

Kendall Yards HOA

Run Date: 05/19/2022

Run Time: 01:56 PM

BALANCE SHEET

As of: 04/30/2022

Assets

Account #	Account Name	Total
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market	\$151,315.73
01011-000	Alliance Bank - Operating	\$130,557.44
01013-000	Alliance Bank - Reserves/WC	\$30,528.19
	TOTAL ASSETS	<u>\$312,501.36</u>

Liabilities

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

Equity

Account #	Account Name	Total
03900-000	Retained Earnings	\$235,596.08
	Current Year Net Income/(Loss)	\$76,905.28
	TOTAL EQUITY	<u>\$312,501.36</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$312,501.36</u>

Kendall Yards HOA

Run Date: 05/19/2022

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INCOME STATEMENT

Start: 04/01/2022 | End: 04/30/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	26,660.44	27,830.00	(1,169.56)	111,354.92	111,320.00	34.92	333,960.00
05010-100 Dues - Townhomes	20,095.15	22,890.00	(2,794.85)	104,348.10	91,560.00	12,788.10	274,680.00
05011-000 Dues - Apartments	220.00	220.00	0.00	880.00	880.00	0.00	2,640.00
05014-000 Transfer Fee	0.00	0.00	0.00	(100.00)	0.00	(100.00)	0.00
05020-000 Late Charges	25.00	0.00	25.00	125.00	0.00	125.00	0.00
05021-000 Late Interest	3.29	0.00	3.29	6.96	0.00	6.96	0.00
05025-000 NSF Income	(9.00)	0.00	(9.00)	0.00	0.00	0.00	0.00
05050-000 Interest Income	3.12	0.00	3.12	9.33	0.00	9.33	0.00
05050-900 Interest Income - Capital Reserves	28.60	98.00	(69.40)	114.36	392.00	(277.64)	1,176.00
05100-000 Misc. Income	180.00	400.00	(220.00)	360.00	1,200.00	(840.00)	1,300.00
Total	47,206.60	51,438.00	(4,231.40)	217,098.67	205,352.00	11,746.67	613,756.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	0.00	45.00	45.00	0.00	45.00	45.00	7,471.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	0.00	75.00	75.00	285.00
06305-000 Accounting	0.00	0.00	0.00	195.00	195.00	0.00	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	857.00	0.00	(857.00)	3,700.00
06320-000 Staffing (Admin & Maint)	181.91	440.19	258.28	1,012.47	1,760.79	748.32	5,282.35
06325-000 Community Center Expenses	151.31	345.00	193.69	738.97	1,380.00	641.03	4,140.00
06330-000 Bank Charges	0.00	55.00	55.00	84.32	220.00	135.68	660.00
06335-000 Fitness Center Lease	1,487.75	1,488.00	0.25	5,951.00	5,952.00	1.00	17,856.00
06336-000 Fitness Center - Op Costs	162.41	330.00	167.59	2,252.11	1,493.00	(759.11)	4,652.00
06345-000 Office Rent Expense	785.28	785.28	0.00	3,141.12	3,141.12	0.00	9,533.26
06410-000 Refuse Removal	34.22	0.00	(34.22)	107.62	0.00	(107.62)	0.00
06410-100 Refuse Removal - TH	4,220.31	4,200.00	(20.31)	17,284.17	16,800.00	(484.17)	50,400.00
06415-000 Electricity & Gas	148.48	180.00	31.52	594.54	720.00	125.46	2,160.00
06415-100 Electricity & Gas - TH	111.82	120.00	8.18	448.21	480.00	31.79	1,440.00
06420-000 Water	20.72	200.00	179.28	20.72	200.00	179.28	22,950.00
06420-100 Water - TH	2,574.09	2,700.00	125.91	10,359.64	10,500.00	140.36	51,000.00
06425-100 Sewer - TH	13,961.36	13,714.99	(246.37)	55,631.01	54,650.62	(980.39)	164,370.54
06435-100 Stormwater - TH	791.95	778.91	(13.04)	3,155.69	3,103.68	(52.01)	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	0.00	1,000.00	1,000.00	9,642.40	12,000.00	2,357.60	13,000.00
06620-000 Reserve Account Funding	0.00	0.00	0.00	0.00	0.00	0.00	17,710.00
06625-000 Supplies	0.00	0.00	0.00	0.00	0.00	0.00	50.00
06626-000 Postage	584.32	250.00	(334.32)	1,537.66	1,500.00	(37.66)	2,925.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06630-000 Repairs and Maint	635.84	2,108.00	1,472.16	2,491.47	8,432.00	5,940.53	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	598.00	598.00	0.00	598.00	598.00	4,729.00
06810-000 Commons Mowing	1,991.98	2,552.00	560.02	1,991.98	2,552.00	560.02	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	6,055.22	6,050.00	(5.22)	6,055.22	7,050.00	994.78	9,050.00
06850-000 Flowers	1,253.50	0.00	(1,253.50)	1,253.50	0.00	(1,253.50)	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	45.00	0.00	(45.00)	45.00	0.00	(45.00)	6,500.00
06880-100 Landscape Labor - TH	0.00	350.00	350.00	0.00	350.00	350.00	6,700.00
06890-000 Misc. Landscape	4,831.49	5,803.00	971.51	4,831.49	5,803.00	971.51	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	10,200.00	10,200.00	0.00	30,600.00
07508-000 Property Taxes	94.08	100.00	5.92	94.08	100.00	5.92	100.00
07515-000 Income Tax	0.00	0.00	0.00	217.00	322.80	105.80	322.80
Total	42,673.04	46,743.37	4,070.33	140,193.39	149,624.01	9,430.62	633,107.21
Net Income	4,533.56	4,694.63	(161.07)	76,905.28	55,727.99	21,177.29	(19,351.21)

