

To: Kendall Yards Board of Directors
From: Brandi Gimbel, Rockwood Property Management
Re: Monthly Financial Report – June 2022



Letters were mailed for violations that were identified during 2 inspections performed this period. In addition, letters were mailed out after receiving phone calls and emails regarding violations.

Summary:

My goal with the monthly report is to inform the Board of significant actual to budget variances, project updates, and other significant items of concern. We are happy to make modifications at your direction.

Respectfully,

A handwritten signature in black ink, appearing to read "Brandi Gimbel".

Brandi Gimbel, HOA Manager
Rockwood Property Management

Kendall Yards HOA

Run Date: 07/12/2022

Run Time: 04:25 PM

BALANCE SHEET

As of: 06/30/2022

Assets

Account #	Account Name	Total
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market	\$151,368.79
01011-000	Alliance Bank - Operating	\$155,031.18
01013-000	Alliance Bank - Reserves/WC	\$30,533.29
	TOTAL ASSETS	<u>\$337,033.26</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)	\$101,437.18
	TOTAL EQUITY	<u>\$337,033.26</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$337,033.26</u>

Kendall Yards HOA

Run Date: 07/12/2022

Run Time: 04:25 PM

INCOME STATEMENT

Start: 06/01/2022 | End: 06/30/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	28,413.37	27,830.00	583.37	169,229.94	166,980.00	2,249.94	333,960.00
05010-100 Dues - Townhomes	22,034.07	22,890.00	(855.93)	151,840.38	137,340.00	14,500.38	274,680.00
05011-000 Dues - Apartments	220.00	220.00	0.00	1,320.00	1,320.00	0.00	2,640.00
05014-000 Transfer Fee	(500.00)	0.00	(500.00)	0.00	0.00	0.00	0.00
05020-000 Late Charges	25.00	0.00	25.00	367.53	0.00	367.53	0.00
05021-000 Late Interest	0.59	0.00	0.59	69.31	0.00	69.31	0.00
05032-000 Lien Income	229.97	0.00	229.97	729.97	0.00	729.97	0.00
05050-000 Interest Income	3.36	0.00	3.36	16.16	0.00	16.16	0.00
05050-900 Interest Income - Capital Reserves	28.61	98.00	(69.39)	172.52	588.00	(415.48)	1,176.00
05100-000 Misc. Income	90.00	0.00	90.00	1,000.00	1,200.00	(200.00)	1,300.00
Total	50,544.97	51,038.00	(493.03)	324,745.81	307,428.00	17,317.81	613,756.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	0.00	90.00	90.00	0.00	180.00	180.00	7,471.00
06135-000 Board & Annual Meetings	67.55	0.00	(67.55)	238.39	275.00	36.61	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	125.00	125.00	250.00
06308-000 Lien Filing Fees	50.00	0.00	(50.00)	150.00	0.00	(150.00)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	913.10	0.00	(913.10)	3,700.00
06320-000 Staffing (Admin & Maint)	105.83	440.19	334.36	1,354.14	2,641.18	1,287.04	5,282.35
06325-000 Community Center Expenses	198.76	345.00	146.24	1,118.32	2,070.00	951.68	4,140.00
06330-000 Bank Charges	0.00	55.00	55.00	84.32	330.00	245.68	660.00
06335-000 Fitness Center Lease	1,487.75	1,488.00	0.25	8,926.50	8,928.00	1.50	17,856.00
06336-000 Fitness Center - Op Costs	1,125.94	503.00	(622.94)	3,378.05	2,326.00	(1,052.05)	4,652.00
06345-000 Office Rent Expense	800.98	800.98	0.00	4,727.38	4,727.38	0.00	9,533.26
06410-000 Refuse Removal	28.31	0.00	(28.31)	159.76	0.00	(159.76)	0.00
06410-100 Refuse Removal - TH	4,111.51	4,200.00	88.49	25,591.91	25,200.00	(391.91)	50,400.00
06415-000 Electricity & Gas	151.22	180.00	28.78	895.50	1,080.00	184.50	2,160.00
06415-100 Electricity & Gas - TH	112.46	120.00	7.54	672.21	720.00	47.79	1,440.00
06420-000 Water	733.05	2,500.00	1,766.95	862.51	3,500.00	2,637.49	22,950.00
06420-100 Water - TH	3,044.29	4,500.00	1,455.71	16,027.12	18,200.00	2,172.88	51,000.00
06425-100 Sewer - TH	13,961.36	13,714.99	(246.37)	83,553.73	82,080.60	(1,473.13)	164,370.54
06435-100 Stormwater - TH	791.95	778.91	(13.04)	4,739.59	4,661.50	(78.09)	9,334.96
06440-000 Street Maint	0.00	0.00	0.00	0.00	600.00	600.00	600.00
06615-000 Snow Removal	0.00	0.00	0.00	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

