

Keys Gate Community Association Approved Budget  
Arbor Park  
January 1, 2023 - December 31, 2023

Number of Units: 225

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>554.00</b>	<b>6,648.00</b>	<b>1,495,800</b>
Miscellaneous Income	0.03	0.36	81
Bar Code Income	0.76	9.12	2,052
Screening Income	0.50	6.00	1,350
<b>Total Income</b>	<b>1.29</b>	<b>15.48</b>	<b>3,483</b>

**Community Expenses**

Management Fees	15.45	185.40	41,715
Legal Services	2.11	25.32	5,697
Accounting fees	0.15	1.80	405
Insurances	3.74	44.88	10,098
Telephone	0.55	6.60	1,485
Alarm Monitoring	11.77	141.24	31,779
** Cable TV (+ taxes & fees)	97.47	1,169.64	263,169
Community Newsletter & Website	1.99	23.88	5,373
Printing/Postage/Office Supplies	1.52	18.24	4,104
Management Office Expense	2.40	28.80	6,480
Utilities	0.17	2.04	459
Taxes	0.07	0.84	189
Electrical/Irrigation/Street Lights	0.01	0.12	27
Gas/Oil/Tires	0.07	0.84	189
Landscape Maintenance	9.97	119.64	26,919
Electrical Supplies/Repairs	0.07	0.84	189
Irrigation Repairs	0.18	2.16	486
Maintenance Expense. Supplies & Repairs	0.85	10.20	2,295
Lake Treatment	1.68	20.16	4,536
Vehicle/Golf Cart Repairs & Maintenance	0.15	1.80	405
Signs Repairs & Replacement	0.14	1.68	378
Tree Trimming	1.26	15.12	3,402
Landscape Annuals/Holiday Lights Entry Features	1.52	18.24	4,104
Outside Services Screenings	0.35	4.20	945
Miscellaneous	0.97	11.64	2,619
Employee Bonus	0.25	3.00	675
Salary & Wages	3.51	42.12	9,477
Security Operation Expenses/Staffing/Vehicles	53.71	644.52	145,017
Bad Debt	3.16	37.92	8,532
Bank Charges	0.04	0.48	108
Tennis Center	1.50	18.00	4,050
<b>Total</b>	<b>216.78</b>	<b>2,601.36</b>	<b>585,306</b>

**Neighborhood Expenses**

Electric - Irrigation/Street Lights	4.30	51.60	11,610
Repair & Maintenance & Termite Extermination	12.38	148.56	33,426
Repair & Maintenance - Gates	1.27	15.24	3,429
Repair & Maintenance - Guardhouse	2.83	33.96	7,641
Electrical Supplies & Repairs	0.11	1.32	297
Tree Trimming	6.04	72.48	16,308
Irrigation Repairs	0.95	11.40	2,565
Landscape Maintenance	53.24	638.88	143,748
Pool Security TG/AP	0.64	7.68	1,728
Pool Service TG/AP	1.73	20.76	4,671
Pool Repair & Maintenance Supplies	1.27	15.24	3,429
Cabana Maintenance & Supplies TG/AP	3.33	39.96	8,991
Property - Building - Windstorm	171.89	2,062.68	464,103
Property & Liability Insurance TG/AP	3.79	45.48	10,233
<b>Total</b>	<b>263.77</b>	<b>3,165.24</b>	<b>712,179</b>

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<b>Reserves</b>			
Paving - AP	8.87	106.44	23,949
Paving - KGCA	0.56	6.72	1,512
Painting - Building & Termite Retreatment	14.09	169.08	38,043
Painting Entrance Walls	0.03	0.36	81
Roof Replacement	43.24	518.88	116,748
Tennis Center	0.67	8.04	1,809
Landscape & Tree Improvements - KGCA	0.71	8.52	1,917
Landscape & Tree Improvements - AP	2.61	31.32	7,047
Neighborhood Improvement - KGCA	0.36	4.32	972
Neighborhood Improvement - AP	0.53	6.36	1,431
Security Improvements - TG/AP Cabana	0.06	0.72	162
Security Improvements - Palm Dr Entrance	0.12	1.44	324
Security Improvements - Kingman Dr Entrance	0.06	0.72	162
Pool Resurfacing - TG/AP	0.82	9.84	2,214
Cabana Maintenance - TG/AP	0.67	8.04	1,809
Tot Lot & Park - TG/AP	1.09	13.08	2,943
Storm Cleanup	0.00	0.00	0
Irrigation Repairs - AP	0.25	3.00	675
<b>Total</b>	<b>74.74</b>	<b>896.88</b>	<b>201,798</b>

<b>Total Balance</b>			
Total Community Expenses	216.78	2,601.36	585,306
Total Neighborhood Expenses	263.77	3,165.24	712,179
Total Reserves	74.74	896.88	201,798
<b>Total</b>	<b>555.29</b>	<b>6,663.48</b>	<b>1,499,283</b>
<b>Less Income</b>	<b>1.29</b>	<b>15.48</b>	<b>3,483</b>
<b>Total Maintenance</b>	<b>554.00</b>	<b>6,648.00</b>	<b>1,495,800</b>

<b>Total Monthly Assessment per Unit</b>	<b>554.00</b>
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