

Kendall Yards HOA

Run Date: 08/16/2023

Run Time: 10:00 AM

BALANCE SHEET

As of: 07/31/2023

Assets

Account #	Account Name	Total
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market	\$152,136.64
01011-000	Alliance Bank - Operating	\$104,757.95
01013-000	Alliance Bank - Reserves/WC	\$27,932.78
	TOTAL ASSETS	<u>\$284,927.37</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)	\$32,145.34
	TOTAL EQUITY	<u>\$284,927.37</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$284,927.37</u>

Kendall Yards HOA

Run Date: 08/16/2023

Run Time: 10:01 AM

INCOME STATEMENT

Start: 07/01/2023 | End: 07/31/2023

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	31,262.40	31,577.74	(315.34)	215,241.71	217,730.68	(2,488.97)	367,253.89
05010-100 Dues - Townhomes	26,126.86	27,577.00	(1,450.14)	179,652.65	186,564.40	(6,911.75)	287,760.00
05011-000 Dues - Apartments	242.00	242.00	0.00	1,694.00	1,694.00	0.00	19,021.20
05014-000 Transfer Fee	(100.00)	0.00	(100.00)	150.00	0.00	150.00	0.00
05020-000 Late Charges	320.75	0.00	320.75	520.75	0.00	520.75	0.00
05021-000 Late Interest	152.71	0.00	152.71	198.46	0.00	198.46	0.00
05032-000 Lien Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
05050-000 Interest Income	2.99	0.00	2.99	22.02	0.00	22.02	0.00
05050-900 Interest Income - Capital Rese...	295.80	0.00	295.80	618.81	0.00	618.81	400.00
05100-000 Misc. Income	0.00	100.00	(100.00)	880.00	1,200.00	(320.00)	1,250.00
Income Total	58,303.51	59,496.74	(1,193.23)	399,028.40	407,189.08	(8,160.68)	693,395.09
Total Income	58,303.51	59,496.74	(1,193.23)	399,028.40	407,189.08	(8,160.68)	693,395.09

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	45.00	0.00	(45.00)	5,500.00
06135-000 Board & Annual Meetings	0.00	60.00	60.00	67.55	335.00	267.45	335.00
06305-000 Accounting	0.00	0.00	0.00	270.00	195.00	(75.00)	2,395.00
06306-000 Legal	0.00	0.00	0.00	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)	383.00	440.20	57.20	2,328.33	3,081.37	753.04	5,282.35
06325-000 Community Center Expenses	151.70	215.00	63.30	1,447.99	1,505.00	57.01	2,580.00
06335-000 Fitness Center Lease	1,487.75	1,488.00	0.25	10,414.25	10,416.00	1.75	17,856.00
06336-000 Fitness Center - Op Costs	99.00	0.00	(99.00)	2,913.51	3,780.00	866.49	7,560.00
06345-000 Office Rent Expense	817.93	800.98	(16.95)	5,640.76	5,575.46	(65.30)	9,580.36
06410-000 Refuse Removal	54.46	35.00	(19.46)	375.15	220.00	(155.15)	395.00
06410-100 Refuse Removal - TH	4,418.73	4,389.71	(29.02)	30,458.69	30,728.02	269.33	52,676.57
06415-000 Electricity & Gas	264.25	180.00	(84.25)	1,565.50	1,260.00	(305.50)	2,160.00
06415-100 Electricity & Gas - TH	118.71	120.00	1.29	870.93	840.00	(30.93)	1,440.00
06420-000 Water	6,026.67	2,500.00	(3,526.67)	10,470.96	4,800.00	(5,670.96)	20,750.00
06420-100 Water - TH	5,826.63	5,883.40	56.77	22,784.93	24,163.35	1,378.42	52,160.33
06425-100 Sewer - TH	14,365.46	14,366.24	0.78	100,382.24	100,563.68	181.44	172,394.87
06435-100 Stormwater - TH	812.17	814.92	2.75	5,673.78	5,704.44	30.66	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	171.89	50.00	(121.89)	1,683.90	1,685.00	1.10	2,330.00
06630-000 Repairs and Maint	618.15	1,425.00	806.85	4,332.27	9,975.00	5,642.73	18,100.00
06635-000 Special Projects	470.06	752.92	282.86	470.06	2,263.66	1,793.60	5,277.87
06810-000 Commons Mowing	15,332.22	17,889.63	2,557.41	44,409.77	42,935.09	(1,474.68)	101,831.07
06820-000 Commons Fertilizing	3,170.54	3,101.87	(68.67)	6,341.08	6,803.74	462.66	13,607.48
06830-000 Commons Turf Spraying	1,113.44	0.00	(1,113.44)	4,245.43	3,387.18	(858.26)	14,661.25
06843-000 Tree Program	356.44	0.00	(356.44)	26,917.28	10,299.19	(16,618.10)	13,299.19
06850-000 Flowers	931.68	141.70	(789.98)	4,347.56	3,483.80	(863.76)	4,088.75

