

Kendall Yards HOA

Run Date: 02/24/2023

Run Time: 11:18 AM

BALANCE SHEET

As of: 01/31/2023

Assets

Account #	Account Name	Total
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market	\$151,595.50
01011-000	Alliance Bank - Operating	\$102,519.64
01013-000	Alliance Bank - Reserves/WC	\$32,409.65
	TOTAL ASSETS	<u>\$286,624.79</u>

Liabilities

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

Equity

Account #	Account Name	Total
03900-000	Retained Earnings	\$252,782.03
	Current Year Net Income/(Loss)	\$33,842.76
	TOTAL EQUITY	<u>\$286,624.79</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$286,624.79</u>

Kendall Yards HOA

INCOME STATEMENT

Start: 01/01/2023 | End: 01/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05000-900 Capital Reserve Funding	0.00	0.00	0.00	0.00	0.00	0.00	17,710.00
05010-000 Dues	32,233.94	31,846.38	387.57	32,233.94	31,846.38	387.57	367,253.89
05010-100 Dues - Townhomes	38,664.25	42,924.20	(4,259.95)	38,664.25	42,924.20	(4,259.95)	287,760.00
05011-000 Dues - Apartments	242.00	242.00	0.00	242.00	242.00	0.00	19,021.20
05014-000 Transfer Fee	(75.00)	0.00	(75.00)	(75.00)	0.00	(75.00)	0.00
05020-000 Late Charges	9.00	0.00	9.00	9.00	0.00	9.00	0.00
05050-000 Interest Income	2.39	0.00	2.39	2.39	0.00	2.39	400.00
05050-900 Interest Income - Capital Reserves	55.52	0.00	55.52	55.52	0.00	55.52	0.00
05100-000 Misc. Income	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00
Total	71,132.10	75,012.58	(3,880.48)	71,132.10	75,012.58	(3,880.48)	693,395.09

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	0.00	0.00	0.00	0.00	0.00	0.00	5,500.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	0.00	0.00	0.00	335.00
06305-000 Accounting	0.00	0.00	0.00	0.00	0.00	0.00	2,395.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	4,739.28
06320-000 Staffing (Admin & Maint)	281.80	440.20	158.40	281.80	440.20	158.40	5,282.35
06325-000 Community Center Expenses	253.02	215.00	(38.02)	253.02	215.00	(38.02)	2,580.00
06335-000 Fitness Center Lease	1,487.75	1,488.00	0.25	1,487.75	1,488.00	0.25	17,856.00
06336-000 Fitness Center - Op Costs	18.05	0.00	(18.05)	18.05	0.00	(18.05)	7,560.00
06345-000 Office Rent Expense	800.98	785.28	(15.70)	800.98	785.28	(15.70)	9,533.26
06410-000 Refuse Removal	30.35	5.00	(25.35)	30.35	5.00	(25.35)	395.00
06410-100 Refuse Removal - TH	4,324.71	4,389.72	65.01	4,324.71	4,389.72	65.01	52,676.57
06415-000 Electricity & Gas	167.77	180.00	12.23	167.77	180.00	12.23	2,160.00
06415-100 Electricity & Gas - TH	117.99	120.00	2.01	117.99	120.00	2.01	1,440.00
06420-000 Water	0.00	0.00	0.00	0.00	0.00	0.00	20,750.00
06420-100 Water - TH	2,398.30	2,774.35	376.05	2,398.30	2,774.35	376.05	52,160.33
06425-100 Sewer - TH	14,179.48	14,366.24	186.76	14,179.48	14,366.24	186.76	172,394.88
06435-100 Stormwater - TH	800.76	814.92	14.16	800.76	814.92	14.16	9,779.00
06615-000 Snow Removal	8,408.99	6,000.00	(2,408.99)	8,408.99	6,000.00	(2,408.99)	13,500.00
06620-000 Reserve Account Funding	0.00	0.00	0.00	0.00	0.00	0.00	17,710.00
06626-000 Postage	594.88	825.00	230.12	594.88	825.00	230.12	2,330.00
06630-000 Repairs and Maint	619.51	1,425.00	805.49	619.51	1,425.00	805.49	18,100.00
06635-000 Special Projects	0.00	0.00	0.00	0.00	0.00	0.00	5,277.87
06810-000 Commons Mowing	0.00	0.00	0.00	0.00	0.00	0.00	101,831.09
06820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	13,607.48

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	14,661.25
06843-000 Tree Program	0.00	0.00	0.00	0.00	0.00	0.00	13,299.19
06850-000 Flowers	0.00	0.00	0.00	0.00	0.00	0.00	4,088.75
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	0.00	0.00	2,007.51
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	0.00	0.00	0.00	2,007.51
06880-000 Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	10,684.25
06880-100 Landscape Labor - TH	0.00	0.00	0.00	0.00	0.00	0.00	9,984.25
06890-000 Misc. Landscape	0.00	0.00	0.00	0.00	0.00	0.00	64,828.33
06900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	180.00
07505-000 Management Fee	2,805.00	2,783.00	(22.00)	2,805.00	2,783.00	(22.00)	33,396.00
07508-000 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	100.00
07515-000 Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	225.00
Total	37,289.34	36,611.71	(677.63)	37,289.34	36,611.71	(677.63)	695,355.14
Net Income	33,842.76	38,400.87	(4,558.11)	33,842.76	38,400.87	(4,558.11)	(1,960.05)

