

Keys Gate Community Association Approved Budget

North Gate

January 1, 2023 - December 31, 2023

Number of Units: 539

Monthly Per Unit	Annually Per Unit	Total Neighborhood Budget
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Income			
Assessment Income	441.50	5,298.00	2,855,622
Miscellaneous Income	0.03	0.36	194
Clubhouse Membership	3.02	36.24	19,533
RPCH Income	1.92	23.04	12,419
Bar Code Income	0.76	9.12	4,916
Screening Income	0.50	6.00	3,234
Total Income	6.23	74.76	40,296

Community Expenses			
Management Fees	15.45	185.40	99,931
Legal Services	2.11	25.32	13,647
Accounting fees	0.15	1.80	970
Insurances	3.74	44.88	24,190
Telephone	0.55	6.60	3,557
Alarm Monitoring	11.77	141.24	76,128
** Cable TV (+ taxes & fees)	97.47	1,169.64	630,436
Community Newsletter & Website	1.99	23.88	12,871
Printing/Postage/Office Supplies	1.52	18.24	9,831
Management Office Expense	2.40	28.80	15,523
Utilities	0.17	2.04	1,100
Taxes	0.07	0.84	453
Electrical/Irrigation/Street Lights	0.01	0.12	65
Gas/Oil/Tires	0.07	0.84	453
Landscape Maintenance	9.97	119.64	64,486
Electrical Supplies/Repairs	0.07	0.84	453
Irrigation Repairs	0.18	2.16	1,164
Maintenance Expense. Supplies & Repairs	0.85	10.20	5,498
Lake Treatment	1.68	20.16	10,866
Vehicle/Golf Cart Repairs & Maintenance	0.15	1.80	970
Signs Repairs & Replacement	0.14	1.68	906
Tree Trimming	1.26	15.12	8,150
Holiday Lights Entry Features	1.52	18.24	9,831
Outside Services Screenings	0.35	4.20	2,264
Miscellaneous	0.97	11.64	6,274
Employee Bonus	0.25	3.00	1,617
Salary & Wages	3.51	42.12	22,703
Security Operation Expenses/Staffing/Vehicles	57.81	693.72	373,915
Bad Debt	3.16	37.92	20,439
Bank Charges	0.04	0.48	259
Tennis Center	1.50	18.00	9,702
Total	220.88	2,650.56	1,428,652

Neighborhood Expenses			
Royal Palm Clubhouse	56.69	680.28	366,671
Electric - Irrigation/Street Lights	3.47	41.64	22,444
Tree Trimming	12.68	152.16	82,014
Electrical Supplies / Repairs	1.40	16.80	9,055
Irrigation Repairs	5.26	63.12	34,022
Landscape Maintenance	96.38	1,156.56	623,386
Repair & Maintenance - Gates	1.30	15.60	8,408
Repair & Maintenance - Guardhouse	2.43	29.16	15,717
Repair & Maintenance - Neighborhood	5.29	63.48	34,216
Signs Repairs & Replacement	0.15	1.80	970
Total	185.05	2,220.60	1,196,903

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Reserves			
Paving - NG	10.16	121.92	65,715
Paving - KGCA	0.56	6.72	3,622
Painting	9.38	112.56	60,670
Painting Entrance Walls	0.03	0.36	194
Tennis Center	0.67	8.04	4,334
Landscape & Tree Improvements - KGCA	0.71	8.52	4,592
Landscape & Tree Improvements - NG	2.09	25.08	13,518
Neighborhood Improvement - KGCA	0.36	4.32	2,328
Neighborhood Improvement - NG	2.28	27.36	14,747
Irrigation Repairs	0.66	7.92	4,269
Storm Cleanup	0.00	0.00	0
Security Improvements	1.24	14.88	8,020
Royal Palm Clubhouse	13.66	163.92	88,353
Total	41.80	501.60	270,362

Total Balance			
Total Community Expenses	220.88	2,650.56	1,428,652
Total Neighborhood Expenses	185.05	2,220.60	1,196,903
Total Reserves	41.80	501.60	270,362
Total	447.73	5,372.76	
Less Income	6.23	74.76	
Total Maintenance	441.50	5,298.00	
Total Neighborhood Association			2,855,622

Total Monthly Assessment per Unit	441.50
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