

KENDALL BREEZE HOMEOWNERS' ASSOCIATION, INC.
MONTHLY BUDGET 2017
ALL PHASES
TWELVE MONTHS ENDING DECEMBER 31, 2017
777 UNITS

Our Association Dollars at work for You

	SINGLE FAMILY HOMES	ITALIA SERIES	GREECE SERIES	ESPANA SERIES
NUMBER OF UNITS IN HOME TYPE	127	99	73	478
ALARM MONITORING	21.5	21.5	21.5	21.5
CONTINGENCIES & GENERAL REPAIRS	14.2	14.2	14.2	14.2
COMMON AREA GRASS & IRRIGATION MAINTENANCE	15.7	15.7	15.7	15.7
ELECTRICITY	7.6	7.6	7.6	7.6
EMPLOYEES AND EXPENSES RELATED TO EMPLOYMENT	24.7	24.7	24.7	24.7
INSURANCE	4.9	4.9	4.9	4.9
JANITORIAL	0.3	0.3	0.3	0.3
OFFICE EXPENSES (equipment & supplies)	5.5	5.5	5.5	5.5
ACCOUNTING SERVICES	5.3	5.3	5.3	5.3
POOLS, FOUNTAINS & REC AREAS	2.7	2.7	2.7	2.7
PROFESSIONAL FEES	3.0	3.0	3.0	3.0
COMMUNITY PATROL	26.7	26.7	26.7	26.7
WATER & SEWER	0.5	0.5	0.5	0.5
COMMUNITY EVENTS	1.1	1.1	1.1	1.1
OTHER INCOME - RENTAL OF CLUBHOUSES	-0.2	-0.2	-0.2	-0.2
OTHER INCOME - MISCELLANEOUS	0.0	0.0	0.0	0.0
OTHER INCOME - ESTOPPELS & SCREENING	-2.3	-2.3	-2.3	-2.3
OTHER INCOME - VIOLATIONS	0.0	0.0	0.0	0.0
OTHER INCOME - LATE FEES	-1.1	-1.1	-1.1	-1.1
OTHER INCOME - CABLE	0.0	0.0	0.0	0.0
OTHER INCOME - INTEREST INCOME	-0.5	-0.5	-0.5	-0.5
SUB-TOTAL	130.0	130.0	130.0	130.0
GRASS & IRRIGATION MAINTENANCE (non-common areas)	0.0	31.2	26.9	19.7
TOTAL PROPOSED MONTHLY OPERATING ASSESSMENT	130.0	161.0	157.0	150.0
COMMON AREAS RESERVES (perimeter wall, clubhouses, etc.)*	0.0	0.0	0.0	0.0
RESERVES FOR PAINTING (specific to Series type)**	0.0	43.8	27.4	35.3
RESERVES FOR ROOF (specific to Series type)**	0.0	0.0	34.7	20.0
TOTAL PROPOSED RESERVE ASSESSMENT	0.0	44.0	62.0	55.0
2017 PROPOSED TOTAL OPERATING & RESERVE ASSESSMENT (rounded)	130.0	205.0	219.0	205.0
2016 OPERATING & RESERVE ASSESSMENT	122.0	192.0	207.0	194.0
YTY % TOTAL CHANGE OPERATING & RESERVE ASSESSMENT	7%	7%	6%	6%
YTY % RESERVE CHANGE	0%	0%	0%	0%
YTY % ASSESSMENT CHANGE	7%	9%	8%	8%

*No ownership type will contribute to common areas - at year end excess operating cash will be voted on and moved to Common Area Reserve

**Townhomes reserve contribution will be designated for Painting and Roof only

NOTE: Per request of Board members the maintenance assessment has been rounded to nearest \$ 1 so the math may not multiply due to rounding