

Keys Gate Community Association Approved Budget

Keys Landing

January 1, 2023 - December 31, 2023

Number of Units: 276

Monthly Per Unit	Annually Per Unit	Total Neighborhood Budget
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Income

	Monthly Per Unit	Annually Per Unit	Total Neighborhood Budget
Assessment Income	277.00	3,324.00	917,424
Miscellaneous Income	0.03	0.36	99
Bar Code Income	0.76	9.12	2,517
Screening Income	0.50	6.00	1,656
Total Income	1.29	15.48	4,272

Community Expenses

Management Fees	15.45	185.40	51,170
Legal Services	2.11	25.32	6,988
Accounting fees	0.15	1.80	497
Insurances	3.74	44.88	12,387
Telephone	0.55	6.60	1,822
Alarm Monitoring	11.77	141.24	38,982
** Cable TV (+ taxes & fees)	97.47	1,169.64	322,821
Community Newsletter & Website	1.99	23.88	6,591
Printing/Postage/Office Supplies	1.52	18.24	5,034
Management Office Expense	2.40	28.80	7,949
Utilities	0.17	2.04	563
Taxes	0.07	0.84	232
Electrical/Irrigation/Street Lights	0.01	0.12	33
Gas/Oil/Tires	0.07	0.84	232
Landscape Maintenance	9.97	119.64	33,021
Electrical Supplies/Repairs	0.07	0.84	232
Irrigation Repairs	0.18	2.16	596
Maintenance Expense. Supplies & Repairs	0.85	10.20	2,815
Lake Treatment	1.68	20.16	5,564
Vehicle/Golf Cart Repairs & Maintenance	0.15	1.80	497
Signs Repairs & Replacement	0.14	1.68	464
Tree Trimming	1.26	15.12	4,173
Landscape Annuals/Holiday Lights Entry Features	1.52	18.24	5,034
Outside Services Screenings	0.35	4.20	1,159
Miscellaneous	0.97	11.64	3,213
Employee Bonus	0.25	3.00	828
Salary & Wages	3.51	42.12	11,625
Security Operation Expenses/Staffing/Vehicles	62.99	755.88	208,623
Bad Debt	3.16	37.92	10,466
Bank Charges	0.04	0.48	132
Tennis Center	1.50	18.00	4,968
Total	226.06	2,712.72	748,711

Neighborhood Expenses

Electric - Irrigation/Street Lights	4.83	57.96	15,997
Repair and Maintenance - Neighborhood	3.36	40.32	11,128
Repair and Maintenance - Gates	4.83	57.96	15,997
Repair and Maintenance - Guardhouse	5.30	63.60	17,554
Tree Trimming	4.91	58.92	16,262
Electrical Supplies / Repairs	0.29	3.48	960
Irrigation Repairs	0.18	2.16	596
Landscape Maintenance	8.10	97.20	26,827
Total	31.80	381.60	105,322

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Reserves			
Paving - KL	11.24	134.88	37,227
Paving - KGCA	0.56	6.72	1,855
Painting Entrance Walls	0.03	0.36	99
Tennis Center	0.67	8.04	2,219
Landscape & Tree Improvements - KGCA	0.71	8.52	2,352
Landscape & Tree Improvements - KL	3.10	37.20	10,267
Neighborhood Improvements - KGCA	0.36	4.32	1,192
Neighborhood Improvements - KL	0.70	8.40	2,318
Irrigation Repairs - KL	0.00	0.00	0
Storm Cleanup	0.00	0.00	0
Security Improvements	3.06	36.72	10,135
Total	20.43	245.16	67,664

Total Balance			
Total Community Expenses	226.06	2,712.72	748,711
Total Neighborhood Expenses	31.80	381.60	105,322
Total Reserves	20.43	245.16	67,664
Total	278.29	3,339.48	
Less Income	1.29	15.48	
Total Maintenance	277.00	3,324.00	

Total Master Community Association	917,424
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Total Monthly Assessment per Unit	277.00
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