

Kendall Yards HOA

Run Date: 03/15/2022
Run Time: 09:33 PM

BALANCE SHEET As of: 02/28/2022

Assets

Account #	Account Name	Total
01001-000	Banner - Operating Account	\$18,597.50
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market	\$151,262.69
01011-000	Alliance Bank - Operating	\$90,358.16
01013-000	Alliance Bank - Reserves/WC	\$30,523.09
	TOTAL ASSETS	<u>\$290,841.44</u>

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES	\$0.00

Equity

Account #	Account Name	Total
03900-000	Retained Earnings	\$235,596.08
	Current Year Net Income/(Loss)	\$55,245.36
	TOTAL EQUITY	<u>\$290,841.44</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$290,841.44</u>

Kendall Yards HOA

INCOME STATEMENT

Start: 02/01/2022 | End: 02/28/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	27,227.27	27,830.00	(602.73)	56,178.52	55,660.00	518.52	333,960.00
05010-100 Dues - Townhomes	22,629.39	22,890.00	(260.61)	63,712.27	45,780.00	17,932.27	274,680.00
05011-000 Dues - Apartments	440.00	220.00	220.00	440.00	440.00	0.00	2,640.00
05014-000 Transfer Fee	100.00	0.00	100.00	0.00	0.00	0.00	0.00
05020-000 Late Charges	25.00	0.00	25.00	25.00	0.00	25.00	0.00
05021-000 Late Interest	1.53	0.00	1.53	1.53	0.00	1.53	0.00
05050-000 Interest Income	1.96	0.00	1.96	3.41	0.00	3.41	0.00
05050-900 Interest Income - Capital Reserves	26.68	98.00	(71.32)	56.22	196.00	(139.78)	1,176.00
05100-000 Misc. Income	(200.00)	400.00	(600.00)	(200.00)	400.00	(600.00)	1,300.00
Total	50,251.83	51,438.00	(1,186.17)	120,216.95	102,476.00	17,740.95	613,756.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	150.00	0.00	(150.00)	258.00	0.00	(258.00)	7,471.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	0.00	0.00	0.00	285.00
06305-000 Accounting	195.00	0.00	(195.00)	195.00	0.00	(195.00)	195.00
06306-000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	250.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	3,700.00
06320-000 Staffing (Admin & Maint)	293.09	440.20	147.11	584.28	880.40	296.12	5,282.35
06325-000 Community Center Expenses	175.49	345.00	169.51	368.11	690.00	321.89	4,140.00
06330-000 Bank Charges	19.87	55.00	35.13	43.88	110.00	66.12	660.00
06335-000 Fitness Center Lease	1,487.75	1,488.00	0.25	2,975.50	2,976.00	0.50	17,856.00
06336-000 Fitness Center - Op Costs	52.27	330.00	277.73	772.36	660.00	(112.36)	4,652.00
06345-000 Office Rent Expense	785.28	785.28	0.00	1,570.56	1,570.56	0.00	9,533.26
06410-000 Refuse Removal	14.83	0.00	(14.83)	16.52	0.00	(16.52)	0.00
06410-100 Refuse Removal - TH	4,379.67	4,200.00	(179.67)	8,699.94	8,400.00	(299.94)	50,400.00
06415-000 Electricity & Gas	148.58	180.00	31.42	297.57	360.00	62.43	2,160.00
06415-100 Electricity & Gas - TH	111.96	120.00	8.04	224.53	240.00	15.47	1,440.00
06420-000 Water	0.00	0.00	0.00	0.00	0.00	0.00	22,950.00
06420-100 Water - TH	2,696.16	2,600.00	(96.16)	5,265.37	5,100.00	(165.37)	51,000.00
06425-100 Sewer - TH	13,961.36	13,714.99	(246.37)	27,708.29	27,220.64	(487.65)	164,370.54
06435-100 Stormwater - TH	791.95	778.91	(13.04)	1,571.79	1,545.86	(25.93)	9,334.96
06440-000 Street Maint	0.00	0.00	0.00	0.00	0.00	0.00	600.00
06615-000 Snow Removal	2,243.76	3,000.00	756.24	6,935.39	9,000.00	2,064.61	13,000.00
06620-000 Reserve Account	0.00	0.00	0.00	0.00	0.00	0.00	17,710.00
Funding							
06625-000 Supplies	0.00	0.00	0.00	0.00	0.00	0.00	50.00
06626-000 Postage	18.06	800.00	781.94	821.66	850.00	28.34	2,925.00
06630-000 Repairs and Maint	435.72	2,108.00	1,672.28	1,345.84	4,216.00	2,870.16	25,296.00
06632-000 Dog Repairs	0.00	0.00	0.00	0.00	0.00	0.00	700.00
06635-000 Special Projects	0.00	0.00	0.00	0.00	0.00	0.00	4,729.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06810-000 Commons Mowing	0.00	0.00	0.00	0.00	0.00	0.00	72,924.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	11,484.00
06830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	13,134.50
06843-000 Tree Program	0.00	0.00	0.00	0.00	0.00	0.00	9,050.00
06850-000 Flowers	0.00	0.00	0.00	0.00	0.00	0.00	2,870.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	0.00	0.00	1,795.80
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	0.00	0.00	0.00	1,665.00
06880-000 Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	6,500.00
06880-100 Landscape Labor - TH	0.00	0.00	0.00	0.00	0.00	0.00	6,700.00
06890-000 Misc. Landscape	0.00	0.00	0.00	0.00	0.00	0.00	55,111.00
06900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	160.00
07505-000 Management Fee	2,550.00	2,550.00	0.00	5,100.00	5,100.00	0.00	30,600.00
07508-000 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	100.00
07515-000 Income Tax	217.00	0.00	(217.00)	217.00	0.00	(217.00)	322.80
Total	30,727.80	33,495.38	2,767.58	64,971.59	68,919.46	3,947.87	633,107.21
Net Income	19,524.03	17,942.62	1,581.41	55,245.36	33,556.54	21,688.82	(19,351.21)

