annuals/Holiday Lights Entry Features	1.35	16.20	11,502
Outside Services Screenings	0.35	4.20	2,982
Miscellaneous	0.97	11.64	8,264
Employee Bonus	0.08	0.96	682
Salary & Wages	3.11	37.32	26,497
Security Operation Expenses/Staffing/Vehicles	41.42	497.04	352,898
Bad Debt	3.16	37.92	26,923
Bank Charges	0.04	0.48	341
Tennis Center	1.38	16.56	11,758
<b>Total</b>	<b>197.84</b>	<b>2,374.08</b>	<b>1,685,597</b>

**Neighborhood Expenses**

Electric - Irrigation/Street Lights	12.91	154.92	109,993
Repair and Maintenance - Neighborhood	2.25	27.00	19,170
Repair and Maintenance - Gates	1.88	22.56	16,018
Repair and Maintenance - Guardhouse	2.75	33.00	23,430
Tree Trimming	1.41	16.92	12,013
Electrical Supplies & Repairs	0.07	0.84	596
Irrigation Repairs	0.42	5.04	3,578
Landscape Maintenance	10.53	126.36	89,716
<b>Total</b>	<b>32.22</b>	<b>386.64</b>	<b>274,514</b>

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<b>Reserves</b>			
Paving - SH	8.42	101.04	71,738
Paving - KGCA	0.90	10.80	7,668
Painting Entrance Walls	0.00	0.00	0
Tennis Center	0.33	3.96	2,812
Landscape & Tree Improvements - KGCA	0.53	6.36	4,516
Landscape & Tree Improvements - SH	0.47	5.64	4,004
Neighborhood Improvement - KGCA	0.36	4.32	3,067
Neighborhood Improvement - SH	5.74	68.88	48,905
Irrigation Repairs - SH	0.11	1.32	937
Storm Cleanup	0.00	0.00	0
Security Improvements	0.87	10.44	7,412
<b>Total</b>	<b>17.73</b>	<b>212.76</b>	<b>151,060</b>

<b>Total Balance</b>			
Total Community Expenses	197.84	2,374.08	1,685,597
Total Neighborhood Expenses	32.22	386.64	274,514
Total Reserves	17.73	212.76	151,060
<b>Total</b>	<b>247.79</b>	<b>2,973.48</b>	
<b>Less Income</b>	<b>1.29</b>	<b>15.48</b>	
<b>Total Maintenance</b>	<b>246.50</b>	<b>2,958.00</b>	

<b>Total Master Community Association</b>	<b>2,100,180</b>
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<b>Total Monthly Assessment per Unit</b>	<b>246.50</b>
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