Kendall Yards HOA

INCOME STATEMENT

Run Date: 02/24/2023
Run Time: 11:18 AM

Main

Start: 01/01/2023 | End: 01/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	32,233.94	31,846.38	387.57	32,233.94	31,846.38	387.57	367,253.89
05011-000 Dues - Apartments	242.00	242.00	0.00	242.00	242.00	0.00	19,021.20
05014-000 Transfer Fee	(75.00)	0.00	(75.00)	(75.00)	0.00	(75.00)	0.00
05020-000 Late Charges	9.00	0.00	9.00	9.00	0.00	9.00	0.00
05050-000 Interest Income	2.39	0.00	2.39	2.39	0.00	2.39	400.00
05100-000 Misc. Income	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00
Total	32,412.33	32,088.38	323.96	32,412.33	32,088.38	323.96	387,925.09

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	0.00	0.00	0.00	0.00	0.00	0.00	5,500.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	0.00	0.00	0.00	335.00
06305-000 Accounting	0.00	0.00	0.00	0.00	0.00	0.00	2,395.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	4,739.28
06320-000 Staffing (Admin & Maint)	281.80	440.20	158.40	281.80	440.20	158.40	5,282.35
06325-000 Community Center Expenses	253.02	215.00	(38.02)	253.02	215.00	(38.02)	2,580.00
06335-000 Fitness Center Lease	1,487.75	1,488.00	0.25	1,487.75	1,488.00	0.25	17,856.00
06336-000 Fitness Center - Op Costs	18.05	0.00	(18.05)	18.05	0.00	(18.05)	7,560.00
06345-000 Office Rent Expense	800.98	785.28	(15.70)	800.98	785.28	(15.70)	9,533.26
06410-000 Refuse Removal	30.35	5.00	(25.35)	30.35	5.00	(25.35)	395.00
06415-000 Electricity & Gas	167.77	180.00	12.23	167.77	180.00	12.23	2,160.00
06420-000 Water	0.00	0.00	0.00	0.00	0.00	0.00	20,750.00
06615-000 Snow Removal	8,408.99	6,000.00	(2,408.99)	8,408.99	6,000.00	(2,408.99)	13,500.00
06620-000 Reserve Account	0.00	0.00	0.00	0.00	0.00	0.00	17,710.00
Funding							
06626-000 Postage	594.88	825.00	230.12	594.88	825.00	230.12	2,330.00
06630-000 Repairs and Maint	619.51	1,425.00	805.49	619.51	1,425.00	805.49	18,100.00
06635-000 Special Projects	0.00	0.00	0.00	0.00	0.00	0.00	5,277.87
06810-000 Commons Mowing	0.00	0.00	0.00	0.00	0.00	0.00	101,831.09
06820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	13,607.48
06830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	14,661.25
06843-000 Tree Program	0.00	0.00	0.00	0.00	0.00	0.00	13,299.19
06850-000 Flowers	0.00	0.00	0.00	0.00	0.00	0.00	4,088.75
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	0.00	0.00	2,007.51
06880-000 Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	10,684.25
06890-000 Misc. Landscape	0.00	0.00	0.00	0.00	0.00	0.00	64,828.33
06900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	180.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
07505-000 Management Fee	2,805.00	2,783.00	(22.00)	2,805.00	2,783.00	(22.00)	33,396.00
07508-000 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	100.00
07515-000 Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	225.00
Total	15,468.10	14,146.48	(1,321.62)	15,468.10	14,146.48	(1,321.62)	394,912.60
Net Income	16,944.23	17,941.90	(997.67)	16,944.23	17,941.90	(997.67)	(6,987.52)

Kendall Yards HOA

Run Date: 02/24/2023

Run Time: 11:18 AM

INCOME STATEMENT

Townhomes

Start: 01/01/2023 | End: 01/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-100 Dues - Townhomes	38,664.25	42,924.20	(4,259.95)	38,664.25	42,924.20	(4,259.95)	287,760.00
Total	38,664.25	42,924.20	(4,259.95)	38,664.25	42,924.20	(4,259.95)	287,760.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06410-100 Refuse Removal - TH	4,324.71	4,389.72	65.01	4,324.71	4,389.72	65.01	52,676.57
06415-100 Electricity & Gas - TH	117.99	120.00	2.01	117.99	120.00	2.01	1,440.00
06420-100 Water - TH	2,398.30	2,774.35	376.05	2,398.30	2,774.35	376.05	52,160.33
06425-100 Sewer - TH	14,179.48	14,366.24	186.76	14,179.48	14,366.24	186.76	172,394.88
06435-100 Stormwater - TH	800.76	814.92	14.16	800.76	814.92	14.16	9,779.00
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	0.00	0.00	0.00	2,007.51
06880-100 Landscape Labor - TH	0.00	0.00	0.00	0.00	0.00	0.00	9,984.25
Total	21,821.24	22,465.23	643.99	21,821.24	22,465.23	643.99	300,442.54
Net Income	16,843.01	20,458.97	(3,615.96)	16,843.01	20,458.97	(3,615.96)	(12,682.54)

Kendall Yards HOA

Run Date: 02/24/2023

Run Time: 11:18 AM

INCOME STATEMENT

Capital Reserves

Start: 01/01/2023 | End: 01/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05000-900 Capital Reserve Funding	0.00	0.00	0.00	0.00	0.00	0.00	17,710.00
05050-900 Interest Income - Capital Reserves	55.52	0.00	55.52	55.52	0.00	55.52	0.00
Total	55.52	0.00	55.52	55.52	0.00	55.52	17,710.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	55.52	0.00	55.52	55.52	0.00	55.52	17,710.00