

**Keyway Place Homeowners Association, Inc.**  
**Proposed Budget**  
**January 1, 2021 - December 31, 2021**

	2020 Approved Budget	2021 Proposed Budget
<b>INCOME</b>		
6200 · Maintenance Assessment	185,500.00	199,501.00
6210 · Reserve Assessment	17,500.00	17,500.00
6240 · Late Fees/Fin Chg	0.00	0.00
6250 · Interest	0.00	0.00
6300 · Capital Contribution	0.00	0.00
<b>Total Income</b>	<b>203,000.00</b>	<b>217,001.00</b>
<b>EXPENSE</b>		
<b>Administrative</b>		
7100 · Insurance	6,553.08	7,354.00
7150 · Legal	3,000.00	3,750.00
7170 · Tax Prep & Financial Reporting	200.00	1,150.00
7180 · Membership Fees	350.00	350.00
7200 · Management Fees	9,765.00	12,000.00
7250 · Office Supplies	250.00	500.00
7255 · Website	600.00	600.00
7260 · Postage	550.00	300.00
7265 · Printing & Copying	650.00	400.00
7270 · Misc Administrative	360.00	400.00
<b>Total Administrative</b>	<b>22,278.08</b>	<b>26,804.00</b>
<b>Grounds</b>		
8005 · Landscape Maintenance	85,297.92	99,396.00
8008 · Sod & Trees	8,000.00	10,000.00
8020 · Irrigation Repairs	10,000.00	6,000.00
8025 · Mulch/Annuals	15,500.00	14,000.00
8030 · Pond Maintenance/Monitoring	3,384.00	3,000.00
8040 · Entry Maintenance/Repairs	350.00	1,000.00
8045 · Cabana Building Maintenance	2,500.00	1,481.00
8050 · Recreation Maintenance/Supplies	800.00	850.00
8055 · Pool Maintenance	4,200.00	4,450.00
8060 · Pool Repairs	4,000.00	4,000.00
8065 · Janitorial	3,190.00	3,350.00
8070 · Gate Maintenance	2,000.00	1,500.00
8085 · Misc. Maintenance	1,500.00	2,000.00
<b>Total Grounds</b>	<b>140,721.92</b>	<b>151,027.00</b>
<b>Utilities</b>		
8620 · Electricity	9,000.00	9,500.00
8630 · Streetlights	9,500.00	9,500.00
8675 · Telephone	550.00	670.00
8700 · Water & Sewer	3,500.00	2,000.00
<b>Total Utilities</b>	<b>22,550.00</b>	<b>21,670.00</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>185,550.00</b>	<b>199,501.00</b>
<b>Reserves/Cap</b>		
9970 · Reserves- General	17,500.00	17,500.00
9980 · Capital Contributions	0.00	0.00
<b>Total Res/Cap</b>	<b>17,500.00</b>	<b>17,500.00</b>
<b>TOTAL EXPENSES AND RESERVES</b>	<b>203,050.00</b>	<b>217,001.00</b>

Total Homes 70  
Assessment Paid Quarterly 4  
2021 Assessment per home \$ 775.00