

Keys Gate Community Association Approved Budget

Center Gate

January 1, 2023 - December 31, 2023

Number of Units: 400

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

Income

| | Monthly Per Unit | Annually Per Unit | Total Neighborhood Budget |
|--------------------------|------------------|-------------------|---------------------------|
| Assessment Income | 331.50 | 3,978.00 | 1,591,200 |
| Miscellaneous Income | 0.03 | 0.36 | 144 |
| Clubhouse Membership | 3.02 | 36.24 | 14,496 |
| RPCH Income | 1.92 | 23.04 | 9,216 |
| Bar Code Income | 0.76 | 9.12 | 3,648 |
| Screening Income | 0.50 | 6.00 | 2,400 |
| Total Income | 6.23 | 74.76 | 29,904 |

Community Expenses

| | | | |
|---|---------------|-----------------|------------------|
| Management Fees | 15.45 | 185.40 | 74,160 |
| Legal Services | 2.11 | 25.32 | 10,128 |
| Accounting fees | 0.15 | 1.80 | 720 |
| Insurances | 3.74 | 44.88 | 17,952 |
| Telephone | 0.55 | 6.60 | 2,640 |
| Alarm Monitoring | 11.77 | 141.24 | 56,496 |
| ** Cable TV (+ taxes & fees) | 97.47 | 1,169.64 | 467,856 |
| Community Newsletter & Website | 1.99 | 23.88 | 9,552 |
| Printing/Postage/Office Supplies | 1.52 | 18.24 | 7,296 |
| Management Office Expense | 2.40 | 28.80 | 11,520 |
| Utilities | 0.17 | 2.04 | 816 |
| Taxes | 0.07 | 0.84 | 336 |
| Electrical/Irrigation/Street Lights | 0.01 | 0.12 | 48 |
| Gas/Oil/Tires | 0.07 | 0.84 | 336 |
| Landscape Maintenance | 9.97 | 119.64 | 47,856 |
| Electrical Supplies/Repairs | 0.07 | 0.84 | 336 |
| Irrigation Repairs | 0.18 | 2.16 | 864 |
| Maintenance Expense. Supplies & Repairs | 0.85 | 10.20 | 4,080 |
| Lake Treatment | 1.68 | 20.16 | 8,064 |
| Vehicle/Golf Cart Repairs & Maintenance | 0.15 | 1.80 | 720 |
| Signs Repairs & Replacement | 0.14 | 1.68 | 672 |
| Tree Trimming | 1.26 | 15.12 | 6,048 |
| Landscape Annuals/Holiday Lights Entry Features | 1.52 | 18.24 | 7,296 |
| Outside Services Screenings | 0.35 | 4.20 | 1,680 |
| Miscellaneous | 0.97 | 11.64 | 4,656 |
| Employee Bonus | 0.25 | 3.00 | 1,200 |
| Salary & Wages | 3.51 | 42.12 | 16,848 |
| Security Operation Expenses/Staffing/Vehicles | 53.70 | 644.40 | 257,760 |
| Bad Debt | 3.16 | 37.92 | 15,168 |
| Bank Charges | 0.04 | 0.48 | 192 |
| Tennis Center | 1.50 | 18.00 | 7,200 |
| Total | 216.77 | 2,601.24 | 1,040,496 |

Neighborhood Expenses

| | | | |
|-------------------------------------|--------------|-----------------|----------------|
| Royal Palm Clubhouse | 56.69 | 680.28 | 272,112 |
| Electric - Irrigation/Street Lights | 0.75 | 9.00 | 3,600 |
| Tree Trimming | 1.87 | 22.44 | 8,976 |
| Electrical Supplies / Repairs | 0.50 | 6.00 | 2,400 |
| Irrigation Repairs | 1.70 | 20.40 | 8,160 |
| Landscape Maintenance | 27.11 | 325.32 | 130,128 |
| Repairs & Maintenance - Gates | 1.27 | 15.24 | 6,096 |
| Repair & Maintenance - Guardhouse | 2.83 | 33.96 | 13,584 |
| Repair & Maintenance - Neighborhood | 3.35 | 40.20 | 16,080 |
| Total | 96.07 | 1,152.84 | 461,136 |

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| Reserves | | | |
|---|--------------|---------------|----------------|
| Paving - CG | 5.40 | 64.80 | 25,920 |
| Paving - KGCA | 0.56 | 6.72 | 2,688 |
| Painting Entrance Walls | 0.03 | 0.36 | 144 |
| Tennis Center | 0.67 | 8.04 | 3,216 |
| Landscape & Tree Improvements - KGCA | 0.71 | 8.52 | 3,408 |
| Landscape & Tree Improvements - CG | 2.98 | 35.76 | 14,304 |
| Neighborhood Improvement - KGCA | 0.36 | 4.32 | 1,728 |
| Neighborhood Improvement - CG | 0.34 | 4.08 | 1,632 |
| Irrigation Repairs - CG | 0.00 | 0.00 | 0 |
| Storm Cleanup | 0.00 | 0.00 | 0 |
| Royal Palm Clubhouse | 13.66 | 163.92 | 65,568 |
| Security Improvements - Palm Dr Entrance | 0.12 | 1.44 | 576 |
| Security Improvements - Kingman Rd Entrance | 0.06 | 0.72 | 288 |
| Total | 24.89 | 298.68 | 119,472 |

| Total Balance | | | |
|---|---------------|-----------------|------------------|
| Total Community Expenses | 216.77 | 2,601.24 | 1,040,496 |
| Total Neighborhood Expenses | 96.07 | 1,152.84 | 461,136 |
| Total Reserves | 24.89 | 298.68 | 119,472 |
| Total | 337.73 | 4,052.76 | |
| Less Income | 6.23 | 74.76 | |
| Total Maintenance | 331.50 | 3,978.00 | |
| Total Master Community Association | | | 1,591,200 |
| Total Monthly Assessment per Unit | 331.50 | | |