

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

Number of Units: 325

Monthly Per Unit	Annually Per Unit	Total Neighborhood Budget
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Income			
Assessment Income	293.00	3,516.00	1,142,700
Miscellaneous Income	0.03	0.36	117
Remote Income	0.76	9.12	2,964
Screening Income	0.50	6.00	1,950
Total Income	1.29	15.48	5,031

Community Expenses			
Management Fees	15.45	185.40	60,255
Legal Services	2.11	25.32	8,229
Accounting fees	0.15	1.80	585
Insurances	3.74	44.88	14,586
Telephone	0.55	6.60	2,145
Alarm Monitoring	11.77	141.24	45,903
** Cable TV (+ taxes & fees)	97.47	1,169.64	380,133
Community Newsletter & Website	1.99	23.88	7,761
Printing/Postage/Office Supplies	1.52	18.24	5,928
Management Office Expense	2.40	28.80	9,360
Utilities	0.17	2.04	663
Taxes	0.07	0.84	273
Electrical/Irrigation/Street Lights	0.01	0.12	39
Gas/Oil/Tires	0.07	0.84	273
Landscape Maintenance	9.97	119.64	38,883
Electrical Supplies/Repairs	0.07	0.84	273
Irrigation Repairs	0.18	2.16	702
Maintenance Expense. Supplies & Repairs	0.85	10.20	3,315
Lake Treatment	1.68	20.16	6,552
Vehicle/Golf Cart Repairs & Maintenance	0.15	1.80	585
Signs Repairs & Replacement	0.14	1.68	546
Tree Trimming	1.26	15.12	4,914
Landscape Annuals/Holiday Lights Entry Features	1.52	18.24	5,928
Outside Services Screenings	0.35	4.20	1,365
Miscellaneous	0.97	11.64	3,783
Employee Bonus	0.25	3.00	975
Salary & Wages	3.51	42.12	13,689
Security Operation Expenses/Staffing/Vehicles	53.70	644.40	209,430
Bad Debt	3.16	37.92	12,324
Bank Charges	0.04	0.48	156
Tennis Center	1.50	18.00	5,850
Total	216.77	2,601.24	845,403

Neighborhood Expenses			
Electric - Irrigation/Street Lights	1.69	20.28	6,591
Repair and Maintenance - Neighborhood	5.50	66.00	21,450
Repair and Maintenance - Gates	1.27	15.24	4,953
Repair and Maintenance - Guardhouse	2.83	33.96	11,037
Tree Trimming	2.57	30.84	10,023
Electrical Supplies / Repairs	1.74	20.88	6,786
Irrigation Repairs	0.51	6.12	1,989
Landscape Maintenance	32.56	390.72	126,984
Pool Security	0.64	7.68	2,496
Dumpster Repair - TG	0.26	3.12	1,014
Pool Service	1.73	20.76	6,747
Pool Repairs & Supplies - TG/AP	1.27	15.24	4,953
Cabana Mainenace. & Supplies - TG/AP	3.33	39.96	12,987
Property and Liability Insurance - TG/AP	3.79	45.48	14,781
Total	59.69	716.28	232,791

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Reserves			
Paving - TG	9.74	116.88	37,986
Paving - KGCA	0.56	6.72	2,184
Painting Entrance Walls	0.03	0.36	117
Tennis Center	0.67	8.04	2,613
Landscape & Tree Improvements - KGCA	0.71	8.52	2,769
Landscape & Tree Improvements - TG	2.67	32.04	10,413
Neighborhood Improvement - KGCA	0.36	4.32	1,404
Neighborhood Improvement - Neighborhood	0.27	3.24	1,053
Irrigation Repairs - TG	0.00	0.00	0
Security Improvements - TG/AP Cabana	0.06	0.72	234
Security Improvements - Palm Dr Entrance	0.12	1.44	468
Security Improvements - Kingman Rd Entrance	0.06	0.72	234
Pool Resurfacing	0.82	9.84	3,198
Cabana Maintenance	0.67	8.04	2,613
Storm Cleanup	0.00	0.00	0
Tot Lot & Park	1.09	13.08	4,251
Total	17.83	213.96	69,537

Total Balance			
Total Community Expenses	216.77	2,601.24	845,403
Total Neighborhood Expenses	59.69	716.28	232,791
Total Reserves	17.83	213.96	69,537
Total	294.29	3,531.48	
Less Income	1.29	15.48	
Total Maintenance	293.00	3,516.00	

Total Master Community Association	1,142,700
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Total Monthly Assessment per Unit	293.00
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