

Kendall Yards HOA

Run Date: 03/21/2023

Run Time: 05:48 PM

BALANCE SHEET

As of: 02/28/2023

Assets

Account #	Account Name	Total
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market	\$151,641.93
01011-000	Alliance Bank - Operating	\$125,250.63
01013-000	Alliance Bank - Reserves/WC	\$32,413.38
	TOTAL ASSETS	<u>\$309,405.94</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)	\$56,623.91
	TOTAL EQUITY	<u>\$309,405.94</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$309,405.94</u>

Kendall Yards HOA

Run Date: 03/21/2023
Run Time: 05:48 PM

INCOME STATEMENT

Start: 02/01/2023 | End: 02/28/2023

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	30,680.09	29,950.00	730.09	62,914.03	61,796.37	1,117.66	367,253.89
05010-100 Dues - Townhomes	22,719.00	23,740.20	(1,021.20)	61,383.25	66,664.40	(5,281.15)	287,760.00
05011-000 Dues - Apartments	242.00	242.00	0.00	484.00	484.00	0.00	19,021.20
05014-000 Transfer Fee	525.00	0.00	525.00	450.00	0.00	450.00	0.00
05020-000 Late Charges	16.00	0.00	16.00	25.00	0.00	25.00	0.00
05050-000 Interest Income	2.54	0.00	2.54	4.93	0.00	4.93	400.00
05050-900 Interest Income - Capital Reserves	50.16	0.00	50.16	105.68	0.00	105.68	0.00
05100-000 Misc. Income	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00
Total	54,234.79	53,932.20	302.59	125,366.89	128,944.77	(3,577.88)	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	270.00	195.00	(75.00)	270.00	195.00	(75.00)	2,395.00
06308-000 Lien Filing Fees	50.00	0.00	(50.00)	50.00	0.00	(50.00)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	4,739.28
06320-000 Staffing (Admin & Maint)	332.20	440.20	108.00	614.00	880.39	266.39	5,282.35
06325-000 Community Center Expenses	327.24	215.00	(112.24)	580.26	430.00	(150.26)	2,580.00
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	0.00	0.00	0.00	18.05	0.00	(18.05)	7,560.00
06345-000 Office Rent Expense	800.98	785.28	(15.70)	1,601.96	1,570.56	(31.40)	9,580.36
06410-000 Refuse Removal	36.79	15.00	(21.79)	67.14	20.00	(47.14)	395.00
06410-100 Refuse Removal - TH	4,337.97	4,389.72	51.75	8,662.68	8,779.44	116.76	52,676.57
06415-000 Electricity & Gas	171.01	180.00	8.99	338.78	360.00	21.22	2,160.00
06415-100 Electricity & Gas - TH	117.23	120.00	2.77	235.22	240.00	4.78	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	2,359.51	2,593.27	233.76	4,757.81	5,367.62	609.81	52,160.33
06425-100 Sewer - TH	14,375.46	14,366.24	(9.22)	28,554.94	28,732.48	177.54	172,394.88
06435-100 Stormwater - TH	812.17	814.92	2.75	1,612.93	1,629.84	16.91	9,779.00
06615-000 Snow Removal	572.25	3,000.00	2,427.75	8,981.24	9,000.00	18.76	13,500.00
06620-000 Reserve Account	0.00	0.00	0.00	0.00	0.00	0.00	17,710.00
06621-900 Capital Expenses	1,600.00	0.00	(1,600.00)	1,600.00	0.00	(1,600.00)	0.00
06626-000 Postage	12.30	25.00	12.70	607.18	850.00	242.82	2,330.00
06630-000 Repairs and Maint	663.42	1,425.00	761.58	1,282.93	2,850.00	1,567.07	18,100.00
06635-000 Special Projects	0.00	0.00	0.00	0.00	0.00	0.00	5,277.87

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	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
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	234.36	0.00	(234.36)	234.36	0.00	(234.36)	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)	5,610.00	5,566.00	(44.00)	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	88.00	225.00	137.00	88.00	225.00	137.00	225.00
Total	31,453.64	33,060.63	1,606.99	68,742.98	69,672.33	929.35	695,402.24
Net Income	22,781.15	20,871.57	1,909.58	56,623.91	59,272.44	(2,648.53)	(2,007.15)

