

2019 Kendall Yards- Main Association

		Cost per Month	Times per Year	# of homes	2018 Budget	2018 Actuals	2019 Budget
INCOME:							
5010	Dues: Master HOA	\$ 90.00	12	229+10	\$ 235,440.00	\$ 229,541.83	\$ 258,120.00
5011	Dues: Elm Apartments	\$ 13.50	12	24	\$ 3,888.00	\$ 3,888.00	\$ 3,888.00
5011	Dues: Highline West Apartments	\$ 13.50	12	50	\$ 8,100.00	\$ 8,100.00	\$ 8,100.00
5005	Developer Contribution				\$ 20,000.00	\$ -	\$ 20,000.00
Total Homeowner Assessment:					\$ 267,428.00	\$ 241,529.83	\$ 290,108.00

5014	Transfer Fee				\$ -	\$ 330.00	\$ -
5020	Late Charges				\$ -	\$ 100.00	\$ -
5021	Late Interest				\$ -	\$ 24.27	\$ -
5025	NFS Income						\$ -
5032	Lien Income				\$ -	\$ (50.00)	\$ -
5045	Initiation Fees	\$ 50.00		17	\$ 550.00	\$ 800.00	\$ 850.00
5050	Interest Income				\$ -	\$ 6.34	\$ -
5100	Misc. Income					\$ 9,137.00	\$ 600.00
Total Income:					\$ 267,978.00	\$ 251,877.44	\$ 291,558.00

		Cost	Frequency	# of homes	2018 Budget	2018 Actuals	2019 Budget
Snow Removal Expenses							
6615	Alleys, Sidewalks, & Centennial Trail				\$ 9,000.00	\$ 9,288.97	\$ 12,000.00
Snow Removal Total					\$ 9,000.00	\$ 9,288.97	\$ 12,000.00
Landscaping Expenses							
6810	Mowing - Commons/Homes				\$ 45,650.00	\$ 48,588.25	\$ 58,500.00
6820	Fertilize - Commons/Homes				\$ 7,040.00	\$ 6,036.24	\$ 8,500.00
6830	Turf Spray - Commons/Homes				\$ 8,400.00	\$ 6,546.02	\$ 9,140.00
6843	Master Tree Program				\$ 11,000.00	\$ 9,819.75	\$ 12,934.00
6850	Flowers (Planting/Maintenance)				\$ 2,200.00	\$ 2,069.93	\$ 2,400.00
6860	Sprinkler Turn On & Blow Out				\$ 1,700.00	\$ 1,397.54	\$ 2,940.00
6880	Landscape Labor				\$ 6,000.00	\$ 3,625.56	\$ 4,500.00
6890	Misc. Landscape (Bed Weeding)				\$ 25,000.00	\$ 30,170.72	\$ 30,000.00
Landscaping Total					\$ 106,990.00	\$ 108,254.01	\$ 128,914.00
Community Center Event Expenses							
6120	Community Events				\$ 9,000.00	\$ 8,654.70	\$ 9,000.00
6320	Staffing (Guest Service and Security Manager)				\$ 5,500.00	\$ 2,604.37	\$ 4,449.12
6325	Community Center Utilities/Operations				\$ 4,000.00	\$ 3,788.29	\$ 4,000.00
6345	Community Center Occupancy				\$ 8,900.00	\$ 8,879.88	\$ 8,880.00
6335	Fitness Center				\$ 30,318.00	\$ 25,423.54	\$ 29,000.00
Community Center Event Total					\$ 57,718.00	\$ 49,350.78	\$ 55,329.12
Common Area Utilities							
6415	Irrigation Timers/Street Lights				\$ 2,200.00	\$ 1,717.96	\$ 2,240.00
6420	Water				\$ 18,000.00	\$ 12,005.74	\$ 15,150.00
Common Area Utilities Total					\$ 20,200.00	\$ 13,723.70	\$ 17,390.00
Common Area Repair & Maintenance							
6440	Alleys				\$ 250.00	\$ -	\$ 250.00
6630	Site Amenities & Graffiti				\$ 1,000.00	\$ 1,744.83	\$ 1,000.00
6630	Dog Station Supplies				\$ 900.00	\$ 1,747.24	\$ 2,160.00
6630	Staffing				\$ 13,720.00	\$ 15,888.51	\$ 15,259.20
6632	Dog Repairs				\$ 500.00	\$ 370.98	\$ 500.00
Common Area Repair & Maintenance Total					\$ 16,370.00	\$ 19,751.56	\$ 19,169.20
Administrative Expenses							
6135	Board & Annual Meetings				\$ 350.00	\$ 270.27	\$ 285.00
6305	Accounting				\$ 200.00	\$ 170.00	\$ 170.00
6306	Legal				\$ 250.00	\$ 56.25	\$ 100.00
6310	Insurance Expense				\$ 6,600.00	\$ 3,707.00	\$ 3,860.00
6330	Bank Charges				\$ 350.00	\$ 531.08	\$ 240.00
6620	Reserve Account Fund	\$ 70.00	1	229+10	\$ 15,260.00	\$ 15,260.00	\$ 16,730.00
6455	Security Services				\$ -	\$ -	\$ -
6625	Supplies				\$ 50.00		\$ 50.00
6626	Postage				\$ 2,000.00	\$ 1,687.20	\$ 2,170.00
6635	Centennial Trail Sponsorship/Maintenance				\$ 5,000.00	\$ 4,382.26	\$ 5,000.00
6900	Web Fees/ Maintenance				\$ 50.00	\$ 67.43	\$ 67.00
7505	Management Fee				\$ 26,160.00	\$ 25,600.00	\$ 28,240.00
7508	Property Taxes				\$ 100.00	\$ 82.55	\$ 100.00
Administrative Total					\$ 56,370.00	\$ 51,814.04	\$ 57,012.00
Total Expenses:					\$ 266,648.00	\$ 252,183.06	\$ 289,814.32

NET CASH FLOW: \$ 1,330.00 \$ (305.62) \$ 1,743.68

	Main Assoc.	Townhomes	Total
BEGINNING CASH BALANCE:	\$ 59,887.29	\$ 57,347.13	\$ 117,414.42
ENDING CASH BALANCE:	\$ 74,841.67	\$ 64,128.58	\$ 138,970.25

OPERATING ACCOUNT:	\$ 127,933.05
RESERVE ACCOUNT:	\$ 11,037.20