

Kendall Yards HOA

Run Date: 06/14/2023

Run Time: 11:08 AM

BALANCE SHEET

As of: 05/31/2023

Assets

Account #	Account Name	Total
01002-000	GESA - Savings	\$97.50
01004-000	GESA - Money Market	\$151,792.09
01011-000	Alliance Bank - Operating	\$151,103.60
01013-000	Alliance Bank - Reserves/WC	\$27,925.78
	TOTAL ASSETS	<u>\$330,918.97</u>

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES	\$0.00

Equity

Account #	Account Name	Total
03900-000	Retained Earnings	\$252,782.03
	Current Year Net Income/(Loss)	\$78,136.94
	TOTAL EQUITY	<u>\$330,918.97</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$330,918.97</u>

Kendall Yards HOA

Run Date: 06/14/2023

Run Time: 11:09 AM

INCOME STATEMENT

Start: 05/01/2023 | End: 05/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-900 Capital Reserve Funding	0.00	0.00	0.00	0.00	0.00	0.00	17,710.00
05010-000 Dues	28,731.01	32,407.82	(3,676.81)	152,451.62	154,898.23	(2,446.61)	367,253.89
05010-100 Dues - Townhomes	20,259.98	26,617.80	(6,357.82)	128,040.19	135,966.60	(7,926.41)	287,760.00
05011-000 Dues - Apartments	242.00	242.00	0.00	1,210.00	1,210.00	0.00	19,021.20
05014-000 Transfer Fee	(500.00)	0.00	(500.00)	(100.00)	0.00	(100.00)	0.00
05020-000 Late Charges	0.00	0.00	0.00	200.00	0.00	200.00	0.00
05021-000 Late Interest	0.00	0.00	0.00	45.75	0.00	45.75	0.00
05032-000 Lien Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
05050-000 Interest Income	3.66	0.00	3.66	15.34	0.00	15.34	0.00
05050-900 Interest Income - Capital Rese...	55.02	0.00	55.02	269.76	0.00	269.76	400.00
05100-000 Misc. Income	220.00	400.00	(180.00)	860.00	1,000.00	(140.00)	1,250.00
Income Total	49,011.67	59,667.62	(10,655.95)	283,042.66	293,074.83	(10,032.17)	693,395.09
Total Income	49,011.67	59,667.62	(10,655.95)	283,042.66	293,074.83	(10,032.17)	693,395.09

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	45.00	0.00	(45.00)	45.00	0.00	(45.00)	5,500.00
06135-000 Board & Annual Meetings	0.00	200.00	200.00	0.00	200.00	200.00	335.00
06305-000 Accounting	0.00	0.00	0.00	270.00	195.00	(75.00)	2,395.00
06306-000 Legal	420.00	0.00	(420.00)	420.00	0.00	(420.00)	0.00
06308-000 Lien Filing Fees	0.00	0.00	0.00	100.00	0.00	(100.00)	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)	322.67	440.20	117.53	1,575.46	2,200.98	625.52	5,282.35
06325-000 Community Center Expenses	130.89	215.00	84.11	1,099.34	1,075.00	(24.34)	2,580.00
06330-000 Bank Charges	5.00	0.00	(5.00)	5.00	0.00	(5.00)	0.00
06335-000 Fitness Center Lease	1,487.75	1,488.00	0.25	7,438.75	7,440.00	1.25	17,856.00
06336-000 Fitness Center - Op Costs	0.00	0.00	0.00	1,624.94	1,890.00	265.06	7,560.00
06345-000 Office Rent Expense	800.98	800.98	0.00	4,004.90	3,973.50	(31.40)	9,580.36
06410-000 Refuse Removal	30.23	35.00	4.77	161.81	150.00	(11.81)	395.00
06410-100 Refuse Removal - TH	4,357.71	4,389.72	32.01	21,676.49	21,948.60	272.11	52,676.57
06415-000 Electricity & Gas	263.75	180.00	(83.75)	1,037.29	900.00	(137.29)	2,160.00
06415-100 Electricity & Gas - TH	117.43	120.00	2.57	634.30	600.00	(34.30)	1,440.00
06420-000 Water	418.65	300.00	(118.65)	570.66	500.00	(70.66)	20,750.00
06420-100 Water - TH	2,820.82	3,132.57	311.75	12,024.58	13,848.19	1,823.61	52,160.33
06425-100 Sewer - TH	14,365.46	14,366.24	0.78	71,651.32	71,831.20	179.88	172,394.87
06435-100 Stormwater - TH	812.17	814.92	2.75	4,049.44	4,074.60	25.16	9,779.00
06615-000 Snow Removal	0.00	0.00	0.00	14,287.44	12,000.00	(2,287.44)	13,500.00
06620-000 Reserve Account Funding	0.00	0.00	0.00	0.00	0.00	0.00	17,710.00
06621-900 Capital Expenses	0.00	0.00	0.00	4,499.02	0.00	(4,499.02)	0.00
06626-000 Postage	594.94	10.00	(584.94)	1,502.01	1,610.00	107.99	2,330.00
06630-000 Repairs and Maint	509.52	1,425.00	915.48	3,338.62	7,125.00	3,786.38	18,100.00
06635-000 Special Projects	0.00	0.00	0.00	0.00	814.78	814.78	5,277.87
06810-000 Commons Mowing	3,627.52	7,155.85	3,528.33	10,939.95	10,733.76	(206.19)	101,831.07
06820-000 Commons Fertilizing	3,170.54	3,101.87	(68.67)	3,170.54	3,101.87	(68.67)	13,607.48
06830-000 Commons Turf Spraying	814.78	0.00	(814.78)	814.78	0.00	(814.78)	14,661.25
06843-000 Tree Program	0.00	3,000.00	3,000.00	7,456.14	10,299.19	2,843.05	13,299.19