Kendall Yards HOA

INCOME STATEMENT

Main

Start: 02/01/2022 | End: 02/28/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	27,227.27	27,830.00	(602.73)	56,178.52	55,660.00	518.52	333,960.00
05011-000 Dues - Apartments	440.00	220.00	220.00	440.00	440.00	0.00	2,640.00
05014-000 Transfer Fee	100.00	0.00	100.00	0.00	0.00	0.00	0.00
05020-000 Late Charges	25.00	0.00	25.00	25.00	0.00	25.00	0.00
05021-000 Late Interest	1.53	0.00	1.53	1.53	0.00	1.53	0.00
05050-000 Interest Income	1.96	0.00	1.96	3.41	0.00	3.41	0.00
05100-000 Misc. Income	(200.00)	400.00	(600.00)	(200.00)	400.00	(600.00)	1,300.00
Total	27,595.76	28,450.00	(854.24)	56,448.46	56,500.00	(51.54)	337,900.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	150.00	0.00	(150.00)	258.00	0.00	(258.00)	7,471.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	0.00	0.00	0.00	285.00
06305-000 Accounting	195.00	0.00	(195.00)	195.00	0.00	(195.00)	195.00
06306-000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	250.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	3,700.00
06320-000 Staffing (Admin & Maint)	293.09	440.20	147.11	584.28	880.40	296.12	5,282.35
06325-000 Community Center Expenses	175.49	345.00	169.51	368.11	690.00	321.89	4,140.00
06330-000 Bank Charges	19.87	55.00	35.13	43.88	110.00	66.12	660.00
06335-000 Fitness Center Lease	1,487.75	1,488.00	0.25	2,975.50	2,976.00	0.50	17,856.00
06336-000 Fitness Center - Op Costs	52.27	330.00	277.73	772.36	660.00	(112.36)	4,652.00
06345-000 Office Rent Expense	785.28	785.28	0.00	1,570.56	1,570.56	0.00	9,533.26
06410-000 Refuse Removal	14.83	0.00	(14.83)	16.52	0.00	(16.52)	0.00
06415-000 Electricity & Gas	148.58	180.00	31.42	297.57	360.00	62.43	2,160.00
06420-000 Water	0.00	0.00	0.00	0.00	0.00	0.00	22,950.00
06440-000 Street Maint	0.00	0.00	0.00	0.00	0.00	0.00	600.00
06615-000 Snow Removal	2,243.76	3,000.00	756.24	6,935.39	9,000.00	2,064.61	13,000.00
06620-000 Reserve Account	0.00	0.00	0.00	0.00	0.00	0.00	17,710.00
Funding							
06625-000 Supplies	0.00	0.00	0.00	0.00	0.00	0.00	50.00
06626-000 Postage	18.06	800.00	781.94	821.66	850.00	28.34	2,925.00
06630-000 Repairs and Maint	435.72	2,108.00	1,672.28	1,345.84	4,216.00	2,870.16	25,296.00
06632-000 Dog Repairs	0.00	0.00	0.00	0.00	0.00	0.00	700.00
06635-000 Special Projects	0.00	0.00	0.00	0.00	0.00	0.00	4,729.00
06810-000 Commons Mowing	0.00	0.00	0.00	0.00	0.00	0.00	72,924.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	11,484.00
06830-000 Commons Turf	0.00	0.00	0.00	0.00	0.00	0.00	13,134.50
Spraying							
06843-000 Tree Program	0.00	0.00	0.00	0.00	0.00	0.00	9,050.00
06850-000 Flowers	0.00	0.00	0.00	0.00	0.00	0.00	2,870.00
06860-000 Sprinkler Turn	0.00	0.00	0.00	0.00	0.00	0.00	1,795.80

