

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

Number of Units: 214	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>487,920</b>
Miscellaneous Income	0.03	0.36	77
Bar Code Income	0.76	9.12	1,952
Screening Income	0.50	6.00	1,284
<b>Total Income</b>	<b>1.29</b>	<b>15.48</b>	<b>3,313</b>

<b>Community Expenses</b>			
Management Fees	15.45	185.40	39,676
Legal Services	2.11	25.32	5,418
Accounting fees	0.15	1.80	385
Insurances	3.74	44.88	9,604
Telephone	0.55	6.60	1,412
Alarm Monitoring	0.00	0.00	0
** Cable TV (+ taxes & fees)	97.47	1,169.64	250,303
Community Newsletter & Website	1.99	23.88	5,110
Printing/Postage/Office Supplies	1.52	18.24	3,903
Management Office Expense	2.40	28.80	6,163
Utilities	0.17	2.04	437
Taxes	0.07	0.84	180
Electrical/Irrigation/Street Lights	0.01	0.12	26
Gas/Oil/Tires	0.07	0.84	180
Landscape Maintenance	9.97	119.64	25,603
Electrical Supplies/Repairs	0.07	0.84	180
Irrigation Repairs	0.18	2.16	462
Maintenance Expense. Supplies & Repairs	0.85	10.20	2,183
Lake Treatment	1.68	20.16	4,314
Vehicle/Golf Cart Repairs & Maintenance	0.15	1.80	385
Signs Repairs & Replacement	0.14	1.68	360
Tree Trimming	1.26	15.12	3,236
Landscape Annuals/Holiday Lights Entry Features	1.52	18.24	3,903
Outside Services Screenings	0.35	4.20	899
Miscellaneous	0.97	11.64	2,491
Employee Bonus	0.25	3.00	642
Salary & Wages	3.51	42.12	9,014
Security Operation Expenses/Staffing/Vehicles	37.49	449.88	96,274
Bad Debt	3.16	37.92	8,115
Bank Charges	0.04	0.48	103
Tennis Center	1.50	18.00	3,852
<b>Total</b>	<b>188.79</b>	<b>2,265.48</b>	<b>484,813</b>

<b>Reserves</b>			
Painting Entrance Walls	0.03	0.36	77
Paving	0.56	6.72	1,438
Storm Cleanup	0.00	0.00	0
Security Improvement - Palm Gate	0.11	1.32	282
Security Improvement - Hibiscus	0.06	0.72	154
Tennis Center	0.67	8.04	1,721
Landscape & Tree Improvements - KGCA	0.71	8.52	1,823
Neighborhood Improvement - KGCA	0.36	4.32	924
<b>Total</b>	<b>2.50</b>	<b>30.00</b>	<b>6,420</b>

<b>Total Balance</b>			
Total Community Expenses	188.79	2,265.48	484,813
Total Reserves	2.50	30.00	6,420
<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>487,920</b>
<b>Total Monthly Assessment per Unit</b>	<b>190.00</b>		