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06850-000 Flowers	0.00	1,700.40	1,700.40	1,388.48	3,200.40	1,811.92	4,088.75
06860-000 Sprinkler Turn On/Off	904.16	827.86	(76.31)	904.16	827.86	(76.31)	2,007.51
06860-100 Sprinkler Turn On/Off - TH	827.86	827.86	(0.01)	827.86	827.86	(0.01)	2,007.51
06880-000 Landscape Labor	513.26	400.00	(113.26)	513.26	400.00	(113.26)	10,684.25
06880-100 Landscape Labor - TH	473.99	400.00	(73.99)	473.99	400.00	(73.99)	9,984.25
06890-000 Misc. Landscape	7,859.70	860.80	(6,998.90)	12,198.87	7,737.07	(4,461.80)	64,828.30
06900-000 Web Fees	0.00	20.00	20.00	0.00	20.00	20.00	180.00
07505-000 Management Fee	2,805.00	2,783.00	(22.00)	14,025.00	13,915.00	(110.00)	33,396.00
07508-000 Property Taxes	0.00	0.00	0.00	88.32	100.00	11.68	100.00
07515-000 Income Tax	0.00	0.00	0.00	88.00	225.00	137.00	225.00
Expense Total	48,499.78	48,995.26	495.48	204,905.72	204,164.84	(740.88)	695,402.18
Total Expense	48,499.78	48,995.26	495.48	204,905.72	204,164.84	(740.88)	695,402.18
Net Income	511.89	10,672.36	(10,160.47)	78,136.94	88,909.99	(10,773.05)	(2,007.09)

Kendall Yards HOA

Run Date: 06/14/2023
Run Time: 11:09 AM

INCOME STATEMENT

Main

Start: 05/01/2023 | End: 05/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-000 Dues	28,731.01	32,407.82	(3,676.81)	152,451.62	154,898.23	(2,446.61)	367,253.89
05011-000 Dues - Apartments	242.00	242.00	0.00	1,210.00	1,210.00	0.00	19,021.20
05014-000 Transfer Fee	(500.00)	0.00	(500.00)	(100.00)	0.00	(100.00)	0.00
05020-000 Late Charges	0.00	0.00	0.00	200.00	0.00	200.00	0.00
05021-000 Late Interest	0.00	0.00	0.00	45.75	0.00	45.75	0.00
05032-000 Lien Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
05050-000 Interest Income	3.66	0.00	3.66	15.34	0.00	15.34	0.00
05100-000 Misc. Income	220.00	400.00	(180.00)	860.00	1,000.00	(140.00)	1,250.00
Income Total	28,696.67	33,049.82	(4,353.15)	154,732.71	157,108.23	(2,375.52)	387,525.09
Total Income	28,696.67	33,049.82	(4,353.15)	154,732.71	157,108.23	(2,375.52)	387,525.09

