

# Kendall Yards Business District Budget 20

| Base Fee       |                                | Cost Per SF | Annual | Total SF | 2016 Budget         |
|----------------|--------------------------------|-------------|--------|----------|---------------------|
| <b>INCOME:</b> |                                |             |        |          |                     |
| 5005           | Developer Contribution         |             |        |          | \$ 5,000.00         |
| 5010           | Dues                           | \$ 0.45     | 1      | 143293.4 | \$ 24,669.45        |
| 5013           | Residential Mixed Use          | \$ 0.225    | 1      | 39966    | \$ 8,992.35         |
| 5011           | Apartment Dues- Highline       | \$ 12.00    | 12     | 84       | \$ 12,096.00        |
|                | Apartment Dues - Highline East | \$ 12.00    | 12     | 40       |                     |
| 5025           | NSF Income                     |             |        |          |                     |
| 5100           | Misc. Income                   |             |        |          | \$ -                |
| Total Income:  |                                |             |        |          | <b>\$ 50,757.80</b> |

|   |   | Cost      | Frequency | Total | 2016 Budget         |
|---|---|-----------|-----------|-------|---------------------|
| <b>Snow Removal Expenses</b>                      |   |           |           |       |                     |
| 6615  | Snow Removal- sand/De-icer streets          |           |           |       | \$ 500.00           |
| 6615  | Shovel Sidewalks                            |           |           |       | \$ 2,000.00         |
| <b>Snow Removal Total</b>                         |   |           |           |       | <b>\$ 2,500.00</b>  |
| <b>Landscaping Expenses</b>                       |   |           |           |       |                     |
| 6810  | Mowing - Commons                            | \$ 145.00 | 29        |       | \$ 5,500.00         |
| 6820  | Fertilize - Commons                         | \$ 165.00 | 4         |       | \$ 750.00           |
| 6830  | Turf Spray - Commons                        | \$ 165.00 | 1.5       |       | \$ 1,000.00         |
| 6843  | Master Tree Program                         | \$ 15.00  | 1         | 86    | \$ 1,290.00         |
| 6844  | Insect Control                              |           |           |       | \$ 400.00           |
| 6850  | Flower- baskets                             | \$ 100.00 | 1         | 15    | \$ 1,500.00         |
| 6860  | Sprinkler Turn On & Blow Out                |           |           |       | \$ 400.00           |
| 6880  | Landscape Labor- irrigation materials/labor |           |           |       | \$ 1,250.00         |
| 6890  | Misc. Landscape (Bed Weeding/Pruning)       | \$ 200.00 | 5         |       | \$ 3,500.00         |
| 6891  | Swale Maintenance                           |           |           |       | \$ 250.00           |
| <b>Landscaping Total</b>                          |   |           |           |       | <b>\$ 15,840.00</b> |
| <b>Community Center Expenses</b>                  |   |           |           |       |                     |
| 6320  | Staffing                                    |           |           |       | \$ 7,500.00         |
| 6325  | Welcome Center Lease                        | \$ 200.00 | 12        |       | \$ 2,200.00         |
| 6335  | Fitness Center                              |           |           |       |                     |
| <b>Community Center Total</b>                     |   |           |           |       | <b>\$ 9,700.00</b>  |
| <b>Common Area Utilities</b>                      |   |           |           |       |                     |
| 6415  | Street Lights Power/ Irrigation Timers      |           |           |       | \$ 2,800.00         |
| 6420  | Irrigation Water                            |           |           |       | \$ 3,100.00         |
| <b>Common Area Utilities Total</b>                |   |           |           |       | <b>\$ 5,900.00</b>  |
| <b>Common Area Repair &amp; Maintenance</b>       |   |           |           |       |                     |
| 6630  | Site Amenities and Graffiti                 |           |           |       | \$ 550.00           |
| 6630  | Dog Station Supplies                        |           |           |       | \$ 250.00           |
| 6630  | Staffing                                    |           |           |       | \$ 5,300.00         |
| <b>Common Area Repair &amp; Maintenance Total</b> |   |           |           |       | <b>\$ 6,100.00</b>  |
| <b>Administrative Expenses</b>                    |   |           |           |       |                     |
| 6135  | Board & Annual Meetings                     |           |           |       | \$ 100.00           |
| 6305  | Accounting                                  |           |           |       | \$ 200.00           |
| 6306  | Legal                                       |           |           |       | \$ -                |
| 6310  | Insurance Expense                           |           |           |       | \$ 3,000.00         |
| 6330  | Bank Charges                                |           |           |       | \$ 100.00           |
| 6455  | Security Services                           |           |           |       | \$ 3,600.00         |
| 6625  | Office Supplies                             |           |           |       | \$ 100.00           |
| 6626  | Postage                                     |           |           |       | \$ 50.00            |
| 6635  | Special Projects                            |           |           |       |                     |
| 6620  | Capital Maintenance Reserve                 |           |           |       |                     |
| 6900  | Website Fee                                 |           |           |       | \$ 50.00            |
| 7505  | Management Fee                              | \$ 0.10   | 143293.4  | 1     | \$ 5,482.10         |
| 7508  | Property Taxes                              |           |           |       | \$ 100.00           |
| 7515  | Income Taxes                                |           |           |       | \$ 100.00           |
| <b>Administrative Total</b>                       |   |           |           |       | <b>\$ 12,882.10</b> |
| <b>Total Expenses</b>                             |   |           |           |       | <b>\$ 52,922.10</b> |

**Net Cash Flow \$ (2,164.30)**