Kendall Yards HOA

Run Date: 05/19/2022

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INCOME STATEMENT

Main

Start: 04/01/2022 | End: 04/30/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	26,660.44	27,830.00	(1,169.56)	111,354.92	111,320.00	34.92	333,960.00
05011-000 Dues - Apartments	220.00	220.00	0.00	880.00	880.00	0.00	2,640.00
05014-000 Transfer Fee	0.00	0.00	0.00	(100.00)	0.00	(100.00)	0.00
05020-000 Late Charges	25.00	0.00	25.00	125.00	0.00	125.00	0.00
05021-000 Late Interest	3.29	0.00	3.29	6.96	0.00	6.96	0.00
05025-000 NSF Income	(9.00)	0.00	(9.00)	0.00	0.00	0.00	0.00
05050-000 Interest Income	3.12	0.00	3.12	9.33	0.00	9.33	0.00
05100-000 Misc. Income	180.00	400.00	(220.00)	360.00	1,200.00	(840.00)	1,300.00
Total	27,082.85	28,450.00	(1,367.15)	112,636.21	113,400.00	(763.79)	337,900.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	0.00	45.00	45.00	0.00	45.00	45.00	7,471.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	0.00	75.00	75.00	285.00
06305-000 Accounting	0.00	0.00	0.00	195.00	195.00	0.00	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	857.00	0.00	(857.00)	3,700.00
06320-000 Staffing (Admin & Maint)	181.91	440.19	258.28	1,012.47	1,760.79	748.32	5,282.35
06325-000 Community Center Expenses	151.31	345.00	193.69	738.97	1,380.00	641.03	4,140.00
06330-000 Bank Charges	0.00	55.00	55.00	84.32	220.00	135.68	660.00
06335-000 Fitness Center Lease	1,487.75	1,488.00	0.25	5,951.00	5,952.00	1.00	17,856.00
06336-000 Fitness Center - Op Costs	162.41	330.00	167.59	2,252.11	1,493.00	(759.11)	4,652.00
06345-000 Office Rent Expense	785.28	785.28	0.00	3,141.12	3,141.12	0.00	9,533.26
06410-000 Refuse Removal	34.22	0.00	(34.22)	107.62	0.00	(107.62)	0.00
06415-000 Electricity & Gas	148.48	180.00	31.52	594.54	720.00	125.46	2,160.00
06420-000 Water	20.72	200.00	179.28	20.72	200.00	179.28	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	0.00	1,000.00	1,000.00	9,642.40	12,000.00	2,357.60	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	584.32	250.00	(334.32)	1,537.66	1,500.00	(37.66)	2,925.00
06630-000 Repairs and Maint	635.84	2,108.00	1,472.16	2,491.47	8,432.00	5,940.53	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	598.00	598.00	0.00	598.00	598.00	4,729.00
06810-000 Commons Mowing	1,991.98	2,552.00	560.02	1,991.98	2,552.00	560.02	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

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06843-000 Tree Program	6,055.22	6,050.00	(5.22)	6,055.22	7,050.00	994.78	9,050.00
06850-000 Flowers	1,253.50	0.00	(1,253.50)	1,253.50	0.00	(1,253.50)	2,870.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	0.00	0.00	1,795.80
06880-000 Landscape Labor	45.00	0.00	(45.00)	45.00	0.00	(45.00)	6,500.00
06890-000 Misc. Landscape	4,831.49	5,803.00	971.51	4,831.49	5,803.00	971.51	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	10,200.00	10,200.00	0.00	30,600.00
07508-000 Property Taxes	94.08	100.00	5.92	94.08	100.00	5.92	100.00
07515-000 Income Tax	0.00	0.00	0.00	217.00	322.80	105.80	322.80
Total	21,013.51	24,879.47	3,865.96	53,314.67	63,739.71	10,425.04	348,196.71
Net Income	6,069.34	3,570.53	2,498.81	59,321.54	49,660.29	9,661.25	(10,296.71)

Kendall Yards HOA

Run Date: 05/19/2022

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INCOME STATEMENT

Townhomes

Start: 04/01/2022 | End: 04/30/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-100 Dues - Townhomes	20,095.15	22,890.00	(2,794.85)	104,348.10	91,560.00	12,788.10	274,680.00
Total	20,095.15	22,890.00	(2,794.85)	104,348.10	91,560.00	12,788.10	274,680.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06410-100 Refuse Removal - TH	4,220.31	4,200.00	(20.31)	17,284.17	16,800.00	(484.17)	50,400.00
06415-100 Electricity & Gas - TH	111.82	120.00	8.18	448.21	480.00	31.79	1,440.00
06420-100 Water - TH	2,574.09	2,700.00	125.91	10,359.64	10,500.00	140.36	51,000.00
06425-100 Sewer - TH	13,961.36	13,714.99	(246.37)	55,631.01	54,650.62	(980.39)	164,370.54
06435-100 Stormwater - TH	791.95	778.91	(13.04)	3,155.69	3,103.68	(52.01)	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	350.00	350.00	0.00	350.00	350.00	6,700.00
Total	21,659.53	21,863.90	204.37	86,878.72	85,884.30	(994.42)	284,910.50
Net Income	(1,564.38)	1,026.10	(2,590.48)	17,469.38	5,675.70	11,793.68	(10,230.50)

Kendall Yards HOA

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INCOME STATEMENT

Capital Reserves

Start: 04/01/2022 | End: 04/30/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05050-900 Interest Income - Capital Reserves	28.60	98.00	(69.40)	114.36	392.00	(277.64)	1,176.00
Total	28.60	98.00	(69.40)	114.36	392.00	(277.64)	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	28.60	98.00	(69.40)	114.36	392.00	(277.64)	1,176.00