

# Kendall Yards HOA

Run Date: 04/22/2024

Run Time: 09:28 AM

## BALANCE SHEET

As of: 03/31/2024

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market (Reserve)	\$155,672.22
01011-000	Alliance Bank - Operating	\$108,517.03
01013-000	Alliance Bank - Reserves/WC	\$48,478.30
	TOTAL ASSETS	<u>\$312,767.55</u>

### Liabilities

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
	TOTAL LIABILITIES	\$0.00

### Equity

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
03900-000	Retained Earnings - Main	(\$8,898.96)
03900-100	Retained Earnings - Townhomes	\$35,029.20
03900-900	Retained Earnings - Reserves Main	\$198,157.23
	Current Year Net Income/(Loss)	\$88,480.08
	TOTAL EQUITY	<u>\$312,767.55</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$312,767.55</u>

# Kendall Yards HOA

Run Date: 04/22/2024

Run Time: 09:28 AM

## INCOME STATEMENT

Start: 03/01/2024 | End: 03/31/2024

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05000-900 Capital Reserve Funding	1,550.00	1,550.00	0.00	4,650.00	4,650.00	0.00	18,600.00
05010-000 Dues	33,356.62	35,256.10	(1,899.48)	105,030.24	104,713.18	317.06	412,781.23
05010-100 Dues - Townhomes	23,109.80	26,090.17	(2,980.37)	90,125.35	93,053.71	(2,928.36)	313,872.53
05011-000 Dues - Apartments	272.00	272.00	0.00	816.00	816.00	0.00	21,379.20
05014-000 Transfer Fee	(250.00)	0.00	(250.00)	(25.00)	0.00	(25.00)	0.00
05020-000 Late Charges	50.00	25.00	25.00	50.00	50.00	0.00	275.00
05021-000 Late Interest	10.47	5.00	5.47	10.47	10.00	0.47	55.00
05025-000 NSF Income	0.00	0.00	0.00	(80.00)	0.00	(80.00)	0.00
05050-000 Interest Income	2.65	0.00	2.65	6.38	0.00	6.38	0.00
05050-900 Interest Income - Capital Rese...	459.06	300.00	159.06	1,343.29	900.00	443.29	3,600.00
05100-000 Misc. Income	330.00	50.00	280.00	515.00	100.00	415.00	1,110.00
<b>Income Total</b>	<b>58,890.60</b>	<b>63,548.27</b>	<b>(4,657.67)</b>	<b>202,441.73</b>	<b>204,292.89</b>	<b>(1,851.16)</b>	<b>771,672.96</b>
<b>Total Income</b>	<b>58,890.60</b>	<b>63,548.27</b>	<b>(4,657.67)</b>	<b>202,441.73</b>	<b>204,292.89</b>	<b>(1,851.16)</b>	<b>771,672.96</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06120-000 Community Events	0.00	0.00	0.00	0.00	0.00	0.00	5,130.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	0.00	0.00	0.00	267.55
