Kendall Yards Business District Budget 2022

	Base Fee	Cost Per Unit	Frequency	Total Unit	UOM	Jan Budget	Feb Budget	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	Sept Budget	October Budget	Nov Budget	Dec Budget	2022 Budget
INCOME:																		
5005	Developer Contribution																	$ -
5010	Retail/Office Dues/Hospitality	$ 1.00	1	146407	Sqft	$ 11,451.50	$ 11,451.50	$ 11,451.50	$ 11,451.50	$ 12,200.58	$ 12,200.58	$ 12,200.58	$ 12,200.58	$ 12,200.58	$ 12,200.58	$ 12,200.58	$ 12,200.58	$ 143,410.67
																		$ -
5011	Apartment Dues	$ 17.00	12	318	Unit	$ 4,573.00	$ 4,573.00	$ 4,573.00	$ 4,573.00	$ 5,406.00	$ 5,406.00	$ 5,406.00	$ 5,406.00	$ 5,406.00	$ 5,406.00	$ 5,406.00	$ 5,406.00	$ 61,540.00
5025	NSF Income																	$ -
5100	Misc. Income																	$ -
PARKING INCOME:																		
5013	Residential Mixed Use	$ 0.10	1	85566.3	sqft	$ 333.05	$ 333.05	$ 333.05	$ 333.05	$ 713.05	$ 713.05	$ 713.05	$ 713.05	$ 713.05	$ 713.05	$ 713.05	$ 713.05	$ 7,036.62
5060	Commercial Leased Parking Pass	$ 50.00	12	225	Parking Pass	$ 9,000.00	$ 9,000.00	$ 9,000.00	$ 11,250.00	$ 11,250.00	$ 11,250.00	$ 11,250.00	$ 11,250.00	$ 11,250.00	$ 11,250.00	$ 11,250.00	$ 11,250.00	$ 128,250.00
5061	Residential Leased Parking Pass	$ 25.00	12	35	Parking Pass	$ 100.00	$ 100.00	$ 600.00	$ 500.00	$ 100.00	$ 200.00	$ 400.00	$ 100.00	$ 200.00	$ 650.00	$ 300.00	$ 650.00	$ 3,900.00
5062	Pay and Display Income	$ 2,450.00	12	1	Monthly Estimate	$ 2,450.00	$ 2,450.00	$ 2,450.00	$ 2,450.00	$ 2,450.00	$ 2,450.00	$ 2,450.00	$ 2,450.00	$ 2,450.00	$ 2,450.00	$ 2,450.00	$ 2,450.00	$ 29,400.00
5063	Event Parking Income																	
5064	Violations																	
5065	Parking App Income																	
				Total Income:														**$ 373,537.29**

		Cost Per Unit	Frequency	Total Unit	UOM	Jan Budget	Feb Budget	March Budget	April Budget	May Budget	June Budget	July Budget	August Budget	Sept Budget	October Budget	Nov Budget	Dec Budget	2022 Budget
Snow Removal Expenses																		
6615	Snow Removal-sidewalks/streets/deicer					$ 4,000.00	$ 4,000.00	$ 1,500.00	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 500.00	$ 11,500.00
6616	Snow Removal - Parking Lots					$ 10,500.00	$ 10,500.00	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 500.00	$ 1,000.00	$ 27,500.00
	Snow Removal Total																	**$ 39,000.00**
Landscaping Expenses																		
6810	Mowing - Common Areas / Parking Lots					$ -	$ -	$ -	$ 637.66	$ 956.49	$ 1,482.80	$ 1,904.15	$ 1,482.80	$ 1,594.15	$ 1,482.80	$ 956.49	$ 701.42	$ 11,198.76
6820	Fertilize - Common Areas / Parking Lots					$ -	$ -	$ 372.78	$ -	$ 372.78	$ -	$ 372.78		$ 372.78			$ -	$ 1,491.12
6830	Turf Spray - Common Areas / Parking Lots					$ -	$ -	$ -	$ -	$ 270.00	$ 667.70				$ 838.38		$ -	$ 1,776.08
