

Keys Gate Community Association Approved Budget
Cali Greens
January 1, 2023 - December 31, 2023

Number of Units: 146

Monthly Per Unit	Annually Per Unit	Total Community Budget
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Income			
Assessment Income	355.50	4,266.00	622,836
Miscellaneous Income	0.03	0.36	53
Bar Code Income	0.76	9.12	1,332
Screening Income	0.50	6.00	876
Total Income	1.29	15.48	2,260

Community Expenses			
Management Fees	15.45	185.40	27,068
Legal Services	2.11	25.32	3,697
Accounting fees	0.15	1.80	263
Insurances	3.74	44.88	6,552
Telephone	0.55	6.60	964
Alarm Monitoring	11.77	141.24	20,621
** Cable TV (+ taxes & fees)	97.47	1,169.64	170,767
Community Newsletter & Website	1.99	23.88	3,486
Printing/Postage/Office Supplies	1.52	18.24	2,663
Management Office Expense	2.40	28.80	4,205
Utilities	0.17	2.04	298
Taxes	0.07	0.84	123
Electrical/Irrigation/Street Lights	0.01	0.12	18
Gas/Oil/Tires	0.07	0.84	123
Landscape Maintenance	9.97	119.64	17,467
Electrical Supplies/Repairs	0.07	0.84	123
Irrigation Repairs	0.18	2.16	315
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	1.52	18.24	2,663
Outside Services Screenings	0.35	4.20	613
Miscellaneous	0.97	11.64	1,699
Employee Bonus	0.25	3.00	438
Salary & Wages	3.51	42.12	6,150
Security Operation Expenses/Staffing/Vehicles	30.80	369.60	53,962
Bad Debt	3.16	37.92	5,536
Bank Charges	0.04	0.48	70
Tennis Center	1.50	18.00	2,628
Total	193.87	2,326.44	339,660

Neighborhood Expenses			
Electric - Irrigation/Street Lights	12.21	146.52	21,392
Repair and Maintenance - Neighborhood	9.12	109.44	15,978
Repair, Maintenance, Utility -Gates, Call box, Cameras	7.49	89.88	13,122
Irrigation Repairs	0.80	9.60	1,402
Landscape Maintenance	51.28	615.36	89,843
Tree Trimming	11.99	143.88	21,006
Pool Service	2.16	25.92	3,784
Pool Repairs & Supplies	1.10	13.20	1,927
Cabana Maintenance, Utility & Supplies	4.71	56.52	8,252
Pool/cabana Property, Liability & Wind Insurance	5.95	71.40	10,424
Total	106.81	1,281.72	187,131

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Reserves			
Paving - Cali Greens	4.17	50.04	7,306
Paving - KGCA	0.56	6.72	981
Painting - Building	7.92	95.04	13,876
Painting Entrance Walls	0.03	0.36	53
Roof Replacement	25.54	306.48	44,746
Tennis Center	0.67	8.04	1,174
Landscape & Tree Improvements - KGCA	0.71	8.52	1,244
Landscape & Tree Improvements - Cali Greens	6.49	77.88	11,370
Neighborhood Improvement - KGCA	0.36	4.32	631
Neighborhood Improvement - Cali Greens	5.33	63.96	9,338
Security Improvements	2.80	33.60	4,906
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	0.54	6.48	946
Total	56.11	673.32	98,305

Total Balance			
Total Community Expenses	193.87	2,326.44	339,660
Total Neighborhood Expenses	106.81	1,281.72	187,131
Total Reserves	56.11	673.32	98,305
Total	356.79	4,281.48	
Less Income	1.29	15.48	
Total Maintenance	355.50	4,266.00	

Total Master Community Association	622,836
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Total Monthly Assessment per Unit	355.50
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