

KENDALL BREEZE HOA
 PROPOSED 2018 BUDGET

	10/31/2017 Actuals	2017 Annualized Expenses	KBHOA 2017 Budget	2018 Proposed Budget
Income				
500 - Developer's Guarantee Income	0.00	0.00	0.00	0.00
501 - Assessment Fees	1,154,870.10	1,385,844.12	1,364,296.93	1,373,373.60
Reserves	352,949.90	423,539.88	423,539.84	411,626.04
Estoppel Letter				
502 - By Laws			0.00	0.00
504 - Interest on Past Due Maint.Fees	3,257.11	3,908.53	5,000.00	5,000.00
505 - Late Fee	15,193.44	18,232.13	10,000.00	10,000.00
506 - Application Fee/Screening	28,500.00	34,200.00	12,000.00	20,000.00
507 - Newsletter Advertising Income	-	0.00	0.00	3,080.00
508 - Puds/Estoppels	6,500.00	7,800.00	9,000.00	4,500.00
510 - Interest Income - Reserve	7,785.60	9,342.72	3,865.74	7,898.87
511 - Interest Income	38.66	46.39	70.00	50.00
512 - Club House Use Fee	802.10	962.52	2,000.00	2,000.00
513 - Pool Keys	735.00	882.00	300.00	300.00
515 - Interest Income - Non Assmt.	75.34	90.41	110.00	100.00
541 - Misc. Income	654.40	785.28	0.00	0.00
542 - Violation Income	-	0.00	0.00	0.00
545 - Cable Income	12,140.00	14,568.00	14,568.75	14,568.75
Excess Cash PY	-	0.00	0.00	0.00
Total Income	1,583,501.65	1,900,201.98	1,844,751.26	1,852,497.26
Expense				
Administrative Expenses				
606 - Audit & Tax Return Preparer Fee	4,550.00	5,460.00	6,000.00	9,750.00
607 - Annual Corporate Report	-	0.00	140.00	140.00
608 - Bad Debt	(3,047.00)	-3,656.40	0.00	0.00
635 - Bank Service Charges	110.00	132.00	500.00	500.00
703 - Legal Fees	29,334.92	35,201.90	22,000.00	30,000.00
705 - Licenses and Permits	881.25	1,057.50	1,400.00	1,400.00
706 - Management Fees/Accounting	36,907.50	44,289.00	44,289.00	38,296.00
707 - Payment Coupons	3,510.00	4,212.00	4,697.00	4,697.00
Reserve Study Update		0.00	0.00	0.00
Transition Study		0.00	0.00	0.00
720 - Postage & Printing		0.00		
720.1 - Courier Service	-	0.00	200.00	200.00
720.2 - Postage Meter	-	0.00	0.00	0.00
720.3 - Postage	5,428.45	6,514.14	4,350.00	7,000.00
720 - Postage & Printing - Other (Newsletter)	-	0.00	0.00	4,400.00
Total 720 - Postage & Printing	5,428.45	6,514.14	4,550.00	11,600.00
721 Office Supplies	6,025.30	7,230.36	10,000.00	10,000.00
Estoppel Letter	0.00	0.00	0.00	0.00
Office Expense	7,316.48	8,779.78	2,000.00	2,000.00
Copier Lease/Repairs (Office Repairs)	305.73	366.88	1,000.00	1,000.00
Software	2,297.27	2,756.72	2,500.00	2,500.00
Postage Meter Lease	0.00	0.00		
Tile 4 Rooms in Clubhouses	0.00	0.00	0.00	0.00
Office Furniture & Equipment	0.00	0.00	0.00	0.00
Equipment Rental - Dell	1,600.00	1,920.00	0.00	0.00
776 - Interest Expense - Dell	0.00	0.00	0.00	0.00
775 - HOA Website	1,014.38	1,217.26	800.00	800.00
TOPs	6,500.00	7,800.00	7,800.00	7,800.00
Set-up & Design of HOA Website	0.00	0.00	1,000.00	1,000.00