6843	Master Tree Program - Common Areas / Parking Lots					$ -	$ -	$ 700.00	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,700.00
6844	Insect Control					$ -	$ -	$ -	$ 185.00	$ 90.00	$ 185.00	$ -	$ 90.00	$ 90.00	$ 90.00	$ -	$ -	$ 730.00
6850	Flower- baskets					$ -		$ -	$ -	$ 1,875.00	$ -	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ 2,375.00
6860	Sprinkler Turn On & Blow Out - Common Areas / Parking Lots					$ -	$ -	$ -	$ -	$ 378.00	$ -	$ -	$ -	$ -	$ -	$ 550.00	$ -	$ 928.00
6880	Landscape Labor- Irrigation materials/labor - Common Areas / Parking Lots					$ -	$ -	$ -	$ -	$ 150.00	$ 200.00	$ 300.00	$ 600.00	$ 600.00	$ 300.00	$ 250.00	$ -	$ 2,400.00
6890	Misc. Landscape (Bed Weeding/Pruning) - Common Areas and Parking Lots					$ -	$ -		$ 595.00	$ 270.00	$ 270.00	$ 870.00	$ 270.00	$ 270.00	$ 270.00	$ 270.00	$ 7,283.00	$ 10,368.00
6891	Swale Maintenance					$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 250.00	$ -	$ -	$ -	$ 250.00
	Landscaping Total																	**$ 35,216.96**
Community Center Expenses																		
6320	Staffing					$ 194.15	$ 194.15	$ 194.15	$ 194.15	$ 194.15	$ 194.15	$ 194.15	$ 194.15	$ 194.15	$ 194.15	$ 194.15	$ 194.15	$ 2,329.80
6325	Community Center Utilities/Operations					$ 338.00	$ 338.00	$ 338.00	$ 338.00	$ 338.00	$ 338.00	$ 338.00	$ 338.00	$ 338.00	$ 338.00	$ 338.00	$ 338.00	$ 4,056.00
6336	Fitness Center Utilities/Operations					$ 433.50	$ 433.50	$ 606.00	$ 433.50	$ 433.50	$ 606.00	$ 433.50	$ 433.50	$ 606.00	$ 433.50	$ 966.00	$ 606.00	$ 6,424.50
6335	Fitness Center Lease					$ 1,487.70	$ 1,487.70	$ 1,487.70	$ 1,487.70	$ 1,487.70	$ 1,487.70	$ 1,487.70	$ 1,487.70	$ 1,487.70	$ 1,487.70	$ 1,487.70	$ 1,487.70	$ 17,852.40
6345	Community Center Lease	$ 628.99	12			$ 654.39	$ 654.39	$ 654.39	$ 654.39	$ 654.39	$ 667.47	$ 667.47	$ 667.47	$ 667.47	$ 667.47	$ 667.47	$ 667.47	$ 7,944.24
	Community Center Total																	**$ 38,606.94**
Common Area Utilities																		
6415	Street Lights Power/ Irrigation Timers - Parking Lots					$ 1,200.00	$ 1,200.00	$ 700.00	$ 450.00	$ 450.00	$ 425.00	$ 750.00	$ 400.00	$ 470.00	$ 470.00	$ 650.00	$ 3,000.00	$ 10,165.00
6420	Irrigation Water					$ -	$ -	$ -	$ 150.00	$ 175.00	$ 780.00	$ 1,000.00	$ 1,450.00	$ 1,600.00	$ 1,900.00	$ 1,100.00	$ 500.00	$ 8,655.00
	Common Area Utilities Total																	**$ 18,820.00**
Common Area Repair & Maintenance																		
6621	Capital Expenses										$ -							$ -
6630	R & M Tech Supplies					$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 1,500.00
6321	Staffing					$ 5,106.50	$ 5,106.50	$ 5,106.50	$ 5,106.50	$ 5,106.50	$ 5,106.50	$ 5,106.50	$ 5,106.50	$ 5,106.50	$ 5,106.50	$ 5,106.50	$ 5,106.50	$ 61,278.00
6410	Trash Service					$ 28.00	$ 28.00	$ 28.00	$ 28.00	$ 28.00	$ 28.00	$ 28.00	$ 28.00	$ 28.00	$ 28.00	$ 28.00	$ 28.00	$ 336.00
