

KENDALL BREEZE HOMEOWNERS' ASSOCIATION, INC.
MONTHLY BUDGET 2018
 ALL PHASES
 TWELVE MONTHS ENDING DECEMBER 31, 2018
 777 UNITS

Our Association Dollars at work for You

Breakdown of your monthly maintenance payments into expense categories

	SINGLE FAMILY HOMES	ITALIA SERIES	GREECE SERIES	ESPANA SERIES
NUMBER OF UNITS IN HOME TYPE	127	99	73	478
ALARM MONITORING	\$ 22.97	\$ 22.97	\$ 22.97	\$ 22.97
CONTINGENCIES & GENERAL REPAIRS	14.20	14.20	14.20	14.20
COMMON AREA GRASS & IRRIGATION MAINTENANCE	15.29	15.29	15.29	15.29
ELECTRICITY	12.49	12.49	12.49	12.49
EMPLOYEES AND EXPENSES RELATED TO EMPLOYMENT	22.58	22.58	22.58	22.58
INSURANCE	6.36	6.36	6.36	6.36
JANITORIAL	0.32	0.32	0.32	0.32
OFFICE EXPENSES (equipment & supplies)	6.76	6.76	6.76	6.76
ACCOUNTING SERVICES	4.11	4.11	4.11	4.11
POOLS, FOUNTAINS & REC AREAS	2.68	2.68	2.68	2.68
PROFESSIONAL FEES	4.26	4.26	4.26	4.26
COMMUNITY PATROL	18.25	18.25	18.25	18.25
WATER & SEWER	0.62	0.62	0.62	0.62
COMMUNITY EVENTS	1.50	1.50	1.50	1.50
OTHER INCOME - RENTAL OF CLUBHOUSES	-	-	-	-
OTHER INCOME - MISCELLANEOUS	(0.33)	(0.33)	(0.33)	(0.33)
OTHER INCOME - ESTOPPELS & SCREENING	-	-	-	-
OTHER INCOME - VIOLATIONS	-	-	-	-
OTHER INCOME - LATE FEES	-	-	-	-
OTHER INCOME - CABLE	(1.56)	(1.56)	(1.56)	(1.56)
OTHER INCOME - INTEREST INCOME	(0.86)	(0.86)	(0.86)	(0.86)
SUB-TOTAL	<u>130.00</u>	<u>130.00</u>	<u>130.00</u>	<u>130.00</u>
GRASS & IRRIGATION MAINTENANCE (non-common areas)	-	36.95	31.67	21.87
TOTAL PROPOSED MONTHLY OPERATING ASSESSMENT	<u>130.00</u>	<u>167.00</u>	<u>162.00</u>	<u>152.00</u>
COMMON AREAS RESERVES (perimeter wall, clubhouses, etc.)*	-	-	-	-
RESERVES FOR MAILBOXES (specific to Series type)**	1.23	-	-	-
RESERVES FOR PAINTING (specific to Series type)**	-	39.28	19.57	17.87
RESERVES FOR ROOF (specific to Series type)**	-	-	38.99	36.49
TOTAL PROPOSED RESERVE ASSESSMENT	<u>1.23</u>	<u>39.28</u>	<u>58.56</u>	<u>54.36</u>
2018 PROPOSED TOTAL OPERATING & RESERVE ASSESSMENT (rounded)	<u>\$ 130.00</u>	<u>\$ 205.00</u>	<u>\$ 218.00</u>	<u>\$ 205.00</u>
YTY % TOTAL CHANGE OPERATING & RESERVE ASSESSMENT	0%	0%	0%	0%
YTY % RESERVE CHANGE	100%	-10%	-6%	-2%

*No ownership type will contribute to common areas

**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