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	45.00	0.00	(45.00)	45.00	0.00	(45.00)	5,500.00
06135-000 Board & Annual Meetings	0.00	200.00	200.00	0.00	200.00	200.00	335.00
06305-000 Accounting	0.00	0.00	0.00	270.00	195.00	(75.00)	2,395.00
06306-000 Legal	420.00	0.00	(420.00)	420.00	0.00	(420.00)	0.00
06308-000 Lien Filing Fees	0.00	0.00	0.00	100.00	0.00	(100.00)	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)	322.67	440.20	117.53	1,575.46	2,200.98	625.52	5,282.35
06325-000 Community Center Expenses	130.89	215.00	84.11	1,099.34	1,075.00	(24.34)	2,580.00
06330-000 Bank Charges	5.00	0.00	(5.00)	5.00	0.00	(5.00)	0.00
06335-000 Fitness Center Lease	1,487.75	1,488.00	0.25	7,438.75	7,440.00	1.25	17,856.00
06336-000 Fitness Center - Op Costs	0.00	0.00	0.00	1,624.94	1,890.00	265.06	7,560.00
06345-000 Office Rent Expense	800.98	800.98	0.00	4,004.90	3,973.50	(31.40)	9,580.36
06410-000 Refuse Removal	30.23	35.00	4.77	161.81	150.00	(11.81)	395.00
06415-000 Electricity & Gas	263.75	180.00	(83.75)	1,037.29	900.00	(137.29)	2,160.00
06420-000 Water	418.65	300.00	(118.65)	570.66	500.00	(70.66)	20,750.00
06615-000 Snow Removal	0.00	0.00	0.00	14,287.44	12,000.00	(2,287.44)	13,500.00
06620-000 Reserve Account Funding	0.00	0.00	0.00	0.00	0.00	0.00	17,710.00
06626-000 Postage	594.94	10.00	(584.94)	1,502.01	1,610.00	107.99	2,330.00
06630-000 Repairs and Maint	509.52	1,425.00	915.48	3,338.62	7,125.00	3,786.38	18,100.00
06635-000 Special Projects	0.00	0.00	0.00	0.00	814.78	814.78	5,277.87
06810-000 Commons Mowing	3,627.52	7,155.85	3,528.33	10,939.95	10,733.76	(206.19)	101,831.07
06820-000 Commons Fertilizing	3,170.54	3,101.87	(68.67)	3,170.54	3,101.87	(68.67)	13,607.48
06830-000 Commons Turf Spraying	814.78	0.00	(814.78)	814.78	0.00	(814.78)	14,661.25
06843-000 Tree Program	0.00	3,000.00	3,000.00	7,456.14	10,299.19	2,843.05	13,299.19
06850-000 Flowers	0.00	1,700.40	1,700.40	1,388.48	3,200.40	1,811.92	4,088.75
06860-000 Sprinkler Turn On/Off	904.16	827.86	(76.31)	904.16	827.86	(76.31)	2,007.51
06880-000 Landscape Labor	513.26	400.00	(113.26)	513.26	400.00	(113.26)	10,684.25
06890-000 Misc. Landscape	7,859.70	860.80	(6,998.90)	12,198.87	7,737.07	(4,461.80)	64,828.30
06900-000 Web Fees	0.00	20.00	20.00	0.00	20.00	20.00	180.00
07505-000 Management Fee	2,805.00	2,783.00	(22.00)	14,025.00	13,915.00	(110.00)	33,396.00
07508-000 Property Taxes	0.00	0.00	0.00	88.32	100.00	11.68	100.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
07515-000 Income Tax	0.00	0.00	0.00	88.00	225.00	137.00	225.00
Expense Total	24,724.34	24,943.95	219.61	89,068.72	90,634.40	1,565.68	394,959.65
Total Expense	24,724.34	24,943.95	219.61	89,068.72	90,634.40	1,565.68	394,959.65
Net Income	3,972.33	8,105.86	(4,133.53)	65,663.99	66,473.83	(809.84)	(7,434.57)

Kendall Yards HOA

Run Date: 06/14/2023

Run Time: 11:09 AM

INCOME STATEMENT

Townhomes

Start: 05/01/2023 | End: 05/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-100 Dues - Townhomes	20,259.98	26,617.80	(6,357.82)	128,040.19	135,966.60	(7,926.41)	287,760.00
Income Total	20,259.98	26,617.80	(6,357.82)	128,040.19	135,966.60	(7,926.41)	287,760.00
Total Income	20,259.98	26,617.80	(6,357.82)	128,040.19	135,966.60	(7,926.41)	287,760.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06410-100 Refuse Removal - TH	4,357.71	4,389.72	32.01	21,676.49	21,948.60	272.11	52,676.57
06415-100 Electricity & Gas - TH	117.43	120.00	2.57	634.30	600.00	(34.30)	1,440.00
06420-100 Water - TH	2,820.82	3,132.57	311.75	12,024.58	13,848.19	1,823.61	52,160.33
06425-100 Sewer - TH	14,365.46	14,366.24	0.78	71,651.32	71,831.20	179.88	172,394.87
06435-100 Stormwater - TH	812.17	814.92	2.75	4,049.44	4,074.60	25.16	9,779.00
06860-100 Sprinkler Turn On/Off - TH	827.86	827.86	(0.01)	827.86	827.86	(0.01)	2,007.51
06880-100 Landscape Labor - TH	473.99	400.00	(73.99)	473.99	400.00	(73.99)	9,984.25
Expense Total	23,775.44	24,051.31	275.87	111,337.98	113,530.45	2,192.47	300,442.53
Total Expense	23,775.44	24,051.31	275.87	111,337.98	113,530.45	2,192.47	300,442.53
Net Income	(3,515.46)	2,566.50	(6,081.96)	16,702.21	22,436.16	(5,733.95)	(12,682.53)

Kendall Yards HOA

Run Date: 06/14/2023
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INCOME STATEMENT

Capital Reserves

Start: 05/01/2023 | End: 05/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
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 Rese...	55.02	0.00	55.02	269.76	0.00	269.76	400.00
Income Total	55.02	0.00	55.02	269.76	0.00	269.76	18,110.00
Total Income	55.02	0.00	55.02	269.76	0.00	269.76	18,110.00

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	4,499.02	0.00	(4,499.02)	0.00
Expense Total	0.00	0.00	0.00	4,499.02	0.00	(4,499.02)	0.00
Total Expense	0.00	0.00	0.00	4,499.02	0.00	(4,499.02)	0.00
Net Income	55.02	0.00	55.02	(4,229.26)	0.00	(4,229.26)	18,110.00