

# Kendall Yards HOA

Run Date: 04/21/2025

Run Time: 07:28 AM

## BALANCE SHEET

As of: 03/31/2025

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market (Reserve)	\$161,109.34
01011-000	Alliance Bank - Operating	\$134,132.72
01013-000	Alliance Bank - Reserves/WC	\$67,223.94
	TOTAL ASSETS	<u>\$362,566.00</u>

### Liabilities

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

### Equity

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
03900-000	Retained Earnings - Main	(\$8,059.40)
03900-100	Retained Earnings - Townhomes	\$54,980.31
03900-900	Retained Earnings - Reserves Main	\$222,282.02
	Current Year Net Income/(Loss)	\$93,363.07
	TOTAL EQUITY	<u>\$362,566.00</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$362,566.00</u>

# Kendall Yards HOA

Run Date: 04/21/2025

Run Time: 07:28 AM

## INCOME STATEMENT

Start: 03/01/2025 | End: 03/31/2025

### 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	4,650.00	4,650.00	0.00	18,600.00
05010-000 Dues	34,747.51	36,811.51	(2,064.00)	109,833.05	109,332.87	500.18	430,992.16
05010-100 Dues - Townhomes	25,648.46	26,525.01	(876.55)	90,792.83	94,604.62	(3,811.79)	319,103.75
05011-000 Dues - Apartments	284.00	284.00	0.00	852.00	852.00	0.00	22,322.40
05020-000 Late Charges	0.00	25.00	(25.00)	100.00	50.00	50.00	275.00
05021-000 Late Interest	0.00	5.00	(5.00)	27.12	10.00	17.12	55.00
05032-000 Lien Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
05050-000 Interest Income	3.13	0.00	3.13	7.65	0.00	7.65	0.00
05050-900 Interest Income - Capital Rese...	484.27	475.00	9.27	1,401.26	1,425.00	(23.74)	5,700.00
05100-000 Misc. Income	180.00	50.00	130.00	180.00	100.00	80.00	1,110.00
<b>Income Total</b>	<b>62,897.37</b>	<b>65,725.52</b>	<b>(2,828.15)</b>	<b>207,893.91</b>	<b>211,024.49</b>	<b>(3,130.58)</b>	<b>798,158.31</b>
<b>Total Income</b>	<b>62,897.37</b>	<b>65,725.52</b>	<b>(2,828.15)</b>	<b>207,893.91</b>	<b>211,024.49</b>	<b>(3,130.58)</b>	<b>798,158.31</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	9,630.00
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	285.00	285.00	0.00	2,485.00
06308-000 Lien Filing Fees	0.00	0.00	0.00	50.00	0.00	(50.00)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	6,953.04
06320-000 Staffing (Admin & Maint)	184.03	241.33	57.30	548.12	723.99	175.87	2,895.96
06325-000 Community Center Expenses	262.59	159.86	(102.73)	1,105.37	713.40	(391.97)	2,132.51
06335-000 Fitness Center Lease	843.06	843.06	0.00	2,529.18	2,529.18	0.00	10,116.71
06336-000 Fitness Center - Op Costs	729.83	868.70	138.87	729.83	868.70	138.87	4,017.95
06345-000 Office Rent Expense	817.93	817.94	0.01	2,453.79	2,453.82	0.03	9,815.28
06410-000 Refuse Removal	43.93	41.39	(2.54)	128.04	140.26	12.22	514.65
06410-100 Refuse Removal - TH	5,013.97	5,160.88	146.91	14,991.15	15,202.92	211.77	60,632.72
06415-000 Electricity & Gas	308.22	309.35	1.13	911.33	928.03	16.70	3,712.12
06415-100 Electricity & Gas - TH	140.03	134.36	(5.67)	420.98	403.08	(17.90)	1,612.35
06420-000 Water	256.93	395.40	138.47	751.35	902.96	151.61	32,806.62
06420-100 Water - TH	2,801.71	2,713.76	(87.95)	8,117.71	8,198.42	80.71	51,324.07
06425-100 Sewer - TH	15,165.15	15,069.37	(95.78)	45,101.26	45,208.11	106.85	180,832.41
06435-100 Stormwater - TH	869.39	851.97	(17.42)	2,579.80	2,540.48	(39.32)	10,208.16
06615-000 Snow Removal	5,565.25	2,074.82	(3,490.43)	8,944.25	14,523.70	5,579.45	18,673.34
06620-000 Reserve Account Funding	1,550.00	1,550.00	0.00	4,650.00	4,650.00	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	1.92	25.00	23.08	510.58	665.00	154.42	2,387.97
06630-000 Repairs and Maint	1,017.46	1,458.34	440.88	4,266.23	4,375.00	108.77	17,500.00
06635-000 Special Projects	0.00	0.00	0.00	0.00	0.00	0.00	6,787.97
06810-000 Commons Mowing	0.00	0.00	0.00	3,935.72	0.00	(3,935.72)	112,268.91
06820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	16,306.10
06830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	18,425.71
06843-000 Tree Program	0.00	0.00	0.00	0.00	0.00	0.00	16,852.08
06850-000 Flowers	1,470.15	1,650.00	179.85	1,470.15	1,650.00	179.85	5,446.96
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	0.00	0.00	2,434.97
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	0.00	0.00	0.00	2,434.60

