

Keys Gate Community Association Approved Budget

Augusta Greens

January 1, 2023 - December 31, 2023

Number of Units: 68

	Monthly Per Unit	Annually Per Unit	Total Neighborhood Budget
<b>Income</b>			
<b>Assessment Income</b>	<b>253.50</b>	<b>3,042.00</b>	<b>206,856</b>
Miscellaneous Income	0.03	0.36	24
Bar Code Income	0.76	9.12	620
Screening Income	0.50	6.00	408
<b>Total Income</b>	<b>1.29</b>	<b>15.48</b>	<b>1,053</b>

<b>Community Expenses</b>			
Management Fees	15.45	185.40	12,607
Legal Services	2.11	25.32	1,722
Accounting fees	0.15	1.80	122
Insurances	3.74	44.88	3,052
Telephone	0.55	6.60	449
Alarm Monitoring	11.77	141.24	9,604
** Cable TV (+ taxes & fees)	97.47	1,169.64	79,536
Community Newsletter & Website	1.99	23.88	1,624
Printing/Postage/Office Supplies	1.52	18.24	1,240
Management Office Expense	2.40	28.80	1,958
Utilities	0.17	2.04	139
Taxes	0.07	0.84	57
Electrical/Irrigation/Street Lights	0.01	0.12	8
Gas/Oil/Tires	0.07	0.84	57
Landscape Maintenance	9.97	119.64	8,136
Electrical Supplies/Repairs	0.07	0.84	57
Irrigation Repairs	0.18	2.16	147
Maintenance Expense. Supplies & Repairs	0.85	10.20	694
Lake Treatment	1.68	20.16	1,371
Vehicle/Golf Cart Repairs & Maintenance	0.15	1.80	122
Signs Repairs & Replacement	0.14	1.68	114
Tree Trimming	1.26	15.12	1,028
Landscape Annuals/Holiday Lights Entry Features	1.52	18.24	1,240
Outside Services	0.35	4.20	286
Miscellaneous	0.97	11.64	792
Employee Bonus	0.25	3.00	204
Salary & Wages	3.51	42.12	2,864
Security Operation Expenses/Staffing/Vehicles	30.80	369.60	25,133
Bad Debt	3.16	37.92	2,579
Bank Charges	0.04	0.48	33
Tennis Center	1.50	18.00	1,224
<b>Total</b>	<b>193.87</b>	<b>2,326.44</b>	<b>158,198</b>

<b>Neighborhood Expenses</b>			
Electric - Irrigation/Street Lights	5.91	70.92	4,823
Repair and Maintenance - Neighborhood	6.89	82.68	5,622
Repair and Maintenance - Gates	6.66	79.92	5,435
Repair and Maintenance - Guardhouse	4.07	48.84	3,321
Tree Trimming	4.81	57.72	3,925
Electrical Supplies / Repairs	0.13	1.56	106
Irrigation Repairs	0.86	10.32	702
Landscape Maintenance	12.79	153.48	10,437
<b>Total</b>	<b>42.12</b>	<b>505.44</b>	<b>34,370</b>

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<b>Reserves</b>			
Paving	12.38	148.56	10,102
Paving - KGCA	0.56	6.72	457
Painting Entrance Walls	0.03	0.36	24
Tennis Center	0.67	8.04	547
Landscape & Tree Improvements - Neighborhood	0.46	5.52	375
Landscape & Tree Improvements - KGCA	0.71	8.52	579
Storm Cleanup	0.00	0.00	0
Security Improvements	3.14	37.68	2,562
Neighborhood Improvement - KGCA	0.36	4.32	294
Neighborhood Improvement	0.49	5.88	400
<b>Total</b>	<b>18.80</b>	<b>225.60</b>	<b>15,341</b>

<b>Total Balance</b>			
Total Community Expenses	193.87	2,326.44	158,198
Total Neighborhood Expenses	42.12	505.44	34,370
Total Reserves	18.80	225.60	15,341
<b>Total</b>	<b>254.79</b>	<b>3,057.48</b>	
<b>Less Income</b>	<b>1.29</b>	<b>15.48</b>	
<b>Total Maintenance</b>	<b>253.50</b>	<b>3,042.00</b>	

<b>Total Master Community Association</b>	<b>206,856</b>
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<b>Total Monthly Assessment per Unit</b>	<b>253.50</b>
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