KENDALL BREEZE HOA
PROPOSED 2018 BUDGET

	10/31/2017 Actuals	2017 Annualized Expenses	KBHOA 2017 Budget	2018 Proposed Budget
Monthly Hosting	450.00	540.00	1,000.00	1,000.00
Total HOA Website	450.00	540.00	2,000.00	2,000.00
737 - Screening	1,039.20	1,247.04	5,000.00	5,000.00
Total Administrative Expenses	104,223.48	125,068.18	114,676.00	127,483.00
Contractor Labor				
694 - Janitorial	0.00	0.00	0.00	0.00
738 - Security	153,705.14	184,446.17	201,317.50	170,164.85
738.1 - Patrol Car	32,411.73	38,894.08	47,976.17	0.00
Total Contractor Labor	186,116.87	223,340.24	249,293.68	170,164.85
Insurance Expenses				
690 - General Liability & Hazard	28,595.00	34,314.00	36,175.00	47,027.50
691 - Directors & Officers Liability	0.00	0.00	8,750.00	11,375.00
690 - Fidelity Bond	0.00	0.00	576.25	934.38
Total Insurance Expenses	28,595.00	34,314.00	45,501.25	59,336.88
Operating Expenses				
700 - Landscaping	28,389.73	34,067.68	50,000.00	37,500.00
701 - Lawn Service	90,444.50	108,533.40	108,533.37	119,000.00
702 - Landscaping Trimming (Tree)	0.00	0.00	25,000.00	50,000.00
739 - Alarm Monitoring	164,957.07	197,948.48	200,714.88	214,196.88
749 - Irrigation	19,036.50	22,843.80	28,000.00	20,999.97
749.1 - Irrigation-Iron Stain Prevent	790.80	948.96	6,000.00	6,000.00
Fertilization & Spraying	5,700.00	6,840.00	18,150.00	25,500.00
Mulching of Common Area	0.00	0.00	22,837.50	12,000.00
Storm prep & Clean up	76,080.00	91,296.00	27,000.00	69,000.00
TH Lawn Maintenance-Mulch/Replanting/Roots	22,982.70	27,579.24	31,797.50	997.50
Total Operating Expenses	408,381.30	490,057.56	518,033.25	555,194.35
Other Expenses				
638 - Uncollectible Account	0.00	0.00	0.00	0.00
638 - Contingencies	140,729.00	168,874.80	10,000.00	10,000.00
639 - Community Improvement	32,141.26	38,569.51	40,000.00	40,000.00
710 - Other/Miscellaneous	3,900.00	4,680.00	0.00	0.00
715 - Cleaning Supplies	1,778.20	2,133.84	3,000.00	3,000.00
Sidewalk Repair		0.00	40,000.00	40,000.00
Cleaning & Painting of Perimeter Fence	0.00	0.00	5,000.00	5,000.00
Touch-up Painting of Common Areas	0.00	0.00	5,000.00	5,000.00
Golf Cart	2,547.66	3,057.19	2,000.00	2,000.00
Cameras & DVR	0.00	0.00	3,000.00	3,000.00
Dumping of Community Trash	2,295.00	2,754.00	9,000.00	9,000.00
Community Events	5,860.90	7,033.08	10,000.00	10,000.00
Christmas Lights	0.00	0.00	0.00	4,000.00
Extermination	550.00	660.00	660.00	660.00
Supplies - R&M	5,331.12	6,397.34	10,000.00	10,000.00
735 - Repairs		0.00	0.00	0.00
704 - Fire Extinguisher/Cabinet	64.20	77.04	225.00	225.00
740 - Community Signs	575.23	690.28	5,000.00	5,000.00
742 - Locks & Keys	2,138.93	2,566.72	2,500.00	2,500.00
735 - Repairs - Other	0.00	0.00	0.00	0.00
Total 735 - Repairs	2,778.36	3,334.03	7,725.00	7,725.00
Total Other Expenses	197,911.50	237,493.80	145,385.00	149,385.00
Payroll Expenses				
636 - Paycheck Charges	248.00	297.60	300.00	300.00

