

Keys Gate Community Association Approved Budget

North Gate

January 1, 2022 - December 31, 2022

Number of Units: 539

Monthly Per Unit	Annually Per Unit	Total Neighborhood Budget
------------------	-------------------	---------------------------

Income			
Assessment Income	410.00	4,920.00	2,651,880
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	13.50	162.00	87,318
Legal Services	2.11	25.32	13,647
Accounting fees	0.15	1.80	970
Insurances	2.31	27.72	14,941
Telephone	0.64	7.68	4,140
Alarm Monitoring	11.77	141.24	76,128
** Cable TV (+ taxes & fees)	96.00	1,152.00	620,928
Community Newsletter & Website	1.63	19.56	10,543
Printing/Postage/Office Supplies	1.52	18.24	9,831
Management Office Expense	2.40	28.80	15,523
Utilities	0.15	1.80	970
Taxes	0.00	0.00	0
Electrical/Irrigation/Street Lights	0.01	0.12	65
Gas/Oil/Tires	0.06	0.72	388
Landscape Maintenance	9.42	113.04	60,929
Electrical Supplies/Repairs	0.07	0.84	453
Irrigation Repairs	0.16	1.92	1,035
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	1.35	16.20	8,732
Outside Services Screenings	0.35	4.20	2,264
Miscellaneous	0.97	11.64	6,274
Employee Bonus	0.08	0.96	517
Salary & Wages	3.11	37.32	20,115
Security Operation Expenses/Staffing/Vehicles	47.62	571.44	308,006
Bad Debt	3.16	37.92	20,439
Bank Charges	0.04	0.48	259
Tennis Center	1.38	16.56	8,926
Total	204.04	2,448.48	1,319,731

Neighborhood Expenses			
Royal Palm Clubhouse	49.96	599.52	323,141
Electric - Irrigation/Street Lights	3.47	41.64	22,444
Tree Trimming	12.68	152.16	82,014
Electrical Supplies / Repairs	1.28	15.36	8,279
Irrigation Repairs	5.26	63.12	34,022
Landscape Maintenance	93.57	1,122.84	605,211
Repair & Maintenance - Gates	1.30	15.60	8,408
Repair & Maintenance - Guardhouse	1.60	19.20	10,349
Repair & Maintenance - Neighborhood	5.29	63.48	34,216
Signs Repairs & Replacement	0.15	1.80	970
Total	174.56	2,094.72	1,129,054

Keys Gate Community Association Approved Budget
 North Gate
 January 1, 2022 - December 31, 2022

Reserves			
Paving - NG	10.36	124.32	67,008
Paving - KGCA	0.90	10.80	5,821
Painting	8.94	107.28	57,824
Painting Entrance Walls	0.00	0.00	0
Tennis Center	0.33	3.96	2,134
Landscape & Tree Improvements - KGCA	0.53	6.36	3,428
Landscape & Tree Improvements - NG	0.45	5.40	2,911
Neighborhood Improvement - KGCA	0.36	4.32	2,328
Neighborhood Improvement - NG	2.27	27.24	14,682
Irrigation Repairs	0.56	6.72	3,622
Storm Cleanup	0.00	0.00	0
Security Improvements	1.24	14.88	8,020
Royal Palm Clubhouse	11.69	140.28	75,611
Total	37.63	451.56	243,391

Total Balance			
Total Community Expenses	204.04	2,448.48	1,319,731
Total Neighborhood Expenses	174.56	2,094.72	1,129,054
Total Reserves	37.63	451.56	243,391
Total	416.23	4,994.76	
Less Income	6.23	74.76	
Total Maintenance	410.00	4,920.00	
Total Neighborhood Association			2,651,880

Total Monthly Assessment per Unit	410.00
--	---------------