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	904.16	827.86	(76.31)	2,007.51
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	827.86	827.86	(0.01)	2,007.51
06880-000 Landscape Labor	2,717.44	2,300.00	(417.44)	5,718.65	3,484.25	(2,234.40)	10,684.25
06880-100 Landscape Labor - TH	2,895.97	1,800.00	(1,095.97)	5,857.92	2,984.25	(2,873.67)	9,984.25
06890-000 Misc. Landscape	9,140.18	8,597.92	(542.26)	25,999.77	18,056.65	(7,943.12)	64,828.30
06900-000 Web Fees	0.00	0.00	0.00	0.00	20.00	20.00	180.00
07505-000 Management Fee	2,805.00	2,783.00	(22.00)	19,635.00	19,481.00	(154.00)	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	74,549.47	70,135.48	(4,413.99)	366,883.06	332,006.83	(34,876.23)	695,402.18
Total Expense	74,549.47	70,135.48	(4,413.99)	366,883.06	332,006.83	(34,876.23)	695,402.18
Net Income	(16,245.96)	(10,638.74)	(5,607.22)	32,145.34	75,182.25	(43,036.91)	(2,007.09)

Kendall Yards HOA

Run Date: 08/16/2023

Run Time: 10:01 AM

INCOME STATEMENT

Main

Start: 07/01/2023 | End: 07/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-000 Dues	31,262.40	31,577.74	(315.34)	215,241.71	217,730.68	(2,488.97)	367,253.89
05011-000 Dues - Apartments	242.00	242.00	0.00	1,694.00	1,694.00	0.00	19,021.20
05014-000 Transfer Fee	(100.00)	0.00	(100.00)	150.00	0.00	150.00	0.00
05020-000 Late Charges	320.75	0.00	320.75	520.75	0.00	520.75	0.00
05021-000 Late Interest	152.71	0.00	152.71	198.46	0.00	198.46	0.00
05032-000 Lien Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
05050-000 Interest Income	2.99	0.00	2.99	22.02	0.00	22.02	0.00
05100-000 Misc. Income	0.00	100.00	(100.00)	880.00	1,200.00	(320.00)	1,250.00
Income Total	31,880.85	31,919.74	(38.89)	218,756.94	220,624.68	(1,867.74)	387,525.09
Total Income	31,880.85	31,919.74	(38.89)	218,756.94	220,624.68	(1,867.74)	387,525.09

