



ANNUAL DISCLOSURE 2024-202 (Civil Code § 5300)

ANNUAL POLICY STATEMENT Civil Code § 5310) Designated Recipient or each parcel owner will receive the statement pursuant to Section 4035. PMI-Oakland Property Management emails/mailed Right to Notice to Two Addresses established in Form 4041. General Notice Location is the Keys Club, 12980 Lakeland Street, CLO, CA 95423 and the POA webpage www.keyspoa.com.. Contact PMI Oakland, Owner Stephen Ajani, p: 901-229-2221 w: pmioakland.com for more information. PMI-Oakland Property Management handles assessments, liens, demand statements, etc. Rules Enforcement Policy is on the POA webpage, Dispute Resolution Procedures. PMI Oakland. Assessment payments can be made on the PMI Oakland Portal or mailed

Mail to; PO BOX 1329 Clearlake Oaks, CA 95423,

2025 KEYS POA BUDGET

	INCOME	PROJECTED	TOTAL
ABATEMENT VIOLATION FINES	\$400.00	\$400.00	
ARCH REVIEW FEES	\$400.00	\$400.00	
ASSESSMENTS: Current (\$144 per year)		\$115,200.00	Prior Years \$2,000.00
TOTAL ASSESSMENTS			\$117,200.00
CHARGES ON PAST DUE ASSESSMENTS: \$2,800.00			
Late Fees Paid	\$1,500.00,	Interest on Late Charges	\$1,300.00
<u>OTHER INCOME FROM PMI \$1,190.00</u>			
Document Recording Fee	\$1.00,	Lien Release Fee	\$1.00, NSF Fee Income
Delinquent Fee Income	\$505.00,	Collection Admin Fee Income	\$15.00, Reminder Fee
Delinquent Interest Income	\$655.00		
CONTRIBUTIONS/DONATIONS: \$1,000.00			
General Fund	\$500.00,	Channel Improvement Fund	\$400.00 Algae Fund
			\$100.00
INTEREST INCOME: Checking & State Bank	\$17.00	MM - BMO	\$1.00

Browning Reserve (est) \$2,983.00 Money Market - West America \$40.00

TOTAL INTEREST INCOME \$3,041.00

TOTAL INCOME PROJECTED \$125,841.00

EXPENSES PROJECTED

ABATEMENT \$7,700.00

ACTIVITIES \$100.00

AWARDS \$1.00

BANKING: Bank Acct Charges \$150.00

EMERGENCY PREPAREDNESS/DISASTER: \$ 2,201.00

Security - Cameras \$2,000.00 , Education & Events \$1.00, Flood Related \$200.00

FLEET (HARVESTER/SPRAY BARGES): \$27,650.00

Channel Debris Removal (incl flotsam docks) \$3,000.00, Channel Maintenance \$13,000.00, Algae Booms and lights \$8,000.00, Fuel/Oil \$1,000.00, Harvester Lot Improvements \$150.00, Parts/Repairs \$2,500.00

HWY 20 LOT: Abatement \$150.00

INSURANCES: \$23,051.00

Property \$150.00 General Liability \$13,800.00

Inland Marine \$520.00 Crime \$244.00

Harvester & Spray Barges x 3 \$345.00 Dump Trailer \$345.00

Umbrella \$1,725.00 Volunteer Accident Medical \$690.00

D&O Liability (incl Cyber) \$4,025.00 Hays Commission \$632.00

HWY 20 Ramp Easement \$575.00

OFFICE: \$2,758.00

Education \$1.00, ZOOM \$157.00, Election (Postage & Printing) \$400.00, Equipment (non-asset) \$100.00, Wix & Go daddy \$500.00, PO Box (Annual) \$350.00, Postage \$850.00, Supplies (paper, Ink, Misc) \$200.00, Keys Club \$180.00

PERMITS & REGISTRATION FEES: \$1,656.00

Lake County Primrose Removal Permit (Hand) \$300.00, Lake County Primrose Spraying Permit \$1,000.00, Fish & Wildlife Permit \$1.00, Harvester (DMV) \$130.00, Trailers (DMV) \$50.00, Spray Barges (DMV) & Mussel Stickers \$175.00.

PROFESSIONAL SERVICES: \$49,286.00

Accountant \$360.00, PMI Additional Service or CPA \$7,000.00, Attorney \$3,000.00, CC&R Revisions, \$20,000.00, Notary \$70.00

Property Management \$18,000.00 \$1,300 X 12 = \$15,600 plus printing, postage, etc.

PMI Operating Expense Bank Charges \$6.00, Reserve Study \$400.00, Tax Prep. \$450.00

TAXES: \$437.00

Property Tax - Hwy 20 Lot \$400.00, Unsecured \$1.00, Federal \$1.00, State \$35.00

TRAILER: \$200.00

TOTAL EXPENSES \$125,841.00

NET INCOME \$0.00

BROWNING RESERVE (Equip Replacement) \$7,518.00 \$7,518.00

TRANSFER BROWNING RESERVE INTEREST \$2,983.00 \$2,983.00

2025 RESERVE FUNDS- INFORMATION ONLY - NOT PART OF 2025 BUDGET

NOV. 12, 2024 JAN. 1, 2025

KEYS CHANNEL IMPROVEMENT FUND \$49,709.00

\$55,990.00 ALGAE FUND \$ 6,281.00 *Algae*

Fund closed on 11/12/2024 and combined with new Keys Channel Improvement Fund

BROWNING EQUIPMENT FUND \$147,384.00 \$155,888.00

TOTALS FOR RESERVE FUNDS \$203,374.00 \$211,878.00 * add in

December 2025 \$10,501.00

NOTE: These funds are restricted by law in how they are used and are not part of the annual budget.