

Kendall Yards Business District Budget

	Base Fee	Cost Per SF	Annual	Total SF	2018 Budget
INCOME:					
5005	Developer Contribution				
5010	Dues	\$ 0.45	1	137418	\$ 61,838.10
5013	Residential Mixed Use	\$ 0.225	1	39966	\$ 8,992.35
5011	Apartment Dues - Highline	\$ 13.50	12	84	\$ 13,608.00
	Apartment Dues - Highline East	\$ 13.50	12	137	\$ 18,441.00
5025	NSF Income				
5100	Misc. Income				
Total Income:					\$ 102,879.45

	Cost	Frequency	Total	2018 Budget
Snow Removal Expenses				
6615	Snow Removal-sidewalks/streets/deicer			\$ 6,000.00
Snow Removal Total				\$ 6,000.00
Landscaping Expenses				
6810	Mowing - Commons			\$ 5,532.00
6820	Fertilize - Commons			\$ 866.05
6830	Turf Spray - Commons			\$ 1,200.00
6843	Master Tree Program			\$ 2,500.00
6844	Insect Control			\$ 580.00
6850	Flower- baskets			\$ 2,500.00
6860	Sprinkler Turn On & Blow Out			\$ 495.00
6880	Landscape Labor- irrigation materials/labor			\$ 2,200.00
6890	Misc. Landscape (Bed Weeding/Pruning)			\$ 3,500.00
6891	Swale Maintenance			\$ 250.00
Landscaping Total				\$ 19,623.05
Community Center Expenses				
6320	Staffing			\$ 5,500.00
6325	Welcome Center Lease	\$ 185.00	12	\$ 2,220.00
6335	Fitness Center			\$ 17,324.00
Community Center Total				\$ 25,044.00
Common Area Utilities				
6415	Street Lights Power/ Irrigation Timers			\$ 4,221.00
6420	Irrigation Water			\$ 4,000.00
Common Area Utilities Total				\$ 8,221.00
Common Area Repair & Maintenance				
6630	Site Amenities and Graffiti			\$ 450.00
6630	Dog Station Supplies			\$ 500.00
6630	Staffing			\$ 20,580.00
Common Area Repair & Maintenance Total				\$ 21,530.00
Administrative Expenses				
6135	Board & Annual Meetings			\$ 10.00
6305	Accounting			\$ 170.00
6306	Legal			
6310	Insurance Expense			\$ 3,020.00
6330	Bank Charges			\$ 400.00
6455	Security Services			\$ 7,000.00
6625	Office Supplies			\$ 100.00
6626	Postage			\$ 30.00
6635	Special Projects			
6620	Capital Maintenance Reserve			
6900	Website Fee			\$ 100.00
7505	Management Fee	\$ 0.10	137418	\$ 13,741.80
7508	Property Taxes			\$ 160.00
7515	Income Taxes			\$ 100.00
Administrative Total				\$ 24,831.80
Total Expenses				\$ 105,249.85

Net Cash Flow **\$ (2,370.40)**