

# Kendall Yards HOA

Run Date: 02/21/2024

Run Time: 09:19 AM

## BALANCE SHEET

As of: 01/31/2024

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market (Reserve)	\$154,796.75
01011-000	Alliance Bank - Operating	\$75,588.90
01013-000	Alliance Bank - Reserves/WC	\$45,366.61
	<b>TOTAL ASSETS</b>	<b>\$275,852.26</b>

### Liabilities

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

### 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)	\$51,564.79
	<b>TOTAL EQUITY</b>	<b>\$275,852.26</b>
	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$275,852.26</b>

# Kendall Yards HOA

Run Date: 02/21/2024

Run Time: 09:20 AM

## INCOME STATEMENT

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

### 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	1,550.00	1,550.00	0.00	18,600.00
05010-000 Dues	38,907.76	35,794.27	3,113.49	38,907.76	35,794.27	3,113.49	412,781.23
05010-100 Dues - Townhomes	43,750.46	42,179.18	1,571.28	43,750.46	42,179.18	1,571.28	313,872.53
05011-000 Dues - Apartments	272.00	272.00	0.00	272.00	272.00	0.00	21,379.20
05020-000 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	275.00
05021-000 Late Interest	0.00	0.00	0.00	0.00	0.00	0.00	55.00
05025-000 NSF Income	(80.00)	0.00	(80.00)	(80.00)	0.00	(80.00)	0.00
05050-000 Interest Income	1.65	0.00	1.65	1.65	0.00	1.65	0.00
05050-900 Interest Income - Capital Rese...	456.13	300.00	156.13	456.13	300.00	156.13	3,600.00
05100-000 Misc. Income	145.00	0.00	145.00	145.00	0.00	145.00	1,110.00
<b>Income Total</b>	<b>85,003.00</b>	<b>80,095.45</b>	<b>4,907.55</b>	<b>85,003.00</b>	<b>80,095.45</b>	<b>4,907.55</b>	<b>771,672.96</b>
<b>Total Income</b>	<b>85,003.00</b>	<b>80,095.45</b>	<b>4,907.55</b>	<b>85,003.00</b>	<b>80,095.45</b>	<b>4,907.55</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	0.00	0.00	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)	213.10	436.25	223.15	213.10	436.25	223.15	5,235.00
06325-000 Community Center Expenses	334.13	321.03	(13.10)	334.13	321.03	(13.10)	2,303.47
06335-000 Fitness Center Lease	1,239.79	1,239.79	0.00	1,239.79	1,239.79	0.00	14,877.51
06336-000 Fitness Center - Op Costs	97.50	100.00	2.50	97.50	100.00	2.50	5,834.44
06345-000 Office Rent Expense	817.93	800.98	(16.95)	817.93	800.98	(16.95)	9,611.76
06410-000 Refuse Removal	43.73	31.26	(12.47)	43.73	31.26	(12.47)	566.65
06410-100 Refuse Removal - TH	4,577.94	4,454.45	(123.49)	4,577.94	4,454.45	(123.49)	53,979.46
06415-000 Electricity & Gas	273.70	172.80	(100.90)	273.70	172.80	(100.90)	2,539.47
06415-100 Electricity & Gas - TH	118.59	121.44	2.85	118.59	121.44	2.85	1,457.24
06420-000 Water	241.93	245.00	3.07	241.93	245.00	3.07	28,100.00
06420-100 Water - TH	2,694.20	2,470.25	(223.95)	2,694.20	2,470.25	(223.95)	52,305.37
06425-100 Sewer - TH	14,375.46	14,796.42	420.96	14,375.46	14,796.42	420.96	177,557.09
06435-100 Stormwater - TH	812.17	836.54	24.37	812.17	836.54	24.37	10,038.42
06615-000 Snow Removal	1,399.56	6,173.80	4,774.24	1,399.56	6,173.80	4,774.24	18,521.40
06620-000 Reserve Account Funding	1,550.00	1,550.00	0.00	1,550.00	1,550.00	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	554.72	625.00	70.28	554.72	625.00	70.28	2,387.97
06630-000 Repairs and Maint	1,288.76	1,151.25	(137.51)	1,288.76	1,151.25	(137.51)	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	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	0.00	16,029.10
06850-000 Flowers	0.00	0.00	0.00	0.00	0.00	0.00	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
06880-000 Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	12,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
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	0.00	0.00	0.00	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	2,805.00	2,805.00	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	0.00	0.00	0.00	91.45
<b>Expense Total</b>	<b>33,438.21</b>	<b>38,331.26</b>	<b>4,893.05</b>	<b>33,438.21</b>	<b>38,331.26</b>	<b>4,893.05</b>	<b>757,263.89</b>
<b>Total Expense</b>	<b>33,438.21</b>	<b>38,331.26</b>	<b>4,893.05</b>	<b>33,438.21</b>	<b>38,331.26</b>	<b>4,893.05</b>	<b>757,263.89</b>
<b>Net Income</b>	<b>51,564.79</b>	<b>41,764.19</b>	<b>9,800.60</b>	<b>51,564.79</b>	<b>41,764.19</b>	<b>9,800.60</b>	<b>14,409.07</b>

