

Keys Gate Community Association Approved Budget  
Towns at Seascape  
January 1, 2022 - December 31, 2022

Number of Units: 214

	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>456,693</b>
Miscellaneous Income	0.03	0.36	77
Bar Code Income	0.76	9.12	1,952
Screening Income	0.50	6.00	1,284
<b>Total Income</b>	<b>1.29</b>	<b>15.48</b>	<b>3,313</b>

<b>Community Expenses</b>			
Management Fees	13.50	162.00	34,668
Legal Services	2.11	25.32	5,418
Accounting fees	0.15	1.80	385
Insurances	2.31	27.72	5,932
Telephone	0.64	7.68	1,644
Alarm Monitoring	0.00	0.00	0
** Cable TV (+ taxes & fees)	96.00	1,152.00	246,528
Community Newsletter & Website	1.63	19.56	4,186
Printing/Postage/Office Supplies	1.52	18.24	3,903
Management Office Expense	2.40	28.80	6,163
Utilities	0.15	1.80	385
Taxes	0.00	0.00	0
Electrical/Irrigation/Street Lights	0.01	0.12	26
Gas/Oil/Tires	0.06	0.72	154
Landscape Maintenance	9.42	113.04	24,191
Electrical Supplies/Repairs	0.07	0.84	180
Irrigation Repairs	0.17	2.04	437
Maintenance Expense. Supplies & Repairs	0.85	10.20	2,183
Lake Treatment	1.68	20.16	4,314
Vehicle/Golf Cart Repairs & Maintenance	0.15	1.80	385
Signs Repairs & Replacement	0.14	1.68	360
Tree Trimming	1.26	15.12	3,236
Landscape Annuals/Holiday Lights Entry Features	1.35	16.20	3,467
Outside Services Screenings	0.35	4.20	899
Miscellaneous	0.97	11.64	2,491
Employee Bonus	0.08	0.96	205
Salary & Wages	3.11	37.32	7,986
Security Operation Expenses/Staffing/Vehicles	31.77	381.24	81,585
Bad Debt	3.16	37.92	8,115
Bank Charges	0.04	0.48	103
Tennis Center	1.38	16.56	3,544
<b>Total</b>	<b>176.43</b>	<b>2,117.16</b>	<b>453,072</b>

<b>Reserves</b>			
Painting Entrance Walls	0.00	0.00	0
Paving	0.90	10.80	2,311
Storm Cleanup	0.00	0.00	0
Security Improvement - Palm Gate	0.40	4.80	1,027
Security Improvement - Hibiscus	0.18	2.16	462
Tennis Center	0.33	3.96	847
Landscape & Tree Improvements - KGCA	0.53	6.36	1,361
Neighborhood Improvement - KGCA	0.36	4.32	924
<b>Total</b>	<b>2.70</b>	<b>32.40</b>	<b>6,934</b>

<b>Total Balance</b>			
Total Community Expenses	176.43	2,117.16	453,072
Total Reserves	2.70	32.40	6,934
<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>456,693</b>
<b>Total Monthly Assessment per Unit</b>	<b>177.84</b>		