06305-000 Accounting	0.00	0.00	0.00	270.00	270.00	0.00	2,470.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	6,438.41
06320-000 Staffing (Admin & Maint)	152.06	436.25	284.19	559.15	1,308.75	749.60	5,235.00
06325-000 Community Center Expenses	171.26	193.68	22.42	888.48	717.38	(171.10)	2,303.47
06335-000 Fitness Center Lease	1,239.79	1,239.79	0.00	3,719.37	3,719.38	0.01	14,877.51
06336-000 Fitness Center - Op Costs	1,024.14	1,358.61	334.47	1,121.64	1,458.61	336.97	5,834.44
06345-000 Office Rent Expense	817.93	800.98	(16.95)	2,453.79	2,402.94	(50.85)	9,611.76
06410-000 Refuse Removal	38.68	26.08	(12.60)	128.61	95.23	(33.38)	566.65
06410-100 Refuse Removal - TH	4,823.25	4,424.44	(398.81)	14,208.33	13,347.00	(861.33)	53,979.46
06415-000 Electricity & Gas	267.73	176.10	(91.63)	818.33	525.04	(293.29)	2,539.47
06415-100 Electricity & Gas - TH	118.21	121.44	3.23	354.85	364.31	9.46	1,457.24
06420-000 Water	376.93	245.00	(131.93)	860.79	735.00	(125.79)	28,100.00
06420-100 Water - TH	2,587.00	2,234.82	(352.18)	7,815.46	7,135.37	(680.09)	52,305.37
06425-100 Sewer - TH	14,375.46	14,796.42	420.96	43,126.38	44,389.27	1,262.89	177,557.09
06435-100 Stormwater - TH	812.17	836.54	24.37	2,436.51	2,509.61	73.10	10,038.42
06615-000 Snow Removal	1,541.26	2,057.93	516.67	8,485.53	14,405.53	5,920.00	18,521.40
06620-000 Reserve Account Funding	1,550.00	1,550.00	0.00	4,650.00	4,650.00	0.00	18,600.00
06621-900 Capital Expenses	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00
06626-000 Postage	0.92	25.00	24.08	557.46	665.00	107.54	2,387.97
06630-000 Repairs and Maint	1,281.42	1,251.25	(30.17)	3,991.61	3,553.75	(437.86)	15,115.00
06635-000 Special Projects	0.00	0.00	0.00	0.00	0.00	0.00	6,583.76
06810-000 Commons Mowing	0.00	0.00	0.00	3,200.00	0.00	(3,200.00)	101,831.07
06820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	14,648.20
06830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	16,107.23
06843-000 Tree Program	49.06	0.00	(49.06)	49.06	0.00	(49.06)	16,029.10
06850-000 Flowers	1,415.70	1,540.00	124.30	1,415.70	1,540.00	124.30	5,052.28
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	0.00	0.00	2,208.58
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	0.00	0.00	0.00	2,208.25