# Kendall Yards HOA

Run Date: 02/21/2024

Run Time: 09:20 AM

## INCOME STATEMENT

Main

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

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-000 Dues	38,907.76	35,794.27	3,113.49	38,907.76	35,794.27	3,113.49	412,781.23
05011-000 Dues - Apartments	272.00	272.00	0.00	272.00	272.00	0.00	21,379.20
05020-000 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	275.00
05021-000 Late Interest	0.00	0.00	0.00	0.00	0.00	0.00	55.00
05025-000 NSF Income	(80.00)	0.00	(80.00)	(80.00)	0.00	(80.00)	0.00
05050-000 Interest Income	1.65	0.00	1.65	1.65	0.00	1.65	0.00
05100-000 Misc. Income	145.00	0.00	145.00	145.00	0.00	145.00	1,110.00
<b>Income Total</b>	<b>39,246.41</b>	<b>36,066.27</b>	<b>3,180.14</b>	<b>39,246.41</b>	<b>36,066.27</b>	<b>3,180.14</b>	<b>435,600.43</b>

<b>Total Income</b>	<b>39,246.41</b>	<b>36,066.27</b>	<b>3,180.14</b>	<b>39,246.41</b>	<b>36,066.27</b>	<b>3,180.14</b>	<b>435,600.43</b>
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### 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	0.00	0.00	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)	213.10	436.25	223.15	213.10	436.25	223.15	5,235.00
06325-000 Community Center Expenses	334.13	321.03	(13.10)	334.13	321.03	(13.10)	2,303.47
06335-000 Fitness Center Lease	1,239.79	1,239.79	0.00	1,239.79	1,239.79	0.00	14,877.51
06336-000 Fitness Center - Op Costs	97.50	100.00	2.50	97.50	100.00	2.50	5,834.44
06345-000 Office Rent Expense	817.93	800.98	(16.95)	817.93	800.98	(16.95)	9,611.76
06410-000 Refuse Removal	43.73	31.26	(12.47)	43.73	31.26	(12.47)	566.65
06415-000 Electricity & Gas	273.70	172.80	(100.90)	273.70	172.80	(100.90)	2,539.47
06420-000 Water	241.93	245.00	3.07	241.93	245.00	3.07	28,100.00
06615-000 Snow Removal	1,399.56	6,173.80	4,774.24	1,399.56	6,173.80	4,774.24	18,521.40
06620-000 Reserve Account Funding	1,550.00	1,550.00	0.00	1,550.00	1,550.00	0.00	18,600.00
06626-000 Postage	554.72	625.00	70.28	554.72	625.00	70.28	2,387.97
06630-000 Repairs and Maint	1,288.76	1,151.25	(137.51)	1,288.76	1,151.25	(137.51)	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	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	0.00	16,029.10
06850-000 Flowers	0.00	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	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	2,805.00	2,805.00	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	0.00	0.00	0.00	91.45
<b>Expense Total</b>	<b>10,859.85</b>	<b>15,652.17</b>	<b>4,792.32</b>	<b>10,859.85</b>	<b>15,652.17</b>	<b>4,792.32</b>	<b>421,718.06</b>

