

2018 Kendall Yards- Main Association

	Cost per Month	Times per Year	# of homes	2017 Budget	2017 Actuals	2018 Budget	
INCOME:							
5010	Dues: Master HOA	\$ 90.00	12	218	\$ 203,520.00	\$ 196,204.80	\$ 235,440.00
5011	Dues: Elm Apartments	\$ 13.50	12	24	\$	\$ 576.00	\$ 3,888.00
5011	Dues: Highline West Apartments	\$ 13.50	12	50	\$ 7,200.00	\$ 7,200.00	\$ 8,100.00
	Developer Contribution						\$ 20,000.00
Total Homeowner Assessment:				\$ 210,720.00	\$ 203,980.80	\$ 267,428.00	

5014	Transfer Fee				\$ -	\$ (200.00)	\$ -
5020	Late Charges				\$ -	\$ 425.00	\$ -
5021	Late Interest				\$ -	\$ 49.24	\$ -
5025	NFS Income						
5032	Lien Income				\$ -		\$ -
5045	Initiation Fees	\$ 50.00		11	\$ 1,400.00	\$ 700.00	\$ 550.00
5050	Interest Income				\$ -	\$ 4.89	\$ -
5005	Developer Contribution						
5100	Misc. Income					\$ 1,190.00	
Total Income:				\$ 212,120.00	\$ 206,149.93	\$ 267,978.00	

	Cost	Frequency	# of homes	2017 Budget	2017 Actuals	2018 Budget	
Snow Removal Expenses							
6615	Alleys, Sidewalks, & Centennial Trail			\$ 7,000.00	\$ 9,630.88	\$ 9,000.00	
Snow Removal Total				\$ 7,000.00	\$ 9,630.88	\$ 9,000.00	
Landscaping Expenses							
6810	Mowing - Commons/Homes			\$ 41,500.00	\$ 42,459.99	\$ 45,650.00	
6820	Fertilize - Commons/Homes			\$ 6,400.00	\$ 6,390.93	\$ 7,040.00	
6830	Turf Spray - Commons/Homes			\$ 6,500.00	\$ 7,764.03	\$ 8,400.00	
6843	Master Tree Program			\$ 10,000.00	\$ 11,097.21	\$ 11,000.00	
6850	Flowers (Planting/Maintenance)			\$ 1,500.00	\$ 2,060.89	\$ 2,200.00	
6860	Sprinkler Turn On & Blow Out			\$ 1,500.00	\$ 1,332.74	\$ 1,700.00	
6880	Landscape Labor			\$ 6,000.00	\$ 3,564.69	\$ 6,000.00	
6890	Misc. Landscape (Bed Weeding)			\$ 21,000.00	\$ 21,439.05	\$ 25,000.00	
Landscaping Total				\$ 94,400.00	\$ 96,109.53	\$ 106,990.00	
Community Center Event Expenses							
6120	Community Events			\$ 9,000.00	\$ 6,928.39	\$ 9,000.00	
6320	Staffing (Guest Service and Security Manager)			\$ 7,500.00	\$ 6,201.75	\$ 5,500.00	
6325	Community Center Utilities/Operations			\$ 3,900.00	\$ 4,371.48	\$ 4,000.00	
6345	Community Center Occupancy			\$ 8,900.00	\$ 8,807.29	\$ 8,900.00	
6335	Fitness Center			\$ 7,030.00	\$ 54.66	\$ 30,318.00	
Community Center Event Total				\$ 36,330.00	\$ 26,363.57	\$ 57,718.00	
Common Area Utilities							
6415	Irrigation Timers/Street Lights			\$ 2,200.00	\$ 1,646.98	\$ 2,200.00	
6420	Water			\$ 21,000.00	\$ 13,045.81	\$ 18,000.00	
Common Area Utilities Total				\$ 23,200.00	\$ 14,692.79	\$ 20,200.00	
Common Area Repair & Maintenance							
6440	Alleys			\$ 250.00	\$ 636.21	\$ 250.00	
6630	Site Amenities & Graffiti			\$ 500.00	\$ 2,896.90	\$ 1,000.00	
6630	Dog Station Supplies			\$ 900.00	\$ 1,968.54	\$ 900.00	
6630	Staffing			\$ 7,750.00	\$ 15,426.74	\$ 13,720.00	
6632	Dog Repairs			\$ 1,000.00	\$ 152.32	\$ 500.00	
Common Area Repair & Maintenance Total				\$ 10,400.00	\$ 21,080.71	\$ 16,370.00	
Administrative Expenses							
6135	Board & Annual Meetings			\$ 350.00	\$ 850.68	\$ 350.00	
6305	Accounting			\$ 200.00	\$ 170.00	\$ 200.00	
6306	Legal			\$ 250.00	\$ -	\$ 250.00	
6310	Insurance Expense			\$ 4,000.00	\$ 7,648.00	\$ 6,600.00	
6330	Bank Charges			\$ 500.00	\$ 217.63	\$ 350.00	
6620	Reserve Account Fund	\$ 70.00	1	218	\$ 5,300.00	\$ 5,300.00	\$ 15,260.00
6455	Security Services			\$ 3,750.00	\$ 2,557.27	\$ -	
6625	Supplies			\$ 50.00	\$ -	\$ 50.00	
6626	Postage			\$ 2,000.00	\$ 1,318.32	\$ 2,000.00	
6635	Centennial Trail Sponsorship/Maintenance			\$ 4,600.00	\$ 4,441.34	\$ 5,000.00	
6900	Web Fees/ Maintenance			\$ 100.00	\$ 49.00	\$ 50.00	
7505	Management Fee			\$ 25,440.00	\$ 24,160.00	\$ 26,160.00	
7508	Property Taxes			\$ 100.00	\$ 81.81	\$ 100.00	
Administrative Total				\$ 46,640.00	\$ 46,794.05	\$ 56,370.00	
Total Expenses:				\$ 217,970.00	\$ 214,671.53	\$ 266,648.00	