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06880-000 Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	12,000.00
06880-100 Landscape Labor - TH	0.00	0.00	0.00	0.00	0.00	0.00	13,000.00
06890-000 Misc. Landscape	0.00	0.00	0.00	3,601.60	0.00	(3,601.60)	75,259.45
06900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	160.00
07505-000 Management Fee	2,805.00	2,805.00	0.00	8,415.00	8,415.00	0.00	33,660.00
07508-000 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	88.32
07515-000 Income Tax	0.00	0.00	0.00	834.00	91.45	(742.55)	91.45
<b>Expense Total</b>	<b>35,447.97</b>	<b>36,119.33</b>	<b>671.36</b>	<b>113,961.65</b>	<b>112,298.61</b>	<b>(1,663.04)</b>	<b>757,263.89</b>
<b>Total Expense</b>	<b>35,447.97</b>	<b>36,119.33</b>	<b>671.36</b>	<b>113,961.65</b>	<b>112,298.61</b>	<b>(1,663.04)</b>	<b>757,263.89</b>
<b>Net Income</b>	<b>23,442.63</b>	<b>27,428.94</b>	<b>(3,986.31)</b>	<b>88,480.08</b>	<b>91,994.28</b>	<b>(3,514.20)</b>	<b>14,409.07</b>

# Kendall Yards HOA

Run Date: 04/22/2024

Run Time: 09:29 AM

## INCOME STATEMENT

Main

Start: 03/01/2024 | End: 03/31/2024

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-000 Dues	33,356.62	35,256.10	(1,899.48)	105,030.24	104,713.18	317.06	412,781.23
05011-000 Dues - Apartments	272.00	272.00	0.00	816.00	816.00	0.00	21,379.20
05014-000 Transfer Fee	(250.00)	0.00	(250.00)	(25.00)	0.00	(25.00)	0.00
05020-000 Late Charges	50.00	25.00	25.00	50.00	50.00	0.00	275.00
05021-000 Late Interest	10.47	5.00	5.47	10.47	10.00	0.47	55.00
05025-000 NSF Income	0.00	0.00	0.00	(80.00)	0.00	(80.00)	0.00
05050-000 Interest Income	2.65	0.00	2.65	6.38	0.00	6.38	0.00
05100-000 Misc. Income	330.00	50.00	280.00	515.00	100.00	415.00	1,110.00
<b>Income Total</b>	<b>33,771.74</b>	<b>35,608.10</b>	<b>(1,836.36)</b>	<b>106,323.09</b>	<b>105,689.18</b>	<b>633.91</b>	<b>435,600.43</b>
<b>Total Income</b>	<b>33,771.74</b>	<b>35,608.10</b>	<b>(1,836.36)</b>	<b>106,323.09</b>	<b>105,689.18</b>	<b>633.91</b>	<b>435,600.43</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06120-000 Community Events	0.00	0.00	0.00	0.00	0.00	0.00	5,130.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	0.00	0.00	0.00	267.55
06305-000 Accounting	0.00	0.00	0.00	270.00	270.00	0.00	2,470.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	6,438.41
06320-000 Staffing (Admin & Maint)	152.06	436.25	284.19	559.15	1,308.75	749.60	5,235.00
06325-000 Community Center Expenses	171.26	193.68	22.42	888.48	717.38	(171.10)	2,303.47
06335-000 Fitness Center Lease	1,239.79	1,239.79	0.00	3,719.37	3,719.38	0.01	14,877.51
06336-000 Fitness Center - Op Costs	1,024.14	1,358.61	334.47	1,121.64	1,458.61	336.97	5,834.44
06345-000 Office Rent Expense	817.93	800.98	(16.95)	2,453.79	2,402.94	(50.85)	9,611.76
06410-000 Refuse Removal	38.68	26.08	(12.60)	128.61	95.23	(33.38)	566.65
06415-000 Electricity & Gas	267.73	176.10	(91.63)	818.33	525.04	(293.29)	2,539.47
06420-000 Water	376.93	245.00	(131.93)	860.79	735.00	(125.79)	28,100.00
06615-000 Snow Removal	1,541.26	2,057.93	516.67	8,485.53	14,405.53	5,920.00	18,521.40
06620-000 Reserve Account Funding	1,550.00	1,550.00	0.00	4,650.00	4,650.00	0.00	18,600.00
06626-000 Postage	0.92	25.00	24.08	557.46	665.00	107.54	2,387.97
06630-000 Repairs and Maint	1,281.42	1,251.25	(30.17)	3,991.61	3,553.75	(437.86)	15,115.00
06635-000 Special Projects	0.00	0.00	0.00	0.00	0.00	0.00	6,583.76
06810-000 Commons Mowing	0.00	0.00	0.00	3,200.00	0.00	(3,200.00)	101,831.07
06820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	14,648.20
06830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	16,107.23
06843-000 Tree Program	49.06	0.00	(49.06)	49.06	0.00	(49.06)	16,029.10
06850-000 Flowers	1,415.70	1,540.00	124.30	1,415.70	1,540.00	124.30	5,052.28
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	0.00	0.00	2,208.58
06880-000 Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	12,000.00
06890-000 Misc. Landscape	0.00	0.00	0.00	3,601.60	0.00	(3,601.60)	75,259.45
06900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	160.00
07505-000 Management Fee	2,805.00	2,805.00	0.00	8,415.00	8,415.00	0.00	33,660.00
07508-000 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	88.32
07515-000 Income Tax	0.00	0.00	0.00	834.00	91.45	(742.55)	91.45
<b>Expense Total</b>	<b>12,731.88</b>	<b>13,705.67</b>	<b>973.79</b>	<b>46,020.12</b>	<b>44,553.06</b>	<b>(1,467.06)</b>	<b>421,718.06</b>