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	45.00	0.00	(45.00)	5,500.00
06135-000 Board & Annual Meetings	0.00	60.00	60.00	67.55	335.00	267.45	335.00
06305-000 Accounting	0.00	0.00	0.00	270.00	195.00	(75.00)	2,395.00
06306-000 Legal	0.00	0.00	0.00	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)	383.00	440.20	57.20	2,328.33	3,081.37	753.04	5,282.35
06325-000 Community Center Expenses	151.70	215.00	63.30	1,447.99	1,505.00	57.01	2,580.00
06335-000 Fitness Center Lease	1,487.75	1,488.00	0.25	10,414.25	10,416.00	1.75	17,856.00
06336-000 Fitness Center - Op Costs	99.00	0.00	(99.00)	2,913.51	3,780.00	866.49	7,560.00
06345-000 Office Rent Expense	817.93	800.98	(16.95)	5,640.76	5,575.46	(65.30)	9,580.36
06410-000 Refuse Removal	54.46	35.00	(19.46)	375.15	220.00	(155.15)	395.00
06415-000 Electricity & Gas	264.25	180.00	(84.25)	1,565.50	1,260.00	(305.50)	2,160.00
06420-000 Water	6,026.67	2,500.00	(3,526.67)	10,470.96	4,800.00	(5,670.96)	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	171.89	50.00	(121.89)	1,683.90	1,685.00	1.10	2,330.00
06630-000 Repairs and Maint	618.15	1,425.00	806.85	4,332.27	9,975.00	5,642.73	18,100.00
06635-000 Special Projects	470.06	752.92	282.86	470.06	2,263.66	1,793.60	5,277.87
06810-000 Commons Mowing	15,332.22	17,889.63	2,557.41	44,409.77	42,935.09	(1,474.68)	101,831.07
06820-000 Commons Fertilizing	3,170.54	3,101.87	(68.67)	6,341.08	6,803.74	462.66	13,607.48
06830-000 Commons Turf Spraying	1,113.44	0.00	(1,113.44)	4,245.43	3,387.18	(858.26)	14,661.25
06843-000 Tree Program	356.44	0.00	(356.44)	26,917.28	10,299.19	(16,618.10)	13,299.19
06850-000 Flowers	931.68	141.70	(789.98)	4,347.56	3,483.80	(863.76)	4,088.75
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	904.16	827.86	(76.31)	2,007.51
06880-000 Landscape Labor	2,717.44	2,300.00	(417.44)	5,718.65	3,484.25	(2,234.40)	10,684.25
06890-000 Misc. Landscape	9,140.18	8,597.92	(542.26)	25,999.77	18,056.65	(7,943.12)	64,828.30
06900-000 Web Fees	0.00	0.00	0.00	0.00	20.00	20.00	180.00
07505-000 Management Fee	2,805.00	2,783.00	(22.00)	19,635.00	19,481.00	(154.00)	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

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense Total	46,111.80	42,761.21	(3,350.59)	195,527.69	166,195.23	(29,332.46)	394,959.65
Total Expense	46,111.80	42,761.21	(3,350.59)	195,527.69	166,195.23	(29,332.46)	394,959.65
Net Income	(14,230.95)	(10,841.47)	(3,389.48)	23,229.25	54,429.44	(31,200.19)	(7,434.57)

Kendall Yards HOA

Run Date: 08/16/2023

Run Time: 10:02 AM

INCOME STATEMENT

Townhomes

Start: 07/01/2023 | End: 07/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-100 Dues - Townhomes	26,126.86	27,577.00	(1,450.14)	179,652.65	186,564.40	(6,911.75)	287,760.00
Income Total	26,126.86	27,577.00	(1,450.14)	179,652.65	186,564.40	(6,911.75)	287,760.00
Total Income	26,126.86	27,577.00	(1,450.14)	179,652.65	186,564.40	(6,911.75)	287,760.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06410-100 Refuse Removal - TH	4,418.73	4,389.71	(29.02)	30,458.69	30,728.02	269.33	52,676.57
06415-100 Electricity & Gas - TH	118.71	120.00	1.29	870.93	840.00	(30.93)	1,440.00
06420-100 Water - TH	5,826.63	5,883.40	56.77	22,784.93	24,163.35	1,378.42	52,160.33
06425-100 Sewer - TH	14,365.46	14,366.24	0.78	100,382.24	100,563.68	181.44	172,394.87
06435-100 Stormwater - TH	812.17	814.92	2.75	5,673.78	5,704.44	30.66	9,779.00
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	827.86	827.86	(0.01)	2,007.51
06880-100 Landscape Labor - TH	2,895.97	1,800.00	(1,095.97)	5,857.92	2,984.25	(2,873.67)	9,984.25
Expense Total	28,437.67	27,374.27	(1,063.40)	166,856.35	165,811.60	(1,044.76)	300,442.53
Total Expense	28,437.67	27,374.27	(1,063.40)	166,856.35	165,811.60	(1,044.76)	300,442.53
Net Income	(2,310.81)	202.73	(2,513.54)	12,796.30	20,752.81	(7,956.51)	(12,682.53)

Kendall Yards HOA

Run Date: 08/16/2023

Run Time: 10:02 AM

INCOME STATEMENT

Capital Reserves

Start: 07/01/2023 | End: 07/31/2023

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...	295.80	0.00	295.80	618.81	0.00	618.81	400.00
Income Total	295.80	0.00	295.80	618.81	0.00	618.81	18,110.00
Total Income	295.80	0.00	295.80	618.81	0.00	618.81	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	295.80	0.00	295.80	(3,880.21)	0.00	(3,880.21)	18,110.00