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
On/Off							
06880-000 Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	6,500.00
06890-000 Misc. Landscape	0.00	0.00	0.00	0.00	0.00	0.00	55,111.00
06900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	160.00
07505-000 Management Fee	2,550.00	2,550.00	0.00	5,100.00	5,100.00	0.00	30,600.00
07508-000 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	100.00
07515-000 Income Tax	217.00	0.00	(217.00)	217.00	0.00	(217.00)	322.80
Total	8,786.70	12,081.48	3,294.78	21,501.67	26,412.96	4,911.29	348,196.71
Net Income	18,809.06	16,368.52	2,440.54	34,946.79	30,087.04	4,859.75	(10,296.71)

Kendall Yards HOA

Run Date: 03/15/2022

Run Time: 09:33 PM

INCOME STATEMENT

Townhomes

Start: 02/01/2022 | End: 02/28/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-100 Dues - Townhomes	22,629.39	22,890.00	(260.61)	63,712.27	45,780.00	17,932.27	274,680.00
Total	22,629.39	22,890.00	(260.61)	63,712.27	45,780.00	17,932.27	274,680.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06410-100 Refuse Removal - TH	4,379.67	4,200.00	(179.67)	8,699.94	8,400.00	(299.94)	50,400.00
06415-100 Electricity & Gas - TH	111.96	120.00	8.04	224.53	240.00	15.47	1,440.00
06420-100 Water - TH	2,696.16	2,600.00	(96.16)	5,265.37	5,100.00	(165.37)	51,000.00
06425-100 Sewer - TH	13,961.36	13,714.99	(246.37)	27,708.29	27,220.64	(487.65)	164,370.54
06435-100 Stormwater - TH	791.95	778.91	(13.04)	1,571.79	1,545.86	(25.93)	9,334.96
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	0.00	0.00	0.00	1,665.00
06880-100 Landscape Labor - TH	0.00	0.00	0.00	0.00	0.00	0.00	6,700.00
Total	21,941.10	21,413.90	(527.20)	43,469.92	42,506.50	(963.42)	284,910.50
Net Income	688.29	1,476.10	(787.81)	20,242.35	3,273.50	16,968.85	(10,230.50)

Kendall Yards HOA

Run Date: 03/15/2022

Run Time: 09:33 PM

INCOME STATEMENT

Capital Reserves

Start: 02/01/2022 | End: 02/28/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05050-900 Interest Income - Capital Reserves	26.68	98.00	(71.32)	56.22	196.00	(139.78)	1,176.00
Total	26.68	98.00	(71.32)	56.22	196.00	(139.78)	1,176.00

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	26.68	98.00	(71.32)	56.22	196.00	(139.78)	1,176.00