

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

Number of Units: 325

| Monthly Per Unit | Annually Per Unit | Total Neighborhood Budget |
|------------------|-------------------|---------------------------|
|------------------|-------------------|---------------------------|

| <b>Income</b>            |               |                 |                  |
|--------------------------|---------------|-----------------|------------------|
| <b>Assessment Income</b> | <b>273.50</b> | <b>3,282.00</b> | <b>1,066,650</b> |
| Miscellaneous Income     | 0.03          | 0.36            | 117              |
| Remote Income            | 0.76          | 9.12            | 2,964            |
| Screening Income         | 0.50          | 6.00            | 1,950            |
| <b>Total Income</b>      | <b>1.29</b>   | <b>15.48</b>    | <b>5,031</b>     |

| <b>Community Expenses</b>                       |               |                 |                |
|---|---------------|-----------------|----------------|
| Management Fees                                 | 13.50         | 162.00          | 52,650         |
| Legal Services                                  | 2.11          | 25.32           | 8,229          |
| Accounting fees                                 | 0.15          | 1.80            | 585            |
| Insurances                                      | 2.31          | 27.72           | 9,009          |
| Telephone                                       | 0.64          | 7.68            | 2,496          |
| Alarm Monitoring                                | 11.77         | 141.24          | 45,903         |
| ** Cable TV (+ taxes & fees)                    | 96.00         | 1,152.00        | 374,400        |
| Community Newsletter & Website                  | 1.63          | 19.56           | 6,357          |
| Printing/Postage/Office Supplies                | 1.52          | 18.24           | 5,928          |
| Management Office Expense                       | 2.40          | 28.80           | 9,360          |
| Utilities                                       | 0.15          | 1.80            | 585            |
| Taxes   | 0.00          | 0.00            | 0              |
| Electrical/Irrigation/Street Lights             | 0.01          | 0.12            | 39             |
| Gas/Oil/Tires                                   | 0.06          | 0.72            | 234            |
| Landscape Maintenance                           | 9.42          | 113.04          | 36,738         |
| Electrical Supplies/Repairs                     | 0.07          | 0.84            | 273            |
| Irrigation Repairs                              | 0.16          | 1.92            | 624            |
| Maintenance Expense. Supplies & Repairs         | 0.85          | 10.20           | 3,315          |
| Lake Treatment                                  | 1.68          | 20.16           | 6,552          |
| Vehicle/Golf Cart Repairs & Maintenance         | 0.15          | 1.80            | 585            |
| Signs Repairs & Replacement                     | 0.14          | 1.68            | 546            |
| Tree Trimming                                   | 1.26          | 15.12           | 4,914          |
| Landscape Annuals/Holiday Lights Entry Features | 1.35          | 16.20           | 5,265          |
| Outside Services Screenings                     | 0.35          | 4.20            | 1,365          |
| Miscellaneous                                   | 0.97          | 11.64           | 3,783          |
| Employee Bonus                                  | 0.08          | 0.96            | 312            |
| Salary & Wages                                  | 3.11          | 37.32           | 12,129         |
| Security Operation Expenses/Staffing/Vehicles   | 43.83         | 525.96          | 170,937        |
| Bad Debt  | 3.16          | 37.92           | 12,324         |
| Bank Charges                                    | 0.04          | 0.48            | 156            |
| Tennis Center                                   | 1.38          | 16.56           | 5,382          |
| <b>Total</b>                                    | <b>200.25</b> | <b>2,403.00</b> | <b>780,975</b> |

| <b>Neighborhood Expenses</b>             |              |               |                |
|--|--------------|---------------|----------------|
| Electric - Irrigation/Street Lights      | 1.54         | 18.48         | 6,006          |
| Repair and Maintenance - Neighborhood    | 5.50         | 66.00         | 21,450         |
| Repair and Maintenance - Gates           | 1.27         | 15.24         | 4,953          |
| Repair and Maintenance - Guardhouse      | 2.60         | 31.20         | 10,140         |
| Tree Trimming                            | 2.57         | 30.84         | 10,023         |
| Electrical Supplies / Repairs            | 1.85         | 22.20         | 7,215          |
| Irrigation Repairs                       | 1.03         | 12.36         | 4,017          |
| Landscape Maintenance                    | 31.31        | 375.72        | 122,109        |
| Pool Security                            | 0.64         | 7.68          | 2,496          |
| Dumpster Repair - TG                     | 0.26         | 3.12          | 1,014          |
| Pool Service                             | 1.73         | 20.76         | 6,747          |
| Pool Repairs & Supplies - TG/AP          | 0.91         | 10.92         | 3,549          |
| Cabana Mainenace. & Supplies - TG/AP     | 3.33         | 39.96         | 12,987         |
| Property and Liability Insurance - TG/AP | 2.28         | 27.36         | 8,892          |
| <b>Total</b>                             | <b>56.82</b> | <b>681.84</b> | <b>221,598</b> |

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| <b>Reserves</b>                             |              |               |               |
|---|--------------|---------------|---------------|
| Paving - TG                                 | 9.44         | 113.28        | 36,816        |
| Paving - KGCA                               | 0.90         | 10.80         | 3,510         |
| Painting Entrance Walls                     | 0.00         | 0.00          | 0             |
| Tennis Center                               | 0.33         | 3.96          | 1,287         |
| Landscape & Tree Improvements - KGCA        | 0.53         | 6.36          | 2,067         |
| Landscape & Tree Improvements - TG          | 2.68         | 32.16         | 10,452        |
| Neighborhood Improvement - KGCA             | 0.36         | 4.32          | 1,404         |
| Neighborhood Improvement - Neighborhood     | 0.27         | 3.24          | 1,053         |
| Irrigation Repairs - TG                     | 0.00         | 0.00          | 0             |
| Security Improvements - TG/AP Cabana        | 0.06         | 0.72          | 234           |
| Security Improvements - Palm Dr Entrance    | 0.35         | 4.20          | 1,365         |
| Security Improvements - Kingman Rd Entrance | 0.18         | 2.16          | 702           |
| Pool Resurfacing                            | 0.82         | 9.84          | 3,198         |
| Cabana Maintenance                          | 0.71         | 8.52          | 2,769         |
| Storm Cleanup                               | 0.00         | 0.00          | 0             |
| Tot Lot & Park                              | 1.09         | 13.08         | 4,251         |
| <b>Total</b>                                | <b>17.72</b> | <b>212.64</b> | <b>69,108</b> |

| <b>Total Balance</b>        |               |                 |         |
|-----------------------------|---------------|-----------------|---------|
| Total Community Expenses    | 200.25        | 2,403.00        | 780,975 |
| Total Neighborhood Expenses | 56.82         | 681.84          | 221,598 |
| Total Reserves              | 17.72         | 212.64          | 69,108  |
| <b>Total</b>                | <b>274.79</b> | <b>3,297.48</b> |         |
| <b>Less Income</b>          | <b>1.29</b>   | <b>15.48</b>    |         |
| <b>Total Maintenance</b>    | <b>273.50</b> | <b>3,282.00</b> |         |

|   |                  |
|---|------------------|
| <b>Total Master Community Association</b> | <b>1,066,650</b> |
|---|------------------|

|  |               |
|--|---------------|
| <b>Total Monthly Assessment per Unit</b> | <b>273.50</b> |
|--|---------------|