Kendall Yards HOA

INCOME STATEMENT

Run Date: 03/21/2023
Run Time: 05:48 PM

Main

Start: 02/01/2023 | End: 02/28/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	30,680.09	29,950.00	730.09	62,914.03	61,796.37	1,117.66	367,253.89
05011-000 Dues - Apartments	242.00	242.00	0.00	484.00	484.00	0.00	19,021.20
05014-000 Transfer Fee	525.00	0.00	525.00	450.00	0.00	450.00	0.00
05020-000 Late Charges	16.00	0.00	16.00	25.00	0.00	25.00	0.00
05050-000 Interest Income	2.54	0.00	2.54	4.93	0.00	4.93	400.00
05100-000 Misc. Income	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00
Total	31,465.63	30,192.00	1,273.63	63,877.96	62,280.37	1,597.59	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	270.00	195.00	(75.00)	270.00	195.00	(75.00)	2,395.00
06308-000 Lien Filing Fees	50.00	0.00	(50.00)	50.00	0.00	(50.00)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	4,739.28
06320-000 Staffing (Admin & Maint)	332.20	440.20	108.00	614.00	880.39	266.39	5,282.35
06325-000 Community Center Expenses	327.24	215.00	(112.24)	580.26	430.00	(150.26)	2,580.00
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	0.00	0.00	0.00	18.05	0.00	(18.05)	7,560.00
06345-000 Office Rent Expense	800.98	785.28	(15.70)	1,601.96	1,570.56	(31.40)	9,580.36
06410-000 Refuse Removal	36.79	15.00	(21.79)	67.14	20.00	(47.14)	395.00
06415-000 Electricity & Gas	171.01	180.00	8.99	338.78	360.00	21.22	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	572.25	3,000.00	2,427.75	8,981.24	9,000.00	18.76	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	12.30	25.00	12.70	607.18	850.00	242.82	2,330.00
06630-000 Repairs and Maint	663.42	1,425.00	761.58	1,282.93	2,850.00	1,567.07	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	0.00	0.00	0.00	0.00	0.00	0.00	14,661.25
Spraying							
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	234.36	0.00	(234.36)	234.36	0.00	(234.36)	64,828.33

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
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)	5,610.00	5,566.00	(44.00)	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	88.00	225.00	137.00	88.00	225.00	137.00	225.00
Total	7,851.30	10,776.48	2,925.18	23,319.40	24,922.95	1,603.55	394,959.70
Net Income	23,614.33	19,415.52	4,198.81	40,558.56	37,357.42	3,201.14	(7,034.62)

Kendall Yards HOA

Run Date: 03/21/2023

Run Time: 05:48 PM

INCOME STATEMENT

Townhomes

Start: 02/01/2023 | End: 02/28/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-100 Dues - Townhomes	22,719.00	23,740.20	(1,021.20)	61,383.25	66,664.40	(5,281.15)	287,760.00
Total	22,719.00	23,740.20	(1,021.20)	61,383.25	66,664.40	(5,281.15)	287,760.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06410-100 Refuse Removal - TH	4,337.97	4,389.72	51.75	8,662.68	8,779.44	116.76	52,676.57
06415-100 Electricity & Gas - TH	117.23	120.00	2.77	235.22	240.00	4.78	1,440.00
06420-100 Water - TH	2,359.51	2,593.27	233.76	4,757.81	5,367.62	609.81	52,160.33
06425-100 Sewer - TH	14,375.46	14,366.24	(9.22)	28,554.94	28,732.48	177.54	172,394.88
06435-100 Stormwater - TH	812.17	814.92	2.75	1,612.93	1,629.84	16.91	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	22,002.34	22,284.15	281.81	43,823.58	44,749.38	925.80	300,442.54
Net Income	716.66	1,456.05	(739.39)	17,559.67	21,915.02	(4,355.35)	(12,682.54)

Kendall Yards HOA

Run Date: 03/21/2023

Run Time: 05:48 PM

INCOME STATEMENT

Capital Reserves

Start: 02/01/2023 | End: 02/28/2023

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	50.16	0.00	50.16	105.68	0.00	105.68	0.00
Total	50.16	0.00	50.16	105.68	0.00	105.68	17,710.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06621-900 Capital Expenses	1,600.00	0.00	(1,600.00)	1,600.00	0.00	(1,600.00)	0.00
Total	1,600.00	0.00	(1,600.00)	1,600.00	0.00	(1,600.00)	0.00
Net Income	(1,549.84)	0.00	(1,549.84)	(1,494.32)	0.00	(1,494.32)	17,710.00