

# Kendall Yards Business District Budget 2018

Base Fee		Cost Per SF	Annual	Total SF	2017 Budget	2017 Actuals	2018 Budget
<b>INCOME:</b>							
5005	Developer Contribution						
5010	Dues	0.45	1	137418	\$ 47,899.46	\$ 46,219.05	\$ 61,898.10
5013	Residential Mixed Use	\$ 0.225	1	39966	\$ 8,992.35	\$ 8,992.32	\$ 8,992.35
5011	Apartment Dues- Highline	\$ 13.50	12	84	\$ 12,096.00	\$ 12,096.00	\$ 13,608.00
	Apartment Dues - Highline East	\$ 13.50	12	113,83333	\$ 5,760.00	\$ 960.00	\$ 18,441.00
5025	NSF Income				\$ -	\$ -	\$ -
5100	Misc. Income				\$ 107.50	\$ -	\$ -
Total Income:					\$ 74,747.81	\$ 68,374.87	\$ 102,879.45

	Cost	Frequency	Total	2017 Budget	2017 Actuals	2018 Budget
<b>Snow Removal Expenses</b>						
6615	Snow Removal-sidewalks/streets/deicer			\$ 6,000.00	\$ 4,793.86	\$ 6,000.00
				\$ 6,000.00	\$ 4,793.86	\$ 6,000.00
<b>Landscaping Expenses</b>						
6810	Mowing - Commons	29	\$ 5,500.00	\$ 4,903.81	\$ 5,532.00	
6820	Fertilize - Commons	4	\$ 750.00	\$ 789.92	\$ 866.05	
6830	Turf Spray - Commons	1.5	\$ 1,200.00	\$ 782.29	\$ 1,200.00	
6843	Master Tree Program	1	\$ 2,500.00	\$ 1,340.88	\$ 2,500.00	
6844	Insect Control		\$ 580.00	\$ 498.66	\$ 580.00	
6850	Flower baskets	1	\$ 2,000.00	\$ 2,211.19	\$ 2,500.00	
6860	Sprinkler Turn On & Blow Out		\$ 400.00	\$ 483.09	\$ 495.00	
6880	Landscape Labor- Irrigation materials/labor		\$ 1,250.00	\$ 2,722.23	\$ 2,200.00	
6890	Misc. Landscape (Bed Weeding/Pruning)		\$ 3,500.00	\$ 3,960.35	\$ 3,500.00	
6891	Swale Maintenance		\$ 250.00	\$ 250.00	\$ 250.00	
	<b>Landscaping Total</b>		\$ 17,930.00	\$ 17,692.42	\$ 19,623.05	
<b>Community Center Expenses</b>						
6320	Staffing		\$ 6,000.00	\$ 5,112.38	\$ 5,500.00	
6325	Welcome Center Lease	12	\$ 2,220.00	\$ 2,364.96	\$ 2,220.00	
6335	Fitness Center		\$ 4,017.00	\$ 31.23	\$ 17,324.00	
	<b>Community Center Total</b>		\$ 12,237.00	\$ 7,508.57	\$ 25,044.00	
<b>Common Area Utilities</b>						
6415	Street Lights Power/ Irrigation Timers		\$ 6,000.00	\$ 3,223.48	\$ 4,221.00	
6420	Irrigation Water		\$ 3,500.00	\$ 3,663.84	\$ 4,000.00	
	<b>Common Area Utilities Total</b>		\$ 9,500.00	\$ 6,887.32	\$ 8,221.00	
<b>Common Area Repair &amp; Maintenance</b>						
6630	Site Amenities and Graffiti		\$ 550.00	\$ 906.81	\$ 450.00	
6630	Dog Station Supplies		\$ 900.00	\$ 1,483.59	\$ 500.00	
6630	Staffing		\$ 5,000.00	\$ 16,349.55	\$ 20,580.00	
	<b>Common Area Repair &amp; Maintenance Total</b>		\$ 6,450.00	\$ 18,739.95	\$ 21,530.00	
<b>Administrative Expenses</b>						
6120	Community Events		\$ -	\$ 15.95	\$ -	
6135	Board & Annual Meetings		\$ 100.00	\$ 10.00	\$ 10.00	
6305	Accounting		\$ 200.00	\$ 170.00	\$ 170.00	
6306	Legal		\$ -	\$ -	\$ -	
6310	Insurance Expense		\$ 3,000.00	\$ 2,823.07	\$ 3,020.00	
6330	Bank Charges		\$ 800.00	\$ 384.64	\$ 400.00	
6455	Security Services		\$ 3,750.00	\$ 2,388.92	\$ 7,000.00	
6625	Office Supplies		\$ 100.00	\$ 220.58	\$ 100.00	
6626	Postage		\$ 50.00	\$ 5.52	\$ 30.00	
6900	Website Fee		\$ 100.00	\$ 98.00	\$ 100.00	
7505	Management Fee	0.10	137418	\$ 14,329.34	\$ 9,344.85	\$ 13,741.80
7508	Property Taxes		\$ 100.00	\$ 81.76	\$ 160.00	
7515	Income Taxes		\$ 300.00	\$ -	\$ 100.00	
	<b>Administrative Total</b>		\$ 22,829.34	\$ 15,543.29	\$ 24,831.80	
	<b>Total Expenses</b>		\$ 74,946.34	\$ 71,165.41	\$ 105,249.85	
	<b>Net Cash Flow</b>		\$ (198.53)	\$ (2,790.54)	\$ (2,370.40)	

Beginning Cash Balance	\$ 3,163.32
Current Earnings 2017	\$ 4,308.55
Ending Cash Balance	\$ 7,471.87