6368	Signage - Flags					$ -	$ -	$ 4,000.00	$ 350.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 350.00	$ -	$ 4,700.00
6440	Asphalt Sweeping - Parking					$ -	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 500.00
6621	Long Term Maintenance - Parking																	$ -
	Common Area Repair & Maintenance Total																	**$ 68,314.00**
Administrative Expenses																		
6135	Board & Annual Meetings					$ -	$ -	$ -	$ -	$ -	$ 50.00	$ -	$ 10.00	$ -	$ -	$ -	$ -	$ 60.00
6305	Accounting					$ -	$ -	$ 195.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 195.00
6306	Legal																	$ -
6310	Insurance Expense					$ -	$ -	$ -		$ -	$ 2,225.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,225.00
6322	Parking Attendant/staff					$ 3,001.30	$ 3,001.30	$ 3,001.30	$ 3,001.30	$ 3,001.30	$ 3,001.30	$ 3,001.30	$ 3,001.30	$ 3,001.30	$ 3,001.30	$ 3,001.30	$ 3,001.30	$ 36,015.60
6323	Event Manager						$ -	$ -	$ -	$ 660.00	$ 660.00	$ 1,935.00	$ 660.00	$ 660.00	$ -	$ -	$ -	$ 4,575.00
6326	Leased Parking					$ 6,775.00	$ 6,775.00	$ 6,775.00	$ 6,775.00	$ 6,775.00	$ 6,910.00	$ 6,910.00	$ 6,910.00	$ 6,910.00	$ 6,910.00	$ 6,910.00	$ 6,910.00	$ 82,245.00
6625	Pay Machine Fees/Supplies/Parking App					$ 1,500.00	$ 260.00	$ 285.00	$ 285.00	$ 285.00	$ 550.00	$ 285.00	$ 285.00	$ 500.00	$ 285.00	$ 285.00	$ 285.00	$ 5,090.00
6330	Bank Charges					$ 25.00	$ 25.00	$ 23.00	$ 23.00	$ 20.00	$ 23.00	$ 30.00	$ 10.00	$ 12.00	$ 20.00	$ 23.00	$ 24.00	$ 258.00
6360	Promotional Events					$ -	$ -	$ -	$ -	$ -	$ -	$ 7,464.00	$ -	$ -	$ -	$ -	$ -	$ 7,464.00
6364	Advertising - Social Media Marketing					$ 650.00	$ 650.00	$ 650.00	$ 650.00	$ 650.00	$ 650.00	$ 650.00	$ 650.00	$ 650.00	$ 650.00	$ 650.00	$ 650.00	$ 7,800.00
6122	Seasonal Decorations					$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 750.00	$ -	$ 750.00
6455	Security Services Staffing					$ 750.33	$ 750.33	$ 750.33	$ 750.33	$ 750.33	$ 750.33	$ 750.33	$ 750.33	$ 750.33	$ 750.33	$ 750.33	$ 750.33	$ 9,003.96
6626	Postage					$ 20.00	$ -	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ 20.00
6635	Special Projects																	$ -
6620	Capital Maintenance Reserve																	$ -
6900	Website Fee					$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 60.00	$ -	$ -	$ 60.00
7505	Management Fee	$ 0.10	146407	1		$ 1,168.29	$ 1,188.94	$ 1,220.06	$ 1,220.06	$ 1,220.06	$ 1,220.06	$ 1,220.06	$ 1,220.06	$ 1,220.06	$ 1,220.06	$ 1,220.06	$ 1,220.06	$ 14,557.82
7508	Property Taxes					$ -	$ -	$ -	$ 100.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 100.00
7515	Income Taxes					$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Bus Passes 2022																	
	Administrative Total																	**$ 170,419.38**
				Total Expenses														**$ 370,377.28**
				Net Cash Flow														**$ 3,160.01**

Beginning Cash Balance:
Current Earnings 2021:
Ending Cash Balance: