

Kendall Yards Homeowners Association

Balance Sheet
As of 08/31/19

ASSETS

1001-000	Banner - Operating Account	\$ 184,965.29 ✓	
1003-000	Banner - Working Capital Acc	11,892.84	
	TOTAL ASSETS	<hr/>	\$ 196,858.13 ✓ =====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Subtotal Current Liab.	<hr/>	\$.00
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RESERVES:

Subtotal Reserves	<hr/>	\$.00
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EQUITY:

3900-000	Retained Earnings	\$ 138,970.25	
	Current Year Net Income/(Loss)	57,887.88 ✓	
	Subtotal Equity	<hr/>	\$ 196,858.13
	TOTAL LIABILITIES & EQUITY		\$ 196,858.13 ✓ =====

Kendall Yards Homeowners Association

Income/Expense Statement
Period: 08/01/19 to 08/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
05005-000	Developer Contribution	.00	.00	.00	.00	.00	.00	17,000.00
05010-000	Dues	22,249.12	21,750.00	499.12	172,569.62	169,420.00	3,149.62	258,120.00
05010-100	Dues - Townhomes	27,465.87	18,400.00	9,065.87	182,569.38	159,800.00	22,769.38	244,800.00
05011-000	Dues - Apartments	999.00	999.00	.00	7,992.00	7,992.00	.00	11,988.00
05014-000	Transfer Fee	100.00	.00	100.00	220.00	.00	220.00	.00
05020-000	Late Charges	.00	.00	.00	1,250.00	.00	1,250.00	.00
05021-000	Late Interest	.97	.00	.97	485.47	.00	485.47	.00
05025-000	NSF Income	40.00	.00	40.00	40.00	.00	40.00	.00
05032-000	Lien Income	.00	.00	.00	700.00	.00	700.00	.00
05045-000	Initiation Fees	50.00	.00	50.00	(150.00)	.00	(150.00)	.00
05045-900	Initiation Fees	.00	150.00	(150.00)	850.00	700.00	150.00	850.00
05050-900	Interest Income	.00	.00	.00	5.64	.00	5.64	.00
05100-000	Misc. Income	.00	50.00	(50.00)	1,120.00	400.00	720.00	600.00
	Subtotal Income	50,904.96	41,349.00	9,555.96	367,652.11	338,312.00	29,340.11	533,358.00
EXPENSES								
Expenses								
06120-000	Community Events	.00	430.00	430.00	1,595.35	2,110.00	514.65	9,000.00
06135-000	Board & Annual Meetings	10.00	10.00	.00	587.88	285.00	(302.88)	285.00
06305-000	Accounting	.00	.00	.00	170.00	170.00	.00	170.00
06306-000	Legal	.00	50.00	50.00	.00	100.00	100.00	100.00
06310-000	Insurance Expense	.00	.00	.00	(400.00)	.00	400.00	3,707.00
06320-000	Staffing (Admin & Maint)	438.73	371.00	(67.73)	2,356.49	2,968.00	611.51	4,449.00
06325-000	Community Center Expenses	368.96	333.00	(35.96)	2,529.69	2,664.00	134.31	4,000.00
06330-000	Bank Charges	23.66	20.00	(3.66)	164.86	160.00	(4.86)	240.00
06335-000	Fitness Center	2,423.63	2,305.00	(118.63)	19,721.06	18,831.00	(890.06)	28,466.00
06345-000	Office Rent Expense	754.79	740.00	(14.79)	5,964.32	5,920.00	(44.32)	8,880.00
06410-100	Refuse Removal - TH	3,724.28	3,700.00	(24.28)	28,581.57	28,820.00	238.43	43,718.00
06415-000	Electricity & Gas	132.94	190.00	57.06	1,135.89	1,480.00	344.11	2,240.00
06415-100	Electricity & Gas - TH	85.12	105.00	19.88	681.21	800.00	118.79	1,220.00
06420-000	Water	3,161.69	3,000.00	(161.69)	6,402.98	8,050.00	1,647.02	15,150.00
06420-100	Water - TH	3,713.88	5,500.00	1,786.12	22,360.53	25,400.00	3,039.47	42,300.00
06425-100	Sewer - TH	12,170.21	11,340.00	(830.21)	94,386.84	88,480.00	(5,906.84)	135,140.00
06435-100	Stormwater - TH	686.89	660.00	(26.89)	5,332.58	5,055.00	(277.58)	7,795.00
06440-000	Street Cleaning & Maint	.00	.00	.00	516.33	.00	(516.33)	.00
06615-000	Snow Removal	.00	.00	.00	11,734.05	10,000.00	(1,734.05)	10,000.00
06620-000	Reserve Account Funding	.00	.00	.00	.00	.00	.00	16,730.00
06621-900	Capital Expenses	.00	.00	.00	3,834.10	3,835.79	1.69	3,835.79
06625-000	Supplies	.00	.00	.00	.00	50.00	50.00	50.00
06626-000	Postage	11.25	15.00	3.75	1,406.74	1,345.00	(61.74)	2,170.00
06630-000	Repairs and Maintenance	1,311.62	1,426.00	114.38	13,800.35	11,913.00	(1,887.35)	18,119.00