NET CASH FLOW: \$ (5,850.00) \$ (8,521.60) \$ 1,330.00

	Main Assoc.	Townhomes	Total
BEGINNING CASH BALANCE:	\$ 63,098.89	\$ 39,289.24	\$ 102,388.13
ENDING CASH BALANCE:	\$ 59,877.29	\$ 57,537.13	\$ 117,414.42

OPERATING ACCOUNT:	\$ 107,583.56
RESERVE ACCOUNT:	\$ 9,830.86

2018 Kendall Yards- Townhomes

Income	Cost per Month	Times per Year	# of homes	2017 Budget	2017 Actuals	2018 Budget
5010 Dues: Utility Assessment 2015	\$ 100.00	12	185	\$ 214,800.00	\$ 209,533.87	\$ 222,000.00
Total Homeowner Assessments:				\$ 214,800.00	\$ 209,533.87	\$ 222,000.00

	Cost	Frequency	# of homes	2017 Budget	2017 Actuals	2018 Budget
Landscaping Expenses						
6860 Sprinkler Turn On & Blow Out				\$ 1,500.00	\$ 1,332.86	\$ 1,700.00
6880 Landscape Labor				\$ 6,000.00	\$ 3,671.62	\$ 5,000.00
				\$ 7,500.00	\$ 5,004.48	\$ 6,700.00
Utility Expenses						
6410 Refuse Removal	\$ 17.10	12	185	\$ 35,696.22	\$ 34,032.74	\$ 37,966.40
6415 Electricity				\$ 1,500.00	\$ 986.30	\$ 1,500.00
6420 Water	\$ 3,000.00	12	0	\$ 34,800.00	\$ 31,631.10	\$ 35,000.00
6425 Sewer	\$ 55.25	12	185	\$ 123,732.15	\$ 113,242.09	\$ 122,648.36
6435 Storm Water	\$ 4.30	12	185	\$ 8,973.79	\$ 6,389.27	\$ 9,548.71
				\$ 204,702.15	\$ 186,281.50	\$ 206,663.47
			Total Expenses	\$ 212,202.15	\$ 191,285.98	\$ 213,363.47

Net Cash Flow \$ 2,597.85 \$ 18,247.89 \$ 8,636.53