

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

Number of Units: 306

	Monthly Per Unit	Annually Per Unit	Total Neighborhood Budget
<b>Income</b>			
<b>Assessment Income</b>	<b>190.00</b>	<b>2,280.00</b>	<b>697,680</b>
Miscellaneous Income	0.03	0.36	110
Bar Code Income	0.76	9.12	2,791
Screening Income	0.50	6.00	1,836
<b>Total Income</b>	<b>1.29</b>	<b>15.48</b>	<b>4,737</b>

<b>Community Expenses</b>			
Management Fees	15.45	185.40	56,732
Legal Services	2.11	25.32	7,748
Accounting fees	0.15	1.80	551
Insurances	3.74	44.88	13,733
Telephone	0.55	6.60	2,020
Alarm Monitoring	0.00	0.00	0
** Cable TV (+ taxes & fees)	97.47	1,169.64	357,910
Community Newsletter & Website	1.99	23.88	7,307
Printing/Postage/Office Supplies	1.52	18.24	5,581
Management Office Expense	2.40	28.80	8,813
Utilities	0.17	2.04	624
Taxes	0.07	0.84	257
Electrical/Irrigation/Street Lights	0.01	0.12	37
Gas/Oil/Tires	0.07	0.84	257
Landscape Maintenance	9.97	119.64	36,610
Electrical Supplies/Repairs	0.07	0.84	257
Irrigation Repairs	0.18	2.16	661
Maintenance Expense. Supplies & Repairs	0.85	10.20	3,121
Lake Treatment	1.68	20.16	6,169
Vehicle/Golf Cart Repairs & Maintenance	0.15	1.80	551
Signs Repairs & Replacement	0.14	1.68	514
Tree Trimming	1.26	15.12	4,627
Landscape Annuals/Holiday Lights Entry Features	1.52	18.24	5,581
Outside Services Screenings	0.35	4.20	1,285
Miscellaneous	0.97	11.64	3,562
Employee Bonus	0.25	3.00	918
Salary & Wages	3.51	42.12	12,889
Security Operation Expenses/Staffing/Vehicles	37.49	449.88	137,663
Bad Debt	3.16	37.92	11,604
Bank Charges	0.04	0.48	147
Tennis Center	1.50	18.00	5,508
<b>Total</b>	<b>188.79</b>	<b>2,265.48</b>	<b>693,237</b>

<b>Reserves</b>			
Painting Entrance Walls	0.03	0.36	110
Paving	0.56	6.72	2,056
Storm Cleanup	0.00	0.00	0
Security Improvement - Palm Gate	0.11	1.32	404
Security Improvement - Hibiscus	0.06	0.72	220
Tennis Center	0.67	8.04	2,460
Landscape & Tree Improvements - KGCA	0.71	8.52	2,607
Neighborhood Improvement - KGCA	0.36	4.32	1,322
<b>Total</b>	<b>2.50</b>	<b>30.00</b>	<b>9,180</b>

<b>Total Balance</b>			
Total Community Expenses	188.79	2,265.48	693,237
Total Reserves	2.50	30.00	9,180
<b>Total</b>	<b>191.29</b>	<b>2,295.48</b>	
<b>Less Income</b>	<b>1.29</b>	<b>15.48</b>	
<b>Total Maintenance</b>	<b>190.00</b>	<b>2,280.00</b>	
<b>Total Master Community Association</b>			<b>697,680</b>
<b>Total Monthly Assessment per Unit</b>	<b>190.00</b>		