Kendall Yards Homeowners Association

Income/Expense Statement
 Period: 08/01/19 to 08/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
06632-000	Dog Repairs	349.68	250.00	(99.68)	710.58	500.00	(210.58)	500.00
06635-000	Special Projects	.00	3,000.00	3,000.00	906.59	4,500.00	3,593.41	5,000.00
06810-000	LNDS-Commons Mowing	9,942.59	10,880.00	937.41	29,544.63	34,816.00	5,271.37	63,104.00
06820-000	LNDS-Commons Fertilizing	.00	2,170.00	2,170.00	5,330.66	6,510.00	1,179.34	8,680.00
06830-000	LNDS-Commons Turf Spraying	3,239.78	1,500.00	(1,739.78)	5,044.52	2,800.00	(2,244.52)	9,140.00
06843-000	Master Tree Program	32.67	.00	(32.67)	6,534.00	12,934.00	6,400.00	12,934.00
06850-000	Flowers (Planting & Maint)	.00	200.00	200.00	1,538.09	2,200.00	661.91	2,400.00
06860-000	Sprinkler Turn On & Blow Out	.00	.00	.00	543.14	600.00	56.86	2,400.00
06860-100	Sprinkler Turn On&Blow Out-TH	.00	.00	.00	543.14	600.00	56.86	1,600.00
06880-000	LNDS-Landscape Labor	988.72	1,500.00	511.28	3,292.25	3,500.00	207.75	6,000.00
06880-100	LNDS-Landscape Labor - TH	1,207.31	200.00	(1,007.31)	3,522.57	3,000.00	(522.57)	5,000.00
06890-000	Misc. Landscape	1,223.48	6,000.00	4,776.52	10,691.23 ✓	15,000.00	4,308.77	29,200.00 ✓
06900-000	Web Fees	.00	.00	.00	53.31	67.00	13.69	67.00
07505-000	Management Fee	2,400.00	2,380.00	(20.00)	18,570.00	18,650.00	80.00	28,240.00
07508-000	Property Taxes	.00	.00	.00	76.70	100.00	23.30	100.00
	Expenses	48,401.88	58,275.00	9,873.12	309,764.23	324,213.79	14,449.56	532,129.79
	TOTAL EXPENSES	48,401.88	58,275.00	9,873.12	309,764.23	324,213.79	14,449.56	532,129.79
	Current Year Net Income/(loss)	2,503.08	(16,926.00)	19,429.08	57,887.88 ✓	14,098.21	43,789.67	1,228.21

