

**2022 Budget**  
Kendall Yards - Main Association

	Cost	Frequency	# of homes	2021 Budget	2021 Actuals	2022 Budget												
5010 Dues: Master HOA	\$ 110.00	12	253	\$ 301,200.00	\$ 299,264.21	\$ 333,960.00												
5011 Dues: Nettleton Apartments	\$ 110.00	12	2	\$ 4,320.00	\$ 4,320.00	\$ 2,640.00												
5011 Dues: Highline West Apartments	\$ 9,900.00	1	1	\$ 9,000.00	\$ 9,000.00	\$ 9,900.00												
5011 Dues: Elm Lofts	\$ 4,752.00	1	1	\$ 2,160.00	\$ 2,025.00	\$ 4,752.00												
2022 Apartment Contribution					\$ 14,652.00													
<b>Total Homeowner Assessment:</b>				<b>\$ 316,680.00</b>	<b>\$ 329,261.21</b>	<b>\$ 351,252.00</b>												
5014 Transfer Fee				\$ -	\$ -	\$ -												
5020 Late Charges				\$ -	\$ 200.00	\$ -												
5021 Late Interest				\$ -	\$ 24.22	\$ -												
5025 NFS Income				\$ -	\$ -	\$ -												
5032 Lien Income				\$ -	\$ 1.23	\$ -												
5045 Initiation Fee				\$ -	\$ (50.00)													
5100 Misc. Income				\$ -	\$ 1,460.00	\$ 1,300.00												
<b>Total Income:</b>				<b>\$ 316,680.00</b>	<b>\$ 330,896.66</b>	<b>\$ 352,552.00</b>												
<table border="0" style="width:100%"> <tr> <td style="width:35%"><b>EXPENSES:</b></td> <td style="width:10%">Cost</td> <td style="width:10%">Frequency</td> <td style="width:10%"># of homes</td> <td style="width:10%">2021 Budget</td> <td style="width:10%">2021 Actuals</td> <td style="width:10%">2022 Budget</td> <td style="width:10%">%</td> <td style="width:10%">\$</td> </tr> </table>										<b>EXPENSES:</b>	Cost	Frequency	# of homes	2021 Budget	2021 Actuals	2022 Budget	%	\$
<b>EXPENSES:</b>	Cost	Frequency	# of homes	2021 Budget	2021 Actuals	2022 Budget	%	\$										
<b>Snow Removal Expenses</b>																		
6615 Alleys, Sidewalks, & Centennial Trail				\$ 13,000.00	\$ 11,628.13	\$ 13,000.00	3.89%	\$ 4.28										
<b>Snow Removal Total</b>				<b>\$ 13,000.00</b>	<b>\$ 11,628.13</b>	<b>\$ 13,000.00</b>	<b>3.89%</b>	<b>\$ 4.28</b>										
<b>Landscaping Expenses</b>																		
6810 Mowing - Commons/Homes				\$ 71,235.00	\$ 65,014.07	\$ 72,924.00	21.84%	\$ 24.02										
6820 Fertilizer - Commons/Homes				\$ 11,016.00	\$ 11,649.97	\$ 11,484.00	3.44%	\$ 3.78										
6830 Turf Spray - Commons/Homes				\$ 11,276.00	\$ 14,512.78	\$ 13,134.50	3.93%	\$ 4.33										
6843 Master Tree Program				\$ 8,227.00	\$ 13,323.31	\$ 9,050.00	2.71%	\$ 2.98										
6850 Flowers (Planting/Maintenance)				\$ 2,400.00	\$ 2,372.01	\$ 2,870.00	0.86%	\$ 0.95										
6860 Sprinkler Turn On & Blow Out				\$ 1,666.00	\$ 1,697.11	\$ 1,795.80	0.54%	\$ 0.59										
6880 Landscape Labor				\$ 5,300.00	\$ 5,414.48	\$ 6,500.00	1.95%	\$ 2.14										
6890 Misc. Landscape (Bed Weeding)				\$ 33,695.12	\$ 34,247.42	\$ 55,111.00	16.50%	\$ 18.15										
<b>Landscaping Total</b>				<b>\$ 144,815.12</b>	<b>\$ 148,231.15</b>	<b>\$ 172,869.30</b>	<b>61.76%</b>	<b>\$ 56.94</b>										
<b>Community Center Event Expenses</b>																		
6120 Community Events				\$ 10,700.00	\$ 452.00	\$ 7,471.00	2.24%	\$ 2.46										
