

## 2020 Budget Kendall Yards - Main Association

<b>INCOME:</b>		Cost / Month	Frequency	# of homes	<b>2020 Budget</b>
5010	Dues: Master HOA	\$ 100.00	12	251	\$ 301,200.00
5011	Dues: Elm Apartments	\$ 15.00	12	24	\$ 4,320.00
5011	Dues: Highline West Apartments	\$ 15.00	12	50	\$ 9,000.00
5011	Dues: Nettleton Apartments	\$ 15.00	12	12	\$ 1,080.00
5005	Developer Contribution				\$ -
<b>Total Homeowner Assessment:</b>					<b>\$ 315,600.00</b>
5014	Transfer Fee				\$ -
5020	Late Charges				\$ -
5021	Late Interest				\$ -
5025	NFS Income				\$ -
5032	Lien Income				\$ -
5100	Misc. Income				\$ 250.00
<b>Total Income:</b>					<b>\$ 315,850.00</b>
<b>EXPENSES:</b>		Cost	Frequency	# of homes	<b>2020 Budget</b>
<b>Snow Removal Expenses</b>					
6615	Alleys, Sidewalks, & Centennial Trail				\$ 13,000.00
<b>Snow Removal Total</b>					<b>\$ 13,000.00</b>
<b>Landscaping Expenses</b>					
6810	Mowing - Commons/Homes				\$ 65,250.00
6820	Fertilize - Commons/Homes				\$ 11,340.00
6830	Turf Spray - Commons/Homes				\$ 9,340.00
6843	Master Tree Program				\$ 11,000.00
6850	Flowers (Planting/Maintenance)				\$ 2,400.00
6860	Sprinkler Turn On & Blow Out				\$ 2,520.00
6880	Landscape Labor				\$ 6,300.00
6890	Misc. Landscape (Bed Weeding)				\$ 30,200.00
<b>Landscaping Total</b>					<b>\$ 138,350.00</b>
<b>Community Center Event Expenses</b>					
6120	Community Events				\$ 10,700.00
6320	Staffing (Guest Services/Lodge Monitor)				\$ 5,484.36
6325	Community Center Utilities/Operations				\$ 4,140.00
6345	Community Center Occupancy				\$ 9,165.00
6335	Fitness Center				\$ 25,560.00
<b>Community Center Event Total</b>					<b>\$ 55,049.36</b>
<b>Common Area Utilities</b>					
6415	Irrigation Timers/Street Lights				\$ 2,240.00
6420	Water				\$ 15,800.00
<b>Common Area Utilities Total</b>					<b>\$ 18,040.00</b>
<b>Common Area Repair &amp; Maintenance</b>					
6440	Alleys				\$ 600.00
6630	Site Amenities & Graffiti				\$ 1,000.00
6630	Dog Station Supplies				\$ 2,160.00
6630	Staffing				\$ 21,636.00
6632	Dog Repairs				\$ 700.00
<b>Common Area Repair &amp; Maintenance Total</b>					<b>\$ 26,096.00</b>
<b>Administrative Expenses</b>					
6135	Board & Annual Meetings				\$ 285.00
6305	Accounting				\$ 170.00
6306	Legal				\$ 250.00
6310	Insurance Expense				\$ 4,000.00
6330	Bank Charges				\$ 240.00
6620	Reserve Account Fund	\$ 70.00	1	251	\$ 18,060.00
6455	Security Services				\$ -
6625	Supplies				\$ 50.00
6626	Postage				\$ 2,170.00
6635	Centennial Trail Sponsorship/Maintenance				\$ 5,000.00
6900	Web Fees/ Maintenance				\$ 67.00
7505	Management Fee	\$ 10.00	12	251	\$ 30,240.00
7508	Property Taxes				\$ 100.00
<b>Administrative Total</b>					<b>\$ 60,632.00</b>

**Total Expenses: \$ 311,167.36**

**NET CASH FLOW: \$ 4,682.64**