

# 2017 Kendall Yards- Main Association

	Cost per Month	Times per Year	# of homes	2016 Budget	2016 Actuals	2017 Budget	
<b>INCOME:</b>							
5010	Dues: Master HOA	\$ 80.00	12	212	\$ 185,280.00	\$ 177,724.25	\$ 203,520.00
5011	Dues: Elm Apartments						
5011	Dues: Highline West Apartments	\$ 12.00	12	50	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00
<b>Total Homeowner Assessment:</b>				<b>\$ 192,480.00</b>	<b>\$ 184,924.25</b>	<b>\$ 210,720.00</b>	

5014	Transfer Fee				\$ -	\$ 170.00	\$ -
5020	Late Charges				\$ -	\$ 400.00	\$ -
5021	Late Interest				\$ -	\$ 30.66	\$ -
5025	NFS Income					\$ (27.70)	
5032	Lien Income				\$ -	\$ (50.00)	\$ -
5045	Initiation Fees	\$ 50.00		28	\$ 1,750.00	\$ 1,150.00	\$ 1,400.00
5050	Interest Income				\$ -	\$ 4.48	\$ -
5005	Developer Contribution						
5100	Misc. Income					\$ 1,771.69	
<b>Total Income:</b>				<b>\$ 194,230.00</b>	<b>\$ 188,373.38</b>	<b>\$ 212,120.00</b>	

	Cost	Frequency	# of homes	2016 Budget	2016 Actuals	2017 Budget	
<b>Snow Removal Expenses</b>							
6615	Alleys, Sidewalks, & Centennial Trail			\$ 5,000.00	\$ 5,435.03	\$ 7,000.00	
<b>Snow Removal Total</b>				<b>\$ 5,000.00</b>	<b>\$ 5,435.03</b>	<b>\$ 7,000.00</b>	
<b>Landscaping Expenses</b>							
6810	Mowing - Commons/Homes			\$ 39,000.00	\$ 36,818.03	\$ 41,500.00	
6820	Fertilize - Commons/Homes			\$ 6,100.00	\$ 5,330.65	\$ 6,400.00	
6830	Turf Spray - Commons/Homes			\$ 5,500.00	\$ 5,931.78	\$ 6,500.00	
6843	Master Tree Program			\$ 9,000.00	\$ 9,062.87	\$ 10,000.00	
6850	Flowers (Planting/Maintenance)			\$ 1,000.00	\$ 1,087.01	\$ 1,500.00	
6860	Sprinkler Turn On & Blow Out			\$ 1,500.00	\$ 1,239.18	\$ 1,500.00	
6880	Landscape Labor			\$ 6,000.00	\$ 3,461.98	\$ 6,000.00	
6890	Misc. Landscape (Bed Weeding)			\$ 19,000.00	\$ 18,580.13	\$ 21,000.00	
<b>Landscaping Total</b>				<b>\$ 87,100.00</b>	<b>\$ 81,511.63</b>	<b>\$ 94,400.00</b>	
<b>Community Center Event Expenses</b>							
6120	Community Events			\$ 8,500.00	\$ 7,904.34	\$ 9,000.00	
6320	Staffing (Guest Service and Security Manager)			\$ 7,500.00	\$ 6,714.45	\$ 7,500.00	
6325	Community Center Utilities/Operations			\$ 3,000.00	\$ 2,904.78	\$ 3,900.00	
6345	Community Center Occupancy			\$ 8,544.00	\$ 8,634.61	\$ 8,900.00	
6335	Fitness Center					\$ 7,030.00	
<b>Community Center Event Total</b>				<b>\$ 27,544.00</b>	<b>\$ 26,158.18</b>	<b>\$ 36,330.00</b>	
<b>Common Area Utilities</b>							
6415	Irrigation Timers/Street Lights			\$ 2,000.00	\$ 1,815.41	\$ 2,200.00	
6420	Water			\$ 21,000.00	\$ 12,765.92	\$ 21,000.00	
<b>Common Area Utilities Total</b>				<b>\$ 23,000.00</b>	<b>\$ 14,581.33</b>	<b>\$ 23,200.00</b>	
<b>Common Area Repair &amp; Maintenance</b>							
6440	Alleys			\$ 250.00	\$ -	\$ 250.00	
6630	Site Amenities & Graffiti			\$ 500.00	\$ 48.95	\$ 500.00	
6630	Dog Station Supplies			\$ 500.00	\$ 346.08	\$ 900.00	
6630	Staffing			\$ 7,300.00	\$ 5,275.95	\$ 7,750.00	
6632	Dog Repairs			\$ 500.00	\$ 652.20	\$ 1,000.00	
<b>Common Area Repair &amp; Maintenance Total</b>				<b>\$ 9,050.00</b>	<b>\$ 6,323.18</b>	<b>\$ 10,400.00</b>	
<b>Administrative Expenses</b>							
6135	Board & Annual Meetings			\$ 250.00	\$ 253.96	\$ 350.00	
6305	Accounting			\$ 200.00	\$ 170.00	\$ 200.00	
6306	Legal			\$ 250.00	\$ 73.00	\$ 250.00	
6310	Insurance Expense			\$ 2,400.00	\$ -	\$ 4,000.00	
6330	Bank Charges			\$ 500.00	\$ 407.41	\$ 500.00	
6620	Reserve Account Fund	\$ 25.00	1	212	\$ 4,825.00	\$ 4,825.00	\$ 5,300.00
6455	Security Services			\$ 3,600.00	\$ 2,941.21	\$ 3,750.00	
6625	Supplies			\$ 50.00	\$ -	\$ 50.00	
6626	Postage			\$ 1,500.00	\$ 1,845.96	\$ 2,000.00	
6635	Centennial Trail Sponsorship/Maintenance			\$ 4,600.00	\$ 5,066.58	\$ 4,600.00	
6900	Web Fees/ Maintenance			\$ 100.00	\$ 67.41	\$ 100.00	
7505	Management Fee	\$ 10.00	12	212	\$ 23,160.00	\$ 21,850.00	\$ 25,440.00
7508	Property Taxes				\$ 100.00	\$ 75.89	\$ 100.00
<b>Administrative Total</b>				<b>\$ 41,535.00</b>	<b>\$ 37,576.42</b>	<b>\$ 46,640.00</b>	
<b>Total Expenses:</b>				<b>\$ 193,229.00</b>	<b>\$ 171,585.77</b>	<b>\$ 217,970.00</b>	

Gene's time for  
HOA 30% pay

**NET CASH FLOW:** \$ 1,001.00 \$ 16,787.61 \$ (5,850.00)

	Main Association	Townhomes	Total
<b>BEGINNING CASH BALANCE:</b>	\$ 41,486.28	\$ 20,798.30	\$ 62,284.58
<b>ENDING CASH BALANCE:</b>	\$ 58,273.89	\$ 39,289.24	\$ 102,388.13

<b>OPERATING ACCOUNT:</b>	\$ 93,062.16
<b>RESERVE ACCOUNT:</b>	\$ 9,325.97

or Guest Services, Security Manager and trail monitoring and clean up  
rs of electricity, hospitality and cleaning