6320 Staffing (Guest Services/Lodge Monitor)				\$ 4,401.96	\$ 1,008.38	\$ 5,282.35	1.58%	\$ 1.74										
6325 Community Center Utilities/Operations				\$ 4,140.00	\$ 1,851.17	\$ 4,140.00	1.24%	\$ 1.36										
6345 Community Center Occupancy				\$ 9,346.96	\$ 9,346.36	\$ 9,533.26	2.85%	\$ 3.14										
6335 Fitness Center Lease				\$ 15,066.00	\$ 10,147.25	\$ 17,856.00	5.35%	\$ 5.88										
6336 Fitness Center Operational Costs				\$ 11,207.00	\$ 8,959.42	\$ 4,652.00	1.39%	\$ 1.53										
<b>Community Center Event Total</b>				<b>\$ 54,861.92</b>	<b>\$ 31,764.58</b>	<b>\$ 48,934.61</b>	<b>14.65%</b>	<b>\$ 16.12</b>										
<b>Common Area Utilities</b>																		
6415 Irrigation Timers/Street Lights				\$ 2,160.00	\$ 1,792.52	\$ 2,160.00	0.65%	\$ 0.71										
6410 Refuse					\$ 54.02													
6420 Water				\$ 17,150.00	\$ 23,675.04	\$ 22,950.00	6.87%	\$ 7.56										
<b>Common Area Utilities Total</b>				<b>\$ 19,310.00</b>	<b>\$ 25,521.58</b>	<b>\$ 25,110.00</b>	<b>7.52%</b>	<b>\$ 8.27</b>										
<b>Common Area Repair &amp; Maintenance</b>																		
6440 Alleys				\$ 600.00	\$ -	\$ 600.00	0.18%	\$ 0.20										
6630 Site Amenities & Graffiti				\$ 1,000.00	\$ 1,095.11	\$ 1,200.00	0.36%	\$ 0.40										
6630 Dog Station Supplies				\$ 1,800.00	\$ 935.66	\$ 1,800.00	0.54%	\$ 0.59										
6630 Staffing				\$ 18,584.08	\$ 17,724.63	\$ 22,296.00	6.68%	\$ 7.34										
6632 Dog Repairs				\$ 700.00	\$ 675.41	\$ 700.00	0.21%	\$ 0.23										
<b>Common Area Repair &amp; Maintenance Total</b>				<b>\$ 22,684.08</b>	<b>\$ 20,430.81</b>	<b>\$ 26,596.00</b>	<b>7.96%</b>	<b>\$ 8.76</b>										
<b>Administrative Expenses</b>																		
6135 Board & Annual Meetings				\$ 285.00	\$ 91.06	\$ 285.00	0.09%	\$ 0.09										
6305 Accounting				\$ 170.00	\$ 195.00	\$ 195.00	0.06%	\$ 0.06										
6306 Legal				\$ 250.00	\$ -	\$ 250.00	0.07%	\$ 0.08										
6308 Lien Filing Fees					\$ 303.50													
6310 Insurance Expense				\$ 3,700.00	\$ 3,495.00	\$ 3,700.00	1.11%	\$ 1.22										
6330 Bank Charges				\$ 420.00	\$ 660.68	\$ 660.00	0.20%	\$ 0.22										
6620 Reserve Account Fund	\$ 70.00	1	253	\$ 18,060.00	\$ 18,060.00	\$ 17,710.00	5.30%	\$ 5.83										
6625 Supplies				\$ 50.00	\$ -	\$ 50.00	0.01%	\$ 0.02										
6626 Postage				\$ 2,170.00	\$ 2,777.13	\$ 2,925.00	0.88%	\$ 0.96										
6635 Centennial Trail Sponsorship/Maintenance				\$ 5,000.00	\$ 4,871.36	\$ 4,729.00	1.42%	\$ 1.56										
6900 Web Fees/ Maintenance				\$ 198.00	\$ 156.82	\$ 160.00	0.05%	\$ 0.05										
7505 Management Fee	\$ 10.00	12	253	\$ 30,480.00	\$ 30,590.00	\$ 30,360.00	9.09%	\$ 10.00										
7508 Property Taxes				\$ 110.00	\$ 94.68	\$ 100.00	0.03%	\$ 0.03										
7515 Income Tax					\$ 90.00	\$ 322.80	0.10%	\$ 0.11										
<b>Administrative Total</b>				<b>\$ 60,893.00</b>	<b>\$ 61,385.23</b>	<b>\$ 61,446.80</b>	<b>18.40%</b>	<b>\$ 20.24</b>										
<b>Total Expenses:</b>				<b>\$ 315,564.12</b>	<b>\$ 298,961.48</b>	<b>\$ 347,956.71</b>												
<b>NET CASH FLOW:</b>				<b>\$ 1,115.88</b>	<b>\$ 31,935.18</b>	<b>\$ 4,595.29</b>												