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06626-000 Postage	19.26	50.00	30.74	1,563.17	2,450.00	886.83	2,925.00
06630-000 Repairs and Maint	781.83	2,108.00	1,326.17	3,860.32	12,648.00	8,787.68	25,296.00
06632-000 Dog Repairs	0.00	0.00	0.00	0.00	350.00	350.00	700.00
06635-000 Special Projects	0.00	0.00	0.00	0.00	598.00	598.00	4,729.00
06810-000 Commons Mowing	7,431.06	10,053.00	2,621.94	14,377.08	17,632.00	3,254.92	72,924.00
06820-000 Commons Fertilizing	0.00	500.00	500.00	0.00	3,121.00	3,121.00	11,484.00
06830-000 Commons Turf Spraying	0.00	2,368.50	2,368.50	3,170.84	2,368.50	(802.34)	13,134.50
06843-000 Tree Program	0.00	0.00	0.00	6,055.22	9,050.00	2,994.78	9,050.00
06850-000 Flowers	0.00	870.00	870.00	1,253.50	2,370.00	1,116.50	2,870.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	687.00	752.40	65.40	1,795.80
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	686.40	687.00	0.60	1,665.00
06880-000 Landscape Labor	632.92	750.00	117.08	986.38	1,450.00	463.62	6,500.00
06880-100 Landscape Labor - TH	0.00	1,200.00	1,200.00	300.00	2,350.00	2,050.00	6,700.00
06890-000 Misc. Landscape	0.00	1,230.00	1,230.00	11,508.04	9,126.00	(2,382.04)	55,111.00
06900-000 Web Fees	0.00	0.00	0.00	19.67	0.00	(19.67)	160.00
07505-000 Management Fee	2,550.00	2,550.00	0.00	15,300.00	15,300.00	0.00	30,600.00
07508-000 Property Taxes	0.00	0.00	0.00	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	38,186.03	51,395.57	13,209.54	223,308.63	250,515.36	27,206.73	633,107.21
Net Income	12,358.94	(357.57)	12,716.51	101,437.18	56,912.64	44,524.54	(19,351.21)

