

Kendall Yards HOA

Run Date: 03/15/2024

Run Time: 09:34 AM

BALANCE SHEET

As of: 02/29/2024

Assets

Account #	Account Name	Total
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market (Reserve)	\$155,219.30
01011-000	Alliance Bank - Operating	\$87,083.46
01013-000	Alliance Bank - Reserves/WC	\$46,922.16
	TOTAL ASSETS	\$289,324.92

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES	\$0.00

Equity

Account #	Account Name	Total
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)	\$65,037.45
	TOTAL EQUITY	\$289,324.92
	TOTAL LIABILITIES AND EQUITY	\$289,324.92

Kendall Yards HOA

Run Date: 03/15/2024

Run Time: 09:34 AM

INCOME STATEMENT

Start: 02/01/2024 | End: 02/29/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-900 Capital Reserve Funding	1,550.00	1,550.00	0.00	3,100.00	3,100.00	0.00	18,600.00
05010-000 Dues	32,765.86	33,662.81	(896.95)	71,673.62	69,457.08	2,216.54	412,781.23
05010-100 Dues - Townhomes	23,265.09	24,784.36	(1,519.27)	67,015.55	66,963.54	52.01	313,872.53
05011-000 Dues - Apartments	272.00	272.00	0.00	544.00	544.00	0.00	21,379.20
05014-000 Transfer Fee	225.00	0.00	225.00	225.00	0.00	225.00	0.00
05020-000 Late Charges	0.00	25.00	(25.00)	0.00	25.00	(25.00)	275.00
05021-000 Late Interest	0.00	5.00	(5.00)	0.00	5.00	(5.00)	55.00
05025-000 NSF Income	0.00	0.00	0.00	(80.00)	0.00	(80.00)	0.00
05050-000 Interest Income	2.08	0.00	2.08	3.73	0.00	3.73	0.00
05050-900 Interest Income - Capital Rese...	428.10	300.00	128.10	884.23	600.00	284.23	3,600.00
05100-000 Misc. Income	40.00	50.00	(10.00)	185.00	50.00	135.00	1,110.00
Income Total	58,548.13	60,649.17	(2,101.04)	143,551.13	140,744.62	2,806.51	771,672.96
Total Income	58,548.13	60,649.17	(2,101.04)	143,551.13	140,744.62	2,806.51	771,672.96

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
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	270.00	270.00	0.00	270.00	270.00	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)	193.99	436.25	242.26	407.09	872.50	465.41	5,235.00
06325-000 Community Center Expenses	383.09	202.66	(180.43)	717.22	523.69	(193.53)	2,303.47
06335-000 Fitness Center Lease	1,239.79	1,239.79	0.00	2,479.58	2,479.59	0.01	14,877.51
06336-000 Fitness Center - Op Costs	0.00	0.00	0.00	97.50	100.00	2.50	5,834.44
06345-000 Office Rent Expense	817.93	800.98	(16.95)	1,635.86	1,601.96	(33.90)	9,611.76
06410-000 Refuse Removal	46.20	37.89	(8.31)	89.93	69.15	(20.78)	566.65
06410-100 Refuse Removal - TH	4,807.14	4,468.11	(339.03)	9,385.08	8,922.56	(462.52)	53,979.46
06415-000 Electricity & Gas	276.90	176.14	(100.76)	550.60	348.94	(201.66)	2,539.47
06415-100 Electricity & Gas - TH	118.05	121.44	3.39	236.64	242.87	6.23	1,457.24
06420-000 Water	241.93	245.00	3.07	483.86	490.00	6.14	28,100.00
06420-100 Water - TH	2,534.26	2,430.30	(103.96)	5,228.46	4,900.54	(327.92)	52,305.37
06425-100 Sewer - TH	14,375.46	14,796.42	420.96	28,750.92	29,592.85	841.93	177,557.09
06435-100 Stormwater - TH	812.17	836.54	24.37	1,624.34	1,673.07	48.73	10,038.42
06615-000 Snow Removal	5,544.71	6,173.80	629.09	6,944.27	12,347.60	5,403.33	18,521.40
06620-000 Reserve Account Funding	1,550.00	1,550.00	0.00	3,100.00	3,100.00	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	1.82	15.00	13.18	556.54	640.00	83.46	2,387.97
06630-000 Repairs and Maint	1,421.43	1,151.25	(270.18)	2,710.19	2,302.50	(407.69)	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	3,200.00	0.00	(3,200.00)	3,200.00	0.00	(3,200.00)	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

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06880-000 Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	12,000.00
06880-100 Landscape Labor - TH	0.00	0.00	0.00	0.00	0.00	0.00	13,000.00
06890-000 Misc. Landscape	3,601.60	0.00	(3,601.60)	3,601.60	0.00	(3,601.60)	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	5,610.00	5,610.00	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	834.00	91.45	(742.55)	834.00	91.45	(742.55)	91.45
Expense Total	45,075.47	37,848.02	(7,227.45)	78,513.68	76,179.28	(2,334.40)	757,263.89
Total Expense	45,075.47	37,848.02	(7,227.45)	78,513.68	76,179.28	(2,334.40)	757,263.89
Net Income	13,472.66	22,801.15	(9,328.49)	65,037.45	64,565.34	472.11	14,409.07