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	13,000.00
06880-100 Landscape Labor - TH	0.00	0.00	0.00	0.00	0.00	0.00	13,000.00
06890-000 Misc. Landscape	0.00	0.00	0.00	0.00	0.00	0.00	84,973.56
06900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	205.48
07505-000 Management Fee	2,805.00	2,805.00	0.00	8,415.00	8,415.00	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	1,636.00	1,638.75	2.75	1,638.75
<b>Expense Total</b>	<b>39,846.55</b>	<b>37,170.53</b>	<b>(2,676.02)</b>	<b>114,530.84</b>	<b>117,015.80</b>	<b>2,484.96</b>	<b>799,641.82</b>
<b>Total Expense</b>	<b>39,846.55</b>	<b>37,170.53</b>	<b>(2,676.02)</b>	<b>114,530.84</b>	<b>117,015.80</b>	<b>2,484.96</b>	<b>799,641.82</b>
<b>Net Income</b>	<b>23,050.82</b>	<b>28,554.99</b>	<b>(5,504.17)</b>	<b>93,363.07</b>	<b>94,008.69</b>	<b>(645.62)</b>	<b>(1,483.51)</b>

# Kendall Yards HOA

Run Date: 04/21/2025

Run Time: 07:28 AM

## INCOME STATEMENT

Main

Start: 03/01/2025 | End: 03/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-000 Dues	34,747.51	36,811.51	(2,064.00)	109,833.05	109,332.87	500.18	430,992.16
05011-000 Dues - Apartments	284.00	284.00	0.00	852.00	852.00	0.00	22,322.40
05020-000 Late Charges	0.00	25.00	(25.00)	100.00	50.00	50.00	275.00
05021-000 Late Interest	0.00	5.00	(5.00)	27.12	10.00	17.12	55.00
05032-000 Lien Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
05050-000 Interest Income	3.13	0.00	3.13	7.65	0.00	7.65	0.00
05100-000 Misc. Income	180.00	50.00	130.00	180.00	100.00	80.00	1,110.00
<b>Income Total</b>	<b>35,214.64</b>	<b>37,175.51</b>	<b>(1,960.87)</b>	<b>111,049.82</b>	<b>110,344.87</b>	<b>704.95</b>	<b>454,754.56</b>
<b>Total Income</b>	<b>35,214.64</b>	<b>37,175.51</b>	<b>(1,960.87)</b>	<b>111,049.82</b>	<b>110,344.87</b>	<b>704.95</b>	<b>454,754.56</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	9,630.00
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	285.00	285.00	0.00	2,485.00
06308-000 Lien Filing Fees	0.00	0.00	0.00	50.00	0.00	(50.00)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	6,953.04
06320-000 Staffing (Admin & Maint)	184.03	241.33	57.30	548.12	723.99	175.87	2,895.96
06325-000 Community Center Expenses	262.59	159.86	(102.73)	1,105.37	713.40	(391.97)	2,132.51
06335-000 Fitness Center Lease	843.06	843.06	0.00	2,529.18	2,529.18	0.00	10,116.71
06336-000 Fitness Center - Op Costs	729.83	868.70	138.87	729.83	868.70	138.87	4,017.95
06345-000 Office Rent Expense	817.93	817.94	0.01	2,453.79	2,453.82	0.03	9,815.28
06410-000 Refuse Removal	43.93	41.39	(2.54)	128.04	140.26	12.22	514.65
06415-000 Electricity & Gas	308.22	309.35	1.13	911.33	928.03	16.70	3,712.12
06420-000 Water	256.93	395.40	138.47	751.35	902.96	151.61	32,806.62
06615-000 Snow Removal	5,565.25	2,074.82	(3,490.43)	8,944.25	14,523.70	5,579.45	18,673.34
06620-000 Reserve Account Funding	1,550.00	1,550.00	0.00	4,650.00	4,650.00	0.00	18,600.00
06626-000 Postage	1.92	25.00	23.08	510.58	665.00	154.42	2,387.97
06630-000 Repairs and Maint	1,017.46	1,458.34	440.88	4,266.23	4,375.00	108.77	17,500.00
06635-000 Special Projects	0.00	0.00	0.00	0.00	0.00	0.00	6,787.97
06810-000 Commons Mowing	0.00	0.00	0.00	3,935.72	0.00	(3,935.72)	112,268.91
06820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	16,306.10
06830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	18,425.71
06843-000 Tree Program	0.00	0.00	0.00	0.00	0.00	0.00	16,852.08
06850-000 Flowers	1,470.15	1,650.00	179.85	1,470.15	1,650.00	179.85	5,446.96
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	0.00	0.00	2,434.97
06880-000 Landscape Labor	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	84,973.56
06900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	205.48
07505-000 Management Fee	2,805.00	2,805.00	0.00	8,415.00	8,415.00	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	1,636.00	1,638.75	2.75	1,638.75
<b>Expense Total</b>	<b>15,856.30</b>	<b>13,240.19</b>	<b>(2,616.11)</b>	<b>43,319.94</b>	<b>45,462.79</b>	<b>2,142.85</b>	<b>454,597.51</b>