Kendall Yards HOA

Run Date: 07/12/2022

Run Time: 04:25 PM

INCOME STATEMENT

Main

Start: 06/01/2022 | End: 06/30/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	28,413.37	27,830.00	583.37	169,229.94	166,980.00	2,249.94	333,960.00
05011-000 Dues - Apartments	220.00	220.00	0.00	1,320.00	1,320.00	0.00	2,640.00
05014-000 Transfer Fee	(500.00)	0.00	(500.00)	0.00	0.00	0.00	0.00
05020-000 Late Charges	25.00	0.00	25.00	367.53	0.00	367.53	0.00
05021-000 Late Interest	0.59	0.00	0.59	69.31	0.00	69.31	0.00
05032-000 Lien Income	229.97	0.00	229.97	729.97	0.00	729.97	0.00
05050-000 Interest Income	3.36	0.00	3.36	16.16	0.00	16.16	0.00
05100-000 Misc. Income	90.00	0.00	90.00	1,000.00	1,200.00	(200.00)	1,300.00
Total	28,482.29	28,050.00	432.29	172,732.91	169,500.00	3,232.91	337,900.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	0.00	90.00	90.00	0.00	180.00	180.00	7,471.00
06135-000 Board & Annual Meetings	67.55	0.00	(67.55)	238.39	275.00	36.61	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	125.00	125.00	250.00
06308-000 Lien Filing Fees	50.00	0.00	(50.00)	150.00	0.00	(150.00)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	913.10	0.00	(913.10)	3,700.00
06320-000 Staffing (Admin & Maint)	105.83	440.19	334.36	1,354.14	2,641.18	1,287.04	5,282.35
06325-000 Community Center Expenses	198.76	345.00	146.24	1,118.32	2,070.00	951.68	4,140.00
06330-000 Bank Charges	0.00	55.00	55.00	84.32	330.00	245.68	660.00
06335-000 Fitness Center Lease	1,487.75	1,488.00	0.25	8,926.50	8,928.00	1.50	17,856.00
06336-000 Fitness Center - Op Costs	1,125.94	503.00	(622.94)	3,378.05	2,326.00	(1,052.05)	4,652.00
06345-000 Office Rent Expense	800.98	800.98	0.00	4,727.38	4,727.38	0.00	9,533.26
06410-000 Refuse Removal	28.31	0.00	(28.31)	159.76	0.00	(159.76)	0.00
06415-000 Electricity & Gas	151.22	180.00	28.78	895.50	1,080.00	184.50	2,160.00
06420-000 Water	733.05	2,500.00	1,766.95	862.51	3,500.00	2,637.49	22,950.00
06440-000 Street Maint	0.00	0.00	0.00	0.00	600.00	600.00	600.00
06615-000 Snow Removal	0.00	0.00	0.00	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	19.26	50.00	30.74	1,563.17	2,450.00	886.83	2,925.00
06630-000 Repairs and Maint	781.83	2,108.00	1,326.17	3,860.32	12,648.00	8,787.68	25,296.00
06632-000 Dog Repairs	0.00	0.00	0.00	0.00	350.00	350.00	700.00
06635-000 Special Projects	0.00	0.00	0.00	0.00	598.00	598.00	4,729.00
06810-000 Commons Mowing	7,431.06	10,053.00	2,621.94	14,377.08	17,632.00	3,254.92	72,924.00
06820-000 Commons Fertilizing	0.00	500.00	500.00	0.00	3,121.00	3,121.00	11,484.00
06830-000 Commons Turf	0.00	2,368.50	2,368.50	3,170.84	2,368.50	(802.34)	13,134.50

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Spraying							
06843-000 Tree Program	0.00	0.00	0.00	6,055.22	9,050.00	2,994.78	9,050.00
06850-000 Flowers	0.00	870.00	870.00	1,253.50	2,370.00	1,116.50	2,870.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	687.00	752.40	65.40	1,795.80
06880-000 Landscape Labor	632.92	750.00	117.08	986.38	1,450.00	463.62	6,500.00
06890-000 Misc. Landscape	0.00	1,230.00	1,230.00	11,508.04	9,126.00	(2,382.04)	55,111.00
06900-000 Web Fees	0.00	0.00	0.00	19.67	0.00	(19.67)	160.00
07505-000 Management Fee	2,550.00	2,550.00	0.00	15,300.00	15,300.00	0.00	30,600.00
07508-000 Property Taxes	0.00	0.00	0.00	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	16,164.46	26,881.67	10,717.21	91,737.67	116,616.26	24,878.59	348,196.71
Net Income	12,317.83	1,168.33	11,149.50	80,995.24	52,883.74	28,111.50	(10,296.71)

Kendall Yards HOA

Run Date: 07/12/2022

Run Time: 04:26 PM

INCOME STATEMENT

Townhomes

Start: 06/01/2022 | End: 06/30/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-100 Dues - Townhomes	22,034.07	22,890.00	(855.93)	151,840.38	137,340.00	14,500.38	274,680.00
Total	22,034.07	22,890.00	(855.93)	151,840.38	137,340.00	14,500.38	274,680.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06410-100 Refuse Removal - TH	4,111.51	4,200.00	88.49	25,591.91	25,200.00	(391.91)	50,400.00
06415-100 Electricity & Gas - TH	112.46	120.00	7.54	672.21	720.00	47.79	1,440.00
06420-100 Water - TH	3,044.29	4,500.00	1,455.71	16,027.12	18,200.00	2,172.88	51,000.00
06425-100 Sewer - TH	13,961.36	13,714.99	(246.37)	83,553.73	82,080.60	(1,473.13)	164,370.54
06435-100 Stormwater - TH	791.95	778.91	(13.04)	4,739.59	4,661.50	(78.09)	9,334.96
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	686.40	687.00	0.60	1,665.00
06880-100 Landscape Labor - TH	0.00	1,200.00	1,200.00	300.00	2,350.00	2,050.00	6,700.00
Total	22,021.57	24,513.90	2,492.33	131,570.96	133,899.10	2,328.14	284,910.50
Net Income	12.50	(1,623.90)	1,636.40	20,269.42	3,440.90	16,828.52	(10,230.50)