Kendall Yards Homeowners Association

Income/Expense Statement Sub-account: 000 Main

Period: 08/01/19 to 08/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
05005-000	Developer Contribution	.00	.00	.00	.00	.00	.00	17,000.00
05010-000	Dues	22,249.12	21,750.00	499.12	172,569.62	169,420.00	3,149.62	258,120.00
05011-000	Dues - Apartments	999.00	999.00	.00	7,992.00	7,992.00	.00	11,988.00
05014-000	Transfer Fee	100.00	.00	100.00	220.00	.00	220.00	.00
05020-000	Late Charges	.00	.00	.00	1,250.00	.00	1,250.00	.00
05021-000	Late Interest	.97	.00	.97	485.47	.00	485.47	.00
05025-000	NSF Income	40.00	.00	40.00	40.00	.00	40.00	.00
05032-000	Lien Income	.00	.00	.00	700.00	.00	700.00	.00
05045-000	Initiation Fees	50.00	.00	50.00	(150.00)	.00	(150.00)	.00
05100-000	Misc. Income	.00	50.00	(50.00)	1,120.00	400.00	720.00	600.00
	Subtotal Income	23,439.09	22,799.00	640.09	184,227.09	177,812.00	6,415.09	287,708.00
EXPENSES								
Expenses								
06120-000	Community Events	.00	430.00	430.00	1,595.35	2,110.00	514.65	9,000.00
06135-000	Board & Annual Meetings	10.00	10.00	.00	587.88	285.00	(302.88)	285.00
06305-000	Accounting	.00	.00	.00	170.00	170.00	.00	170.00
06306-000	Legal	.00	50.00	50.00	.00	100.00	100.00	100.00
06310-000	Insurance Expense	.00	.00	.00	(400.00)	.00	400.00	3,707.00
06320-000	Staffing (Admin & Maint)	438.73	371.00	(67.73)	2,356.49	2,968.00	611.51	4,449.00
06325-000	Community Center Expenses	368.96	333.00	(35.96)	2,529.69	2,664.00	134.31	4,000.00
06330-000	Bank Charges	23.66	20.00	(3.66)	164.86	160.00	(4.86)	240.00
06335-000	Fitness Center	2,423.63	2,305.00	(118.63)	19,721.06	18,831.00	(890.06)	28,466.00
06345-000	Office Rent Expense	754.79	740.00	(14.79)	5,964.32	5,920.00	(44.32)	8,880.00
06415-000	Electricity & Gas	132.94	190.00	57.06	1,135.89	1,480.00	344.11	2,240.00
06420-000	Water	3,161.69	3,000.00	(161.69)	6,402.98	8,050.00	1,647.02	15,150.00
06440-000	Street Cleaning & Maint	.00	.00	.00	516.33	.00	(516.33)	.00
06615-000	Snow Removal	.00	.00	.00	11,734.05	10,000.00	(1,734.05)	10,000.00
06620-000	Reserve Account Funding	.00	.00	.00	.00	.00	.00	16,730.00
06625-000	Supplies	.00	.00	.00	.00	50.00	50.00	50.00
06626-000	Postage	11.25	15.00	3.75	1,406.74	1,345.00	(61.74)	2,170.00
06630-000	Repairs and Maintenance	1,311.62	1,426.00	114.38	13,800.35	11,913.00	(1,887.35)	18,119.00
06632-000	Dog Repairs	349.68	250.00	(99.68)	710.58	500.00	(210.58)	500.00
06635-000	Special Projects	.00	3,000.00	3,000.00	906.59	4,500.00	3,593.41	5,000.00
06810-000	LNDS-Commons Mowing	9,942.59	10,880.00	937.41	29,544.63	34,816.00	5,271.37	63,104.00
06820-000	LNDS-Commons Fertilizing	.00	2,170.00	2,170.00	5,330.66	6,510.00	1,179.34	8,680.00
06830-000	LNDS-Commons Turf Spraying	3,239.78	1,500.00	(1,739.78)	5,044.52	2,800.00	(2,244.52)	9,140.00
06843-000	Master Tree Program	32.67	.00	(32.67)	6,534.00	12,934.00	6,400.00	12,934.00
06850-000	Flowers (Planting & Maint)	.00	200.00	200.00	1,538.09	2,200.00	661.91	2,400.00

