

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

Number of Units: 146

Monthly Per Unit	Annually Per Unit	Total Community Budget
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**Income**

<b>Assessment Income</b>	<b>326.50</b>	<b>3,918.00</b>	<b>572,028</b>
Miscellaneous Income	0.03	0.36	53
Bar Code Income	0.76	9.12	1,332
Screening Income	0.50	6.00	876
<b>Total Income</b>	<b>1.29</b>	<b>15.48</b>	<b>2,260</b>

**Community Expenses**

Management Fees	13.50	162.00	23,652
Legal Services	2.11	25.32	3,697
Accounting fees	0.15	1.80	263
Insurances	2.31	27.72	4,047
Telephone	0.64	7.68	1,121
Alarm Monitoring	11.77	141.24	20,621
** Cable TV (+ taxes & fees)	96.00	1,152.00	168,192
Community Newsletter & Website	1.63	19.56	2,856
Printing/Postage/Office Supplies	1.52	18.24	2,663
Management Office Expense	2.40	28.80	4,205
Utilities	0.15	1.80	263
Taxes	0.00	0.00	0
Electrical/Irrigation/Street Lights	0.01	0.12	18
Gas/Oil/Tires	0.06	0.72	105
Landscape Maintenance	9.42	113.04	16,504
Electrical Supplies/Repairs	0.07	0.84	123
Irrigation Repairs	0.16	1.92	280
Maintenance Expense. Supplies & Repairs	0.85	10.20	1,489
Lake Treatment	1.68	20.16	2,943
Vehicle/Golf Cart Repairs & Maintenance	0.15	1.80	263
Signs Repairs & Replacement	0.14	1.68	245
Tree Trimming	1.26	15.12	2,208
Landscape Annuals/Holiday Lights Entry Features	1.35	16.20	2,365
Outside Services Screenings	0.35	4.20	613
Miscellaneous	0.97	11.64	1,699
Employee Bonus	0.08	0.96	140
Salary & Wages	3.11	37.32	5,449
Security Operation Expenses/Staffing/Vehicles	28.75	345.00	50,370
Bad Debt	3.16	37.92	5,536
Bank Charges	0.04	0.48	70
Tennis Center	1.38	16.56	2,418
<b>Total</b>	<b>185.17</b>	<b>2,222.04</b>	<b>324,418</b>

**Neighborhood Expenses**

Electric - Irrigation/Street Lights	10.53	126.36	18,449
Repair and Maintenance - Neighborhood	6.97	83.64	12,211
Repair, Maintenance, Utility -Gates, Call box, Cameras	7.59	91.08	13,298
Irrigation Repairs	0.80	9.60	1,402
Landscape Maintenance	49.79	597.48	87,232
Tree Trimming	4.11	49.32	7,201
Pool Service	2.16	25.92	3,784
Pool Repairs & Supplies	0.68	8.16	1,191
Cabana Maintenance, Utility & Supplies	4.71	56.52	8,252
Pool/cabana Property, Liability & Wind Insurance	3.58	42.96	6,272
<b>Total</b>	<b>90.92</b>	<b>1,091.04</b>	<b>159,292</b>

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<b>Reserves</b>			
Paving - Cali Greens	4.01	48.12	7,026
Paving - KGCA	0.90	10.80	1,577
Painting - Building	7.92	95.04	13,876
Painting Entrance Walls	0.00	0.00	0
Roof Replacement	25.54	306.48	44,746
Tennis Center	0.33	3.96	578
Landscape & Tree Improvements - KGCA	0.53	6.36	929
Landscape & Tree Improvements - Cali Greens	4.65	55.80	8,147
Neighborhood Improvement - KGCA	0.36	4.32	631
Neighborhood Improvement - Cali Greens	4.58	54.96	8,024
Security Improvements	1.59	19.08	2,786
Pool Resurfacing	0.00	0.00	0
Cabana Maintenance	0.99	11.88	1,734
Storm Cleanup	0.00	0.00	0
Irrigation Repairs - Cali Greens	0.30	3.60	526
<b>Total</b>	<b>51.70</b>	<b>620.40</b>	<b>90,578</b>

<b>Total Balance</b>			
Total Community Expenses	185.17	2,222.04	324,418
Total Neighborhood Expenses	90.92	1,091.04	159,292
Total Reserves	51.70	620.40	90,578
<b>Total</b>	<b>327.79</b>	<b>3,933.48</b>	
<b>Less Income</b>	<b>1.29</b>	<b>15.48</b>	
<b>Total Maintenance</b>	<b>326.50</b>	<b>3,918.00</b>	

<b>Total Master Community Association</b>	<b>572,028</b>
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<b>Total Monthly Assessment per Unit</b>	<b>326.50</b>
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