

Keys Gate Community Association Approved Budget  
Palm Isle Estates  
January 1, 2023 - December 31, 2023

Number of Units: 96

Monthly Per Unit	Annually Per Unit	Total Neighborhood Budget
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**Income**

<b>Assessment Income</b>	<b>257.50</b>	<b>3,090.00</b>	<b>296,640</b>
Miscellaneous Income	0.03	0.36	35
Bar Code Income	0.76	9.12	876
Screening Income	0.50	6.00	576
<b>Total Income</b>	<b>1.29</b>	<b>15.48</b>	<b>1,486</b>

**Community Expenses**

Management Fees	15.45	185.40	17,798
Legal Services	2.11	25.32	2,431
Accounting fees	0.15	1.80	173
Insurances	3.74	44.88	4,308
Telephone	0.55	6.60	634
Alarm Monitoring	11.77	141.24	13,559
** Cable TV (+ taxes & fees)	97.47	1,169.64	112,285
Community Newsletter & Website	1.99	23.88	2,292
Printing/Postage/Office Supplies	1.52	18.24	1,751
Management Office Expense	2.40	28.80	2,765
Utilities	0.17	2.04	196
Taxes	0.07	0.84	81
Electrical/Irrigation/Street Lights	0.01	0.12	12
Gas/Oil/Tires	0.07	0.84	81
Landscape Maintenance	9.97	119.64	11,485
Electrical Supplies/Repairs	0.07	0.84	81
Irrigation Repairs	0.18	2.16	207
Maintenance Expense. Supplies & Repairs	0.85	10.20	979
Lake Treatment	1.68	20.16	1,935
Vehicle/Golf Cart Repairs & Maintenance	0.15	1.80	173
Signs Repairs & Replacement	0.14	1.68	161
Tree Trimming	1.26	15.12	1,452
Landscape Annuals/Holiday Lights Entry Features	1.52	18.24	1,751
Outside Services Screenings	0.35	4.20	403
Miscellaneous	0.97	11.64	1,117
Employee Bonus	0.25	3.00	288
Salary & Wages	3.51	42.12	4,044
Security Operation Expenses/Staffing/Vehicles	29.55	354.60	34,042
Bad Debt	3.16	37.92	3,640
Bank Charges	0.04	0.48	46
Tennis Center	1.50	18.00	1,728
<b>Total</b>	<b>192.62</b>	<b>2,311.44</b>	<b>221,898</b>

**Neighborhood Expenses**

Electric - Irrigation/Street Lights	4.08	48.96	4,700
Repair and Maintenance - Neighborhood	4.03	48.36	4,643
Repair, Maintenance, Utility - Gates, Call Box, Cameras	13.02	156.24	14,999
Tree Trimming	4.17	50.04	4,804
Electrical Supplies / Repairs	0.31	3.72	357
Irrigation Repairs	0.52	6.24	599
Landscape Maintenance	12.53	150.36	14,435
<b>Total</b>	<b>38.66</b>	<b>463.92</b>	<b>44,536</b>

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<b>Reserves</b>			
Paving - PIE	16.49	197.88	18,996
Paving - KGCA	0.56	6.72	645
Painting Entrance Walls	0.03	0.36	35
Tennis Center	0.67	8.04	772
Landscape & Tree Improvements - KGCA	0.71	8.52	818
Landscape & Tree Improvements - PIE	4.64	55.68	5,345
Neighborhood Improvement - KGCA	0.36	4.32	415
Neighborhood Improvement - PIE	2.40	28.80	2,765
Irrigation Repairs - PIE	0.00	0.00	0
Storm Cleanup	0.00	0.00	0
Security Improvements	1.65	19.80	1,901
<b>Total</b>	<b>27.51</b>	<b>330.12</b>	<b>31,692</b>

<b>Total Balance</b>			
Total Community Expenses	192.62	2,311.44	#REF!
Total Neighborhood Expenses	38.66	463.92	44,536
Total Reserves	27.51	330.12	31,692
<b>Total</b>	<b>258.79</b>	<b>3,105.48</b>	
<b>Less Income including landscape reimb.</b>	<b>1.29</b>	<b>15.48</b>	
<b>Total Maintenance</b>	<b>257.50</b>	<b>3,090.00</b>	
<b>Total Neighborhood Association</b>			<b>296,640</b>
<b>Total Monthly Assessment per Unit</b>	<b>257.50</b>		