

2021 Budget

Kendall Yards - Main Association

INCOME:		2020 Budget	2021 Budget
5010	Dues: Master HOA	\$ 301,200.00	\$ 301,200.00
5011	Dues: Elm Apartments	\$ 4,320.00	\$ 4,320.00
5011	Dues: Highline West Apartments	\$ 9,000.00	\$ 9,000.00
5011	Dues: Nettleton Apartments	\$ 1,080.00	\$ 2,070.00
5005	Developer Contribution	\$ -	\$ -
Total Homeowner Assessment:		\$ 315,600.00	\$ 316,590.00
5014	Transfer Fee	\$ -	\$ -
5020	Late Charges	\$ -	\$ -
5021	Late Interest	\$ -	\$ -
5025	NFS Income	\$ -	\$ -
5032	Lien Income	\$ -	\$ -
5045	Initiation Fee		
5100	Misc. Income	\$ 250.00	\$ 1,440.00
Total Income:		\$ 315,850.00	\$ 318,030.00
EXPENSES:		2020 Budget	2021 Budget
Snow Removal Expenses			
6615	Alleys, Sidewalks, & Centennial Trail	\$ 13,000.00	\$ 13,000.00
Snow Removal Total		\$ 13,000.00	\$ 13,000.00
Landscaping Expenses			
6810	Mowing - Commons/Homes	\$ 65,250.00	\$ 71,235.00
6820	Fertilize - Commons/Homes	\$ 11,340.00	\$ 11,016.00
6830	Turf Spray - Commons/Homes	\$ 9,340.00	\$ 11,276.00
6843	Master Tree Program	\$ 11,000.00	\$ 8,227.00
6850	Flowers (Planting/Maintenance)	\$ 2,400.00	\$ 2,400.00
6860	Sprinkler Turn On & Blow Out	\$ 2,520.00	\$ 1,666.00
6880	Landscape Labor	\$ 6,300.00	\$ 5,300.00
6890	Misc. Landscape (Bed Weeding)	\$ 30,200.00	\$ 34,075.00
Landscaping Total		\$ 138,350.00	\$ 145,195.00
Community Center Event Expenses			
6120	Community Events	\$ 10,700.00	\$ 10,700.00
6320	Staffing (Guest Services/Lodge Monitor)	\$ 5,484.36	\$ 4,401.96
6325	Community Center Utilities/Operations	\$ 4,140.00	\$ 4,140.00

EXPENSES:		2020 Budget	2021 Budget
6345	Community Center Occupancy	\$ 9,165.00	\$ 9,346.96
6335	Fitness Center Lease	\$ 25,560.00	\$ 15,066.00
6336	Fitness Center Operational Costs	\$ 25,560.00	\$ 11,207.00
Community Center Event Total		\$ 55,049.36	\$ 54,861.92
Common Area Utilities			
6415	Irrigation Timers/Street Lights	\$ 2,240.00	\$ 2,160.00
6420	Water	\$ 15,800.00	\$ 17,150.00
Common Area Utilities Total		\$ 18,040.00	\$ 19,310.00
Common Area Repair & Maintenance			
6440	Alleys	\$ 600.00	\$ 600.00
6630	Site Amenities & Graffiti	\$ 1,000.00	\$ 1,000.00
6630	Dog Station Supplies	\$ 2,160.00	\$ 1,800.00
6630	Staffing	\$ 21,636.00	\$ 15,784.08
6632	Dog Repairs	\$ 700.00	\$ 700.00
Common Area Repair & Maintenance Total		\$ 26,096.00	\$ 19,884.08
Administrative Expenses			
6135	Board & Annual Meetings	\$ 285.00	\$ 285.00
6305	Accounting	\$ 170.00	\$ 170.00
6306	Legal	\$ 250.00	\$ 250.00
6310	Insurance Expense	\$ 4,000.00	\$ 3,700.00
6330	Bank Charges	\$ 240.00	\$ 420.00
6620	Reserve Account Fund	\$ 18,060.00	\$ 18,060.00
6455	Security Services	\$ -	\$ -
6625	Supplies	\$ 50.00	\$ 50.00
6626	Postage	\$ 2,170.00	\$ 2,170.00
6635	Centennial Trail Sponsorship/Maintenance	\$ 5,000.00	\$ 5,000.00
6900	Web Fees/ Maintenance	\$ 67.00	\$ 198.00
7505	Management Fee	\$ 30,240.00	\$ 30,480.00
7508	Property Taxes	\$ 100.00	\$ 110.00
Administrative Total		\$ 60,632.00	\$ 60,893.00
Total Expenses:		\$ 311,167.36	\$ 313,144.00
NET CASH FLOW:		\$ 4,682.64	\$ 4,886.00

2021 Budget Kendall Yards - Townhomes

INCOME: **2020 Budget** **2021 Budget**

5010	Dues: Utility Assessment	\$ 261,600.00	\$ 261,600.00
Total Homeowner Assessments:		\$ 261,600.00	\$ 261,600.00

EXPENSES: **2020 Budget** **2021 Budget**

Landscaping Expenses			
6860	Sprinkler Turn On & Blow Out	\$ 1,680.00	\$ 1,680.00
6880	Landscape Labor	\$ 5,350.00	\$ 5,350.00
Landscaping Total:		\$ 7,030.00	\$ 7,030.00
Utility Expenses			
6410	Refuse Removal	\$ 47,376.00	\$ 48,912.00
6415	Electricity	\$ 1,320.00	\$ 1,380.00
6420	Water	\$ 44,000.00	\$ 46,500.00
6425	Sewer	\$ 155,400.00	\$ 162,074.76
6435	Storm Water	\$ 8,820.00	\$ 9,203.40
Utility Total:		\$ 256,916.00	\$ 268,070.16

Total Expenses **\$ 263,946.00** **\$ 275,100.16**

Net Cash Flow **\$ (2,346.00)** **\$ (13,500.16)**

Kendall Yards Main Association

2021 Capital Expense Budget

INCOME:		2020 Budget	2021 Budget
	Operating-Building Replacement Res.	\$ 18,060.00	\$ 18,060.00
5045	Initiation Fees	\$ -	\$ -
5050	Interest	\$ 1,700.00	\$ 850.00
Total Income:		\$ 19,760.00	\$ 18,910.00

Capital Expenses:		2020 Budget	2021 Budget
6621-900	Fitness Center		
6621-900	Park		
6621-900		\$ -	\$ -
6621-900		\$ -	\$ -
6621-900		\$ -	\$ -
6621-900		\$ -	\$ -
Total Expenses:		\$ -	\$ -