These columns provide the percentage & dollar amount spent per line item from each lots 2022 monthly assessment

	Main Assoc.	Townhomes	Total
BEGINNING CASH BALANCE:	\$ 139,355.05	\$ 74,203.18	\$ 213,558.23
ENDING CASH BALANCE:	\$ 190,220.91	\$ 45,375.17	\$ 235,596.08

OPERATING ACCOUNT:	\$ 53,766.52
RESERVE ACCOUNT:	\$ 30,518.15
MONEY MARKET:	\$ 151,211.41
SAVINGS:	\$ 100.00

## 2022 Budget Kendall Yards - Townhomes

<b>INCOME:</b>		Cost per Month	Times per Year	# of homes	2021 Budget	2021 Actuals	2022 Budget
5010	Dues: Utility Assessment	\$ 105.00	12	218	\$ 261,600.00	\$ 252,634.03	\$ 274,680.00
<b>Total Homeowner Assessments:</b>					<b>\$ 261,600.00</b>	<b>\$ 252,634.03</b>	<b>\$ 274,680.00</b>

<b>EXPENSES:</b>		Cost	Frequency	# of homes	2021 Budget	2021 Actuals	2022 Budget
<b>Landscaping Expenses</b>							
6860	Sprinkler Turn On & Blow Out				\$ 1,680.00	\$ 1,697.10	\$ 1,665.00
6880	Landscape Labor				\$ 5,350.00	\$ 6,680.31	\$ 6,350.00
<b>Landscaping Total:</b>					<b>\$ 7,030.00</b>	<b>\$ 8,377.41</b>	<b>\$ 8,015.00</b>
<b>Utility Expenses</b>							
6410	Refuse Removal			218	\$ 48,912.00	\$ 49,719.19	\$ 50,400.00
6415	Electricity				\$ 1,380.00	\$ 1,491.11	\$ 1,440.00
6420	Water				\$ 46,500.00	\$ 50,763.08	\$ 51,000.00
6425	Sewer			218	\$ 162,074.76	\$ 161,920.08	\$ 164,370.54
6435	Storm Water			218	\$ 9,203.40	\$ 9,191.17	\$ 9,334.96
<b>Utility Total:</b>					<b>\$ 268,070.16</b>	<b>\$ 273,084.63</b>	<b>\$ 276,545.50</b>
<b>Total Expenses</b>					<b>\$ 275,100.16</b>	<b>\$ 281,462.04</b>	<b>\$ 284,560.50</b>

**Net Cash Flow \$ (13,500.16) \$ (28,828.01) \$ (9,880.50)**

2020 & 2021 Dues \$100

2022 Dues \$105

# Kendall Yards Main Association

## 2022 Capital Expense Budget

INCOME:	Reserve Account Fund	Initiation Fees	Interest	Total Income:	Cost per	Times per Year	# of homes	2021 Budget	2021 Actuals	2022 Budget
					\$ 70.00	1	253	\$ 18,060.00	\$ 18,060.00	\$ 17,710.00
5045								\$ -	\$ 50.00	\$ -
5050								\$ 850.00	\$ 820.68	\$ 1,176.00
								\$ 18,910.00	\$ 18,930.68	\$ 18,886.00

Capital Expenses:										
6621-900	Park Sidewalk							\$ -	\$ -	\$ -
6621-900								\$ -	\$ -	\$ -
6621-900								\$ -	\$ -	\$ -
6621-900								\$ -	\$ -	\$ -
	Total Expenses:							\$ -	\$ -	\$ -