Kendall Yards HOA

Run Date: 03/15/2024

Run Time: 09:34 AM

INCOME STATEMENT

Main

Start: 02/01/2024 | End: 02/29/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-000 Dues	32,765.86	33,662.81	(896.95)	71,673.62	69,457.08	2,216.54	412,781.23
05011-000 Dues - Apartments	272.00	272.00	0.00	544.00	544.00	0.00	21,379.20
05014-000 Transfer Fee	225.00	0.00	225.00	225.00	0.00	225.00	0.00
05020-000 Late Charges	0.00	25.00	(25.00)	0.00	25.00	(25.00)	275.00
05021-000 Late Interest	0.00	5.00	(5.00)	0.00	5.00	(5.00)	55.00
05025-000 NSF Income	0.00	0.00	0.00	(80.00)	0.00	(80.00)	0.00
05050-000 Interest Income	2.08	0.00	2.08	3.73	0.00	3.73	0.00
05100-000 Misc. Income	40.00	50.00	(10.00)	185.00	50.00	135.00	1,110.00
Income Total	33,304.94	34,014.81	(709.87)	72,551.35	70,081.08	2,470.27	435,600.43
Total Income	33,304.94	34,014.81	(709.87)	72,551.35	70,081.08	2,470.27	435,600.43

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
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	270.00	270.00	0.00	270.00	270.00	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)	193.99	436.25	242.26	407.09	872.50	465.41	5,235.00
06325-000 Community Center Expenses	383.09	202.66	(180.43)	717.22	523.69	(193.53)	2,303.47
06335-000 Fitness Center Lease	1,239.79	1,239.79	0.00	2,479.58	2,479.59	0.01	14,877.51
06336-000 Fitness Center - Op Costs	0.00	0.00	0.00	97.50	100.00	2.50	5,834.44
06345-000 Office Rent Expense	817.93	800.98	(16.95)	1,635.86	1,601.96	(33.90)	9,611.76
06410-000 Refuse Removal	46.20	37.89	(8.31)	89.93	69.15	(20.78)	566.65
06415-000 Electricity & Gas	276.90	176.14	(100.76)	550.60	348.94	(201.66)	2,539.47
06420-000 Water	241.93	245.00	3.07	483.86	490.00	6.14	28,100.00
06615-000 Snow Removal	5,544.71	6,173.80	629.09	6,944.27	12,347.60	5,403.33	18,521.40
06620-000 Reserve Account Funding	1,550.00	1,550.00	0.00	3,100.00	3,100.00	0.00	18,600.00
06626-000 Postage	1.82	15.00	13.18	556.54	640.00	83.46	2,387.97
06630-000 Repairs and Maint	1,421.43	1,151.25	(270.18)	2,710.19	2,302.50	(407.69)	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	3,200.00	0.00	(3,200.00)	3,200.00	0.00	(3,200.00)	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	3,601.60	0.00	(3,601.60)	3,601.60	0.00	(3,601.60)	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	5,610.00	5,610.00	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	834.00	91.45	(742.55)	834.00	91.45	(742.55)	91.45
Expense Total	22,428.39	15,195.22	(7,233.17)	33,288.24	30,847.39	(2,440.85)	421,718.06

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	22,428.39	15,195.22	(7,233.17)	33,288.24	30,847.39	(2,440.85)	421,718.06
Net Income	10,876.55	18,819.59	(7,943.04)	39,263.11	39,233.69	29.42	13,882.37

Kendall Yards HOA

Run Date: 03/15/2024

Run Time: 09:34 AM

INCOME STATEMENT

Townhomes

Start: 02/01/2024 | End: 02/29/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-100 Dues - Townhomes	23,265.09	24,784.36	(1,519.27)	67,015.55	66,963.54	52.01	313,872.53
Income Total	23,265.09	24,784.36	(1,519.27)	67,015.55	66,963.54	52.01	313,872.53
Total Income	23,265.09	24,784.36	(1,519.27)	67,015.55	66,963.54	52.01	313,872.53

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06410-100 Refuse Removal - TH	4,807.14	4,468.11	(339.03)	9,385.08	8,922.56	(462.52)	53,979.46
06415-100 Electricity & Gas - TH	118.05	121.44	3.39	236.64	242.87	6.23	1,457.24
06420-100 Water - TH	2,534.26	2,430.30	(103.96)	5,228.46	4,900.54	(327.92)	52,305.37
06425-100 Sewer - TH	14,375.46	14,796.42	420.96	28,750.92	29,592.85	841.93	177,557.09
06435-100 Stormwater - TH	812.17	836.54	24.37	1,624.34	1,673.07	48.73	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
Expense Total	22,647.08	22,652.80	5.72	45,225.44	45,331.90	106.46	310,545.83
Total Expense	22,647.08	22,652.80	5.72	45,225.44	45,331.90	106.46	310,545.83
Net Income	618.01	2,131.56	(1,513.55)	21,790.11	21,631.64	158.47	3,326.70

Kendall Yards HOA

Run Date: 03/15/2024
Run Time: 09:35 AM

INCOME STATEMENT

Capital Reserves

Start: 02/01/2024 | End: 02/29/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-900 Capital Reserve Funding	1,550.00	1,550.00	0.00	3,100.00	3,100.00	0.00	18,600.00
05050-900 Interest Income - Capital Rese...	428.10	300.00	128.10	884.23	600.00	284.23	3,600.00
Income Total	1,978.10	1,850.00	128.10	3,984.23	3,700.00	284.23	22,200.00
Total Income	1,978.10	1,850.00	128.10	3,984.23	3,700.00	284.23	22,200.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06621-900 Capital Expenses	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00
Expense Total	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00
Total Expense	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00
Net Income	1,978.10	1,850.00	128.10	3,984.23	3,700.00	284.23	(2,800.00)