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Total Expense</b>	<b>12,731.88</b>	<b>13,705.67</b>	<b>973.79</b>	<b>46,020.12</b>	<b>44,553.06</b>	<b>(1,467.06)</b>	<b>421,718.06</b>
<b>Net Income</b>	<b>21,039.86</b>	<b>21,902.43</b>	<b>(862.57)</b>	<b>60,302.97</b>	<b>61,136.12</b>	<b>(833.15)</b>	<b>13,882.37</b>

# Kendall Yards HOA

Run Date: 04/22/2024

Run Time: 09:29 AM

## INCOME STATEMENT

Townhomes

Start: 03/01/2024 | End: 03/31/2024

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-100 Dues - Townhomes	23,109.80	26,090.17	(2,980.37)	90,125.35	93,053.71	(2,928.36)	313,872.53
<b>Income Total</b>	<b>23,109.80</b>	<b>26,090.17</b>	<b>(2,980.37)</b>	<b>90,125.35</b>	<b>93,053.71</b>	<b>(2,928.36)</b>	<b>313,872.53</b>
<b>Total Income</b>	<b>23,109.80</b>	<b>26,090.17</b>	<b>(2,980.37)</b>	<b>90,125.35</b>	<b>93,053.71</b>	<b>(2,928.36)</b>	<b>313,872.53</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06410-100 Refuse Removal - TH	4,823.25	4,424.44	(398.81)	14,208.33	13,347.00	(861.33)	53,979.46
06415-100 Electricity & Gas - TH	118.21	121.44	3.23	354.85	364.31	9.46	1,457.24
06420-100 Water - TH	2,587.00	2,234.82	(352.18)	7,815.46	7,135.37	(680.09)	52,305.37
06425-100 Sewer - TH	14,375.46	14,796.42	420.96	43,126.38	44,389.27	1,262.89	177,557.09
06435-100 Stormwater - TH	812.17	836.54	24.37	2,436.51	2,509.61	73.10	10,038.42
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	0.00	0.00	0.00	2,208.25
06880-100 Landscape Labor - TH	0.00	0.00	0.00	0.00	0.00	0.00	13,000.00
<b>Expense Total</b>	<b>22,716.09</b>	<b>22,413.65</b>	<b>(302.44)</b>	<b>67,941.53</b>	<b>67,745.55</b>	<b>(195.98)</b>	<b>310,545.83</b>
<b>Total Expense</b>	<b>22,716.09</b>	<b>22,413.65</b>	<b>(302.44)</b>	<b>67,941.53</b>	<b>67,745.55</b>	<b>(195.98)</b>	<b>310,545.83</b>
<b>Net Income</b>	<b>393.71</b>	<b>3,676.52</b>	<b>(3,282.81)</b>	<b>22,183.82</b>	<b>25,308.16</b>	<b>(3,124.34)</b>	<b>3,326.70</b>

# Kendall Yards HOA

Run Date: 04/22/2024  
Run Time: 09:29 AM

## INCOME STATEMENT

Capital Reserves

Start: 03/01/2024 | End: 03/31/2024

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05000-900 Capital Reserve Funding	1,550.00	1,550.00	0.00	4,650.00	4,650.00	0.00	18,600.00
05050-900 Interest Income - Capital Rese...	459.06	300.00	159.06	1,343.29	900.00	443.29	3,600.00
<b>Income Total</b>	<b>2,009.06</b>	<b>1,850.00</b>	<b>159.06</b>	<b>5,993.29</b>	<b>5,550.00</b>	<b>443.29</b>	<b>22,200.00</b>
<b>Total Income</b>	<b>2,009.06</b>	<b>1,850.00</b>	<b>159.06</b>	<b>5,993.29</b>	<b>5,550.00</b>	<b>443.29</b>	<b>22,200.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06621-900 Capital Expenses	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00
<b>Expense Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>25,000.00</b>
<b>Total Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>25,000.00</b>
<b>Net Income</b>	<b>2,009.06</b>	<b>1,850.00</b>	<b>159.06</b>	<b>5,993.29</b>	<b>5,550.00</b>	<b>443.29</b>	<b>(2,800.00)</b>