

Keys Gate Community Association Approved Budget
Palm Cove
January 1, 2026 - December 31, 2026

Number of Units: 161	Monthly Per Unit	Annually Per Unit	Total Neighborhood Budget
Income			
Assessment Income	180.22	2,162.64	529,847
Miscellaneous Income	2.26	27.12	6,644
Bar Code Income	0.67	8.04	1,970
Screening Income	1.00	12.00	2,940
Total Income	3.93	47.16	11,554
Community Expenses			
Management Fees	16.10	193.20	47,334
Legal Services	3.16	37.92	9,290
Accounting fees	0.25	3.00	735
Insurances	7.24	86.88	21,286
Telephone	0.55	6.60	1,617
Alarm Monitoring	0.00	0.00	0
** Cable TV (+ taxes & fees)	89.76	1,077.12	263,894
Community Newsletter & Website	2.15	25.80	6,321
Printing/Postage/Office Supplies	1.60	19.20	4,704
Management Office Expense	2.80	33.60	8,232
Utilities	0.18	2.16	529
Taxes	0.21	2.52	617
Electrical/Irrigation/Street Lights	0.13	1.56	382
Gas/Oil/Tires	0.07	0.84	206
Landscape Maintenance	8.06	96.72	23,696
Electrical Supplies/Repairs	0.13	1.56	382
Irrigation Repairs	0.18	2.16	529
Maintenance Expense. Supplies & Repairs	0.76	9.12	2,234
Lake Treatment	1.14	13.68	3,352
Vehicle/Golf Cart Repairs & Maintenance	0.13	1.56	382
Signs Repairs & Replacement	0.05	0.60	147
Tree Trimming	0.65	7.80	1,911
Landscape Annuals/Holiday Lights Entry Features	2.04	24.48	5,998
Outside Services Screenings	0.35	4.20	1,029
Miscellaneous/Master Events	1.23	14.76	3,616
Employee Bonus	0.57	6.84	1,676
Salary & Wages	4.25	51.00	12,495
Security Operation Expenses/Staffing/Vehicles	36.67	440.04	107,810
Bad Debt	2.16	25.92	6,350
Bank Charges	0.04	0.48	118
Tennis Center	1.58	18.96	4,645
Total	184.19	2,210.28	541,519
Reserves			
Painting Entrance Walls	0.14	1.68	412
Paving	1.30	15.60	3,822
Storm Cleanup	0.00	0.00	0
Security Improvement - Palm Gate	1.47	17.64	4,322
Security Improvement - Hibiscus	0.06	0.72	176
Tennis Center	0.65	7.80	1,911
Landscape & Tree Improvements - KGCA	1.10	13.20	3,234
Neighborhood Improvement - KGCA	0.35	4.20	1,029
Total	5.07	60.84	14,906
Total Balance			
Total Community Expenses	184.19	2,210.28	541,519
Total Reserves	5.07	60.84	14,906
Total	189.26	2,271.12	
Less Members Equity	5.11	61.32	
Less Income	3.93	47.16	
Total Maintenance	180.22	2,162.64	
Total Master Community Association			348,185
Total Monthly Assessment per Unit	180.22		