<b>Total Expense</b>	<b>10,859.85</b>	<b>15,652.17</b>	<b>4,792.32</b>	<b>10,859.85</b>	<b>15,652.17</b>	<b>4,792.32</b>	<b>421,718.06</b>
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<b>Net Income</b>	<b>28,386.56</b>	<b>20,414.10</b>	<b>7,972.46</b>	<b>28,386.56</b>	<b>20,414.10</b>	<b>7,972.46</b>	<b>13,882.37</b>
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# Kendall Yards HOA

Run Date: 02/21/2024

Run Time: 09:20 AM

## INCOME STATEMENT

Townhomes

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

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-100 Dues - Townhomes	43,750.46	42,179.18	1,571.28	43,750.46	42,179.18	1,571.28	313,872.53
<b>Income Total</b>	<b>43,750.46</b>	<b>42,179.18</b>	<b>1,571.28</b>	<b>43,750.46</b>	<b>42,179.18</b>	<b>1,571.28</b>	<b>313,872.53</b>
<b>Total Income</b>	<b>43,750.46</b>	<b>42,179.18</b>	<b>1,571.28</b>	<b>43,750.46</b>	<b>42,179.18</b>	<b>1,571.28</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	4,577.94	4,454.45	(123.49)	4,577.94	4,454.45	(123.49)	53,979.46
06415-100 Electricity & Gas - TH	118.59	121.44	2.85	118.59	121.44	2.85	1,457.24
06420-100 Water - TH	2,694.20	2,470.25	(223.95)	2,694.20	2,470.25	(223.95)	52,305.37
06425-100 Sewer - TH	14,375.46	14,796.42	420.96	14,375.46	14,796.42	420.96	177,557.09
06435-100 Stormwater - TH	812.17	836.54	24.37	812.17	836.54	24.37	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>22,578.36</b>	<b>22,679.10</b>	<b>100.74</b>	<b>22,578.36</b>	<b>22,679.10</b>	<b>100.74</b>	<b>310,545.83</b>
<b>Total Expense</b>	<b>22,578.36</b>	<b>22,679.10</b>	<b>100.74</b>	<b>22,578.36</b>	<b>22,679.10</b>	<b>100.74</b>	<b>310,545.83</b>
<b>Net Income</b>	<b>21,172.10</b>	<b>19,500.08</b>	<b>1,672.02</b>	<b>21,172.10</b>	<b>19,500.08</b>	<b>1,672.02</b>	<b>3,326.70</b>

# Kendall Yards HOA

Run Date: 02/21/2024

Run Time: 09:21 AM

## INCOME STATEMENT

Capital Reserves

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

### 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	1,550.00	1,550.00	0.00	18,600.00
05050-900 Interest Income - Capital Rese...	456.13	300.00	156.13	456.13	300.00	156.13	3,600.00
<b>Income Total</b>	<b>2,006.13</b>	<b>1,850.00</b>	<b>156.13</b>	<b>2,006.13</b>	<b>1,850.00</b>	<b>156.13</b>	<b>22,200.00</b>
<b>Total Income</b>	<b>2,006.13</b>	<b>1,850.00</b>	<b>156.13</b>	<b>2,006.13</b>	<b>1,850.00</b>	<b>156.13</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>2,006.13</b>	<b>1,850.00</b>	<b>156.13</b>	<b>2,006.13</b>	<b>1,850.00</b>	<b>156.13</b>	<b>(2,800.00)</b>