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Total Expense</b>	<b>15,856.30</b>	<b>13,240.19</b>	<b>(2,616.11)</b>	<b>43,319.94</b>	<b>45,462.79</b>	<b>2,142.85</b>	<b>454,597.51</b>
<b>Net Income</b>	<b>19,358.34</b>	<b>23,935.32</b>	<b>(4,576.98)</b>	<b>67,729.88</b>	<b>64,882.08</b>	<b>2,847.80</b>	<b>157.05</b>

# Kendall Yards HOA

Run Date: 04/21/2025

Run Time: 07:28 AM

## INCOME STATEMENT

Townhomes

Start: 03/01/2025 | End: 03/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-100 Dues - Townhomes	25,648.46	26,525.01	(876.55)	90,792.83	94,604.62	(3,811.79)	319,103.75
<b>Income Total</b>	<b>25,648.46</b>	<b>26,525.01</b>	<b>(876.55)</b>	<b>90,792.83</b>	<b>94,604.62</b>	<b>(3,811.79)</b>	<b>319,103.75</b>
<b>Total Income</b>	<b>25,648.46</b>	<b>26,525.01</b>	<b>(876.55)</b>	<b>90,792.83</b>	<b>94,604.62</b>	<b>(3,811.79)</b>	<b>319,103.75</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06410-100 Refuse Removal - TH	5,013.97	5,160.88	146.91	14,991.15	15,202.92	211.77	60,632.72
06415-100 Electricity & Gas - TH	140.03	134.36	(5.67)	420.98	403.08	(17.90)	1,612.35
06420-100 Water - TH	2,801.71	2,713.76	(87.95)	8,117.71	8,198.42	80.71	51,324.07
06425-100 Sewer - TH	15,165.15	15,069.37	(95.78)	45,101.26	45,208.11	106.85	180,832.41
06435-100 Stormwater - TH	869.39	851.97	(17.42)	2,579.80	2,540.48	(39.32)	10,208.16
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	0.00	0.00	0.00	2,434.60
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>23,990.25</b>	<b>23,930.34</b>	<b>(59.91)</b>	<b>71,210.90</b>	<b>71,553.01</b>	<b>342.11</b>	<b>320,044.31</b>
<b>Total Expense</b>	<b>23,990.25</b>	<b>23,930.34</b>	<b>(59.91)</b>	<b>71,210.90</b>	<b>71,553.01</b>	<b>342.11</b>	<b>320,044.31</b>
<b>Net Income</b>	<b>1,658.21</b>	<b>2,594.67</b>	<b>(936.46)</b>	<b>19,581.93</b>	<b>23,051.61</b>	<b>(3,469.68)</b>	<b>(940.56)</b>

# Kendall Yards HOA

Run Date: 04/21/2025

Run Time: 07:28 AM

## INCOME STATEMENT

Capital Reserves

Start: 03/01/2025 | End: 03/31/2025

### 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	4,650.00	4,650.00	0.00	18,600.00
05050-900 Interest Income - Capital Rese...	484.27	475.00	9.27	1,401.26	1,425.00	(23.74)	5,700.00
<b>Income Total</b>	<b>2,034.27</b>	<b>2,025.00</b>	<b>9.27</b>	<b>6,051.26</b>	<b>6,075.00</b>	<b>(23.74)</b>	<b>24,300.00</b>
<b>Total Income</b>	<b>2,034.27</b>	<b>2,025.00</b>	<b>9.27</b>	<b>6,051.26</b>	<b>6,075.00</b>	<b>(23.74)</b>	<b>24,300.00</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>2,034.27</b>	<b>2,025.00</b>	<b>9.27</b>	<b>6,051.26</b>	<b>6,075.00</b>	<b>(23.74)</b>	<b>(700.00)</b>