

Keys Gate Community Association Approved Budget

Towns at Seascape

January 1, 2025 - December 31, 2025

Number of Units: 214

	Monthly Per Unit	Annually Per Unit	Total Neighborhood Budget
Income			
Assessment Income	182.00	2,184.00	467,376
Miscellaneous Income	2.00	24.00	5,136
Bar Code Income	0.76	9.12	1,952
Screening Income	0.50	6.00	1,284
Total Income	3.26	39.12	8,372

Community Expenses			
Management Fees	15.75	189.00	40,446
Legal Services	2.53	30.36	6,497
Accounting fees	0.25	3.00	642
Insurances	7.30	87.60	18,746
Telephone	0.63	7.56	1,618
Alarm Monitoring	0.00	0.00	0
** Cable TV (+ taxes & fees)	82.86	994.32	212,784
Community Newsletter & Website	2.15	25.80	5,521
Printing/Postage/Office Supplies	1.60	19.20	4,109
Management Office Expense	2.53	30.36	6,497
Utilities	0.18	2.16	462
Taxes	0.21	2.52	539
Electrical/Irrigation/Street Lights	0.01	0.12	26
Gas/Oil/Tires	0.70	8.40	1,798
Landscape Maintenance	10.24	122.88	26,296
Electrical Supplies/Repairs	0.13	1.56	334
Irrigation Repairs	0.18	2.16	462
Maintenance Expense. Supplies & Repairs	0.76	9.12	1,952
Lake Treatment	1.14	13.68	2,928
Vehicle/Golf Cart Repairs & Maintenance	0.18	2.16	462
Signs Repairs & Replacement	0.08	0.96	205
Tree Trimming	1.35	16.20	3,467
Landscape Annuals/Holiday Lights Entry Features	2.04	24.48	5,239
Outside Services Screenings	0.35	4.20	899
Miscellaneous/Master Events	1.23	14.76	3,159
Employee Bonus	0.57	6.84	1,464
Salary & Wages	4.85	58.20	12,455
Security Operation Expenses/Staffing/Vehicles	35.85	430.20	92,063
Bad Debt	3.16	37.92	8,115
Bank Charges	0.04	0.48	103
Tennis Center	1.58	18.96	4,057
Total	180.43	2,165.16	463,344

Reserves			
Painting Entrance Walls	0.14	1.68	360
Paving	1.05	12.60	2,696
Storm Cleanup	0.00	0.00	0
Security Improvement - Palm Gate - Perimeter	1.47	17.64	3,775
Security Improvement - Hibiscus	0.06	0.72	154
Tennis Center	0.65	7.80	1,669
Landscape & Tree Improvements - KGCA	1.10	13.20	2,825
Neighborhood Improvement - KGCA	0.36	4.32	924
Total	4.83	57.96	12,403

Total Balance			
Total Community Expenses	180.43	2,165.16	463,344
Total Reserves	4.83	57.96	12,403
Total	185.26	2,223.12	
Less Income	3.26	39.12	
Total Maintenance	182.00	2,184.00	
Total Master Community Association			467,376
Total Monthly Assessment per Unit	182.00		