Kendall Yards Homeowners Association

Income/Expense Statement
Sub-account: 000 Main

Period: 08/01/19 to 08/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
06860-000	Sprinkler Turn On & Blow Out	.00	.00	.00	543.14	600.00	56.86	2,400.00
06880-000	LNDS-Landscape Labor	988.72	1,500.00	511.28	3,292.25	3,500.00	207.75	6,000.00
06890-000	Misc. Landscape	1,223.48	6,000.00	4,776.52	10,691.23	15,000.00	4,308.77	29,200.00
06900-000	Web Fees	.00	.00	.00	53.31	67.00	13.69	67.00
07505-000	Management Fee	2,400.00	2,380.00	(20.00)	18,570.00	18,650.00	80.00	28,240.00
07508-000	Property Taxes	.00	.00	.00	76.70	100.00	23.30	100.00
	Expenses	26,814.19	36,770.00	9,955.81	150,521.69	168,223.00	17,701.31	291,521.00
	TOTAL EXPENSES	26,814.19	36,770.00	9,955.81	150,521.69	168,223.00	17,701.31	291,521.00
	Current Year Net Income/(loss)	(3,375.10)	(13,971.00)	10,595.90	33,705.40	9,589.00	24,116.40	(3,813.00)

Kendall Yards Homeowners Association

Income/Expense Statement
Sub-account: 100 Townhomes

Period: 08/01/19 to 08/31/19

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
05010-100	Dues - Townhomes	27,465.87	18,400.00	9,065.87	182,569.38	159,800.00	22,769.38	244,800.00
	Subtotal Income	27,465.87	18,400.00	9,065.87	182,569.38	159,800.00	22,769.38	244,800.00
EXPENSES								
Expenses								
06410-100	Refuse Removal - TH	3,724.28	3,700.00	(24.28)	28,581.57	28,820.00	238.43	43,718.00
06415-100	Electricity & Gas - TH	85.12	105.00	19.88	681.21	800.00	118.79	1,220.00
06420-100	Water - TH	3,713.88	5,500.00	1,786.12	22,360.53	25,400.00	3,039.47	42,300.00
06425-100	Sewer - TH	12,170.21	11,340.00	(830.21)	94,386.84	88,480.00	(5,906.84)	135,140.00
06435-100	Stormwater - TH	686.89	660.00	(26.89)	5,332.58	5,055.00	(277.58)	7,795.00
06860-100	Sprinkler Turn On&Blow Out-TH	.00	.00	.00	543.14	600.00	56.86	1,600.00
06880-100	LNDS-Landscape Labor - TH	1,207.31	200.00	(1,007.31)	3,522.57	3,000.00	(522.57)	5,000.00
	Expenses	21,587.69	21,505.00	(82.69)	155,408.44	152,155.00	(3,253.44)	236,773.00
	TOTAL EXPENSES	21,587.69	21,505.00	(82.69)	155,408.44	152,155.00	(3,253.44)	236,773.00
	Current Year Net Income/(loss)	5,878.18	(3,105.00)	8,983.18	27,160.94	7,645.00	19,515.94	8,027.00

Kendall Yards Homeowners Association

Income/Expense Statement
Sub-account: 900 Capital Reserve

Period: 08/01/19 to 08/31/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly
			Budget	Variance		Budget	Variance	Budget
INCOME:								
05045-900	Initiation Fees	.00	150.00	(150.00)	850.00	700.00	150.00	850.00
05050-900	Interest Income	.00	.00	.00	5.64	.00	5.64	.00
	Subtotal Income	.00	150.00	(150.00)	855.64	700.00	155.64	850.00
EXPENSES								
Expenses								
06621-900	Capital Expenses	.00	.00	.00	3,834.10	3,835.79	1.69	3,835.79
	Expenses	.00	.00	.00	3,834.10	3,835.79	1.69	3,835.79
	TOTAL EXPENSES	.00	.00	.00	3,834.10	3,835.79	1.69	3,835.79
	Current Year Net Income/(loss)	.00	150.00	(150.00)	(2,978.46)	(3,135.79)	157.33	(2,985.79)