KENDALL BREEZE HOA
 PROPOSED 2018 BUDGET

	10/31/2017 Actuals	2017 Annualized Expenses	KBHOA 2017 Budget	2018 Proposed Budget
6560 - Payroll Wages	130,302.42	156,362.90	175,194.81	164,420.77
6562 - Payroll Taxes	11,609.24	13,931.09	14,732.40	13,908.19
Uniforms	993.87	1,192.64	2,500.00	2,500.00
Cellphone Allowance	1,500.00	1,800.00	3,000.00	3,000.00
Education	0.00	0.00	1,000.00	1,000.00
Health Insurance	21,127.08	25,352.50	30,126.00	22,204.80
Workman's Comp Insurance	3,721.00	4,465.20	6,503.29	6,224.51
Total Payroll Expenses	169,501.61	203,401.93	233,356.50	213,558.27
Recreation Expense				
748 - Fountain Maintenance Phase I	2,600.00	3,120.00	3,120.00	3,120.00
748.1 - Fountain Maintenance Phase II	2,600.00	3,120.00	3,120.00	3,120.00
750 - Fountain Repairs	0.00	0.00	1,500.00	1,500.00
754 - Pool Maintenance Cabana	2,600.00	3,120.00	3,120.00	3,120.00
754.1 - Pool Maintenance Clubhouse	2,600.00	3,120.00	3,120.00	3,120.00
754.3 - Pool Maintenance - New Pool	2,600.00	3,120.00	3,120.00	3,120.00
756 - Pool Repairs	8,195.00	9,834.00	6,500.00	6,500.00
Tot Lot	0.00	0.00	0.00	0.00
Total Recreation Expense	21,195.00	25,434.00	23,600.00	23,600.00
Reserves Expense				
745 - Exterior Painting (22 X 65)	168,784.80	202,541.76	202,541.59	102,494.21
746 - Roof (22 X 65)	95,513.30	114,615.96	114,615.96	209,298.70
751 - Exterior Painting (30 X 65)	20,000.00	24,000.00	24,000.00	17,142.86
757 - Roof (30 X 65)	25,318.60	30,382.32	30,382.29	34,153.89
759 - Exterior Painting Roof (35 X 65)	43,333.30	51,999.96	52,000.00	46,666.67
Single Family Homes 60 X 100	0.00	0.00	0.00	1,869.72
Unallocated Accrued Interest	7,785.60	9,342.72	3,865.74	7,898.87
Total Reserves Expense	360,735.60	432,882.72	427,405.58	419,524.91
Utilities				
685 - Electricity	56,571.30	67,885.56	70,500.00	116,450.00
743 - Telephone	7,595.97	9,115.16	12,000.00	12,000.00
752 - Water & Sewer	8,298.29	9,957.95	4,000.00	4,000.00
780 - Waste Removal	2,856.00	3,427.20	1,000.00	1,800.00
Total Utilities	75,321.56	90,385.87	87,500.00	134,250.00
Total Expense	1,551,981.92	1,862,378.30	1,844,751.26	1,852,497.26
	31,519.73	37,823.68	0.00	0.00

KENDALL BREEZE HOA
 PROPOSED 2018 BUDGET

	<u>10/31/2017 Actuals</u>	<u>2017 Annualized Expenses</u>	<u>KBHOA 2017 Budget</u>	<u>2018 Proposed Budget</u>	
Assessment by Unit Type					
			<u>2017 Monthly Main</u>	<u>2018 Proposed Budget</u>	
35 X 65'			161.23	165.72	3%
30 X 65'			156.92	160.44	2%
22 X 65'			149.71	150.64	1%
60 X 100'			130.00	128.77	-1%
Maintenance Assessment			597.86	605.57	1%
Reserves by Unit Type					
35 X 65'			43.77	39.28	-10%
30 X 65'			62.08	58.56	-6%
22 X 65'			55.29	54.36	-2%
60 X 100'			-	1.23	0%
Reserves Assessment			161.14	153.42	-5%
Total Assessment by Unit Type					
35 X 65'			205.00	205.00	0%
30 X 65'			219.00	219.00	0%
22 X 65'			205.00	205.00	0%
60 X 100'			130.00	130.00	0%
Total Assessment			759.00	759.00	0%
Increase					
35 X 65'				0.00	0%
30 X 65'				(0.00)	0%
22 X 65'				(0.00)	0%
60 X 100'				(0.00)	0%
Total Increase in Total Assessment				(0.01)	0%