

Kendall Yards HOA

Run Date: 10/28/2022

Run Time: 05:41 PM

BALANCE SHEET

As of: 09/30/2022

Assets

Account #	Account Name	Total
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market	\$151,448.85
01011-000	Alliance Bank - Operating	\$115,659.51
01013-000	Alliance Bank - Reserves/WC	\$14,689.64
	TOTAL ASSETS	<u>\$281,898.00</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)	\$46,301.92
	TOTAL EQUITY	<u>\$281,898.00</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$281,898.00</u>

Kendall Yards HOA

Run Date: 10/28/2022

Run Time: 05:42 PM

INCOME STATEMENT

Start: 09/01/2022 | End: 09/30/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	27,520.76	27,830.00	(309.24)	252,294.33	250,470.00	1,824.33	333,960.00
05010-100 Dues - Townhomes	26,088.42	22,890.00	3,198.42	223,794.05	206,010.00	17,784.05	274,680.00
05011-000 Dues - Apartments	220.00	220.00	0.00	1,980.00	1,980.00	0.00	2,640.00
05014-000 Transfer Fee	(100.00)	0.00	(100.00)	(100.00)	0.00	(100.00)	0.00
05020-000 Late Charges	72.17	0.00	72.17	841.93	0.00	841.93	0.00
05021-000 Late Interest	18.35	0.00	18.35	256.32	0.00	256.32	0.00
05032-000 Lien Income	0.00	0.00	0.00	964.99	0.00	964.99	0.00
05050-000 Interest Income	2.82	0.00	2.82	26.02	0.00	26.02	0.00
05050-900 Interest Income - Capital Reserves	27.32	98.00	(70.68)	258.93	882.00	(623.07)	1,176.00
05100-000 Misc. Income	0.00	0.00	0.00	1,100.00	1,250.00	(150.00)	1,300.00
Total	53,849.84	51,038.00	2,811.84	481,416.57	460,592.00	20,824.57	613,756.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	560.00	5,000.00	4,440.00	898.65	7,471.00	6,572.35	7,471.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	298.39	285.00	(13.39)	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	250.00	250.00	250.00
06308-000 Lien Filing Fees	0.00	0.00	0.00	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)	2.15	440.20	438.05	1,360.49	3,961.77	2,601.28	5,282.35
06325-000 Community Center Expenses	173.56	345.00	171.44	1,633.88	3,105.00	1,471.12	4,140.00
06330-000 Bank Charges	10.00	55.00	45.00	104.32	495.00	390.68	660.00
06335-000 Fitness Center Lease	1,735.71	1,488.00	(247.71)	13,389.75	13,392.00	2.25	17,856.00
06336-000 Fitness Center - Op Costs	854.56	503.00	(351.56)	4,390.16	3,489.00	(901.16)	4,652.00
06345-000 Office Rent Expense	800.98	800.98	0.00	7,130.32	7,130.32	0.00	9,533.26
06410-000 Refuse Removal	29.45	0.00	(29.45)	258.53	0.00	(258.53)	0.00
06410-100 Refuse Removal - TH	4,209.10	4,200.00	(9.10)	38,450.37	37,800.00	(650.37)	50,400.00
06415-000 Electricity & Gas	163.99	180.00	16.01	1,387.27	1,620.00	232.73	2,160.00
06415-100 Electricity & Gas - TH	113.35	120.00	6.65	1,011.03	1,080.00	68.97	1,440.00
06420-000 Water	5,048.01	5,500.00	451.99	11,053.03	16,500.00	5,446.97	22,950.00
06420-100 Water - TH	6,907.95	7,000.00	92.05	32,959.52	37,700.00	4,740.48	51,000.00
06425-100 Sewer - TH	13,961.36	13,714.99	(246.37)	125,437.81	123,225.57	(2,212.24)	164,370.54
06435-100 Stormwater - TH	788.67	778.91	(9.76)	7,108.88	6,998.23	(110.65)	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
06621-900 Capital Expenses	0.00	0.00	0.00	15,850.00	0.00	(15,850.00)	0.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06625-000 Supplies	0.00	0.00	0.00	0.00	50.00	50.00	50.00
06626-000 Postage	7.50	25.00	17.50	1,576.92	2,550.00	973.08	2,925.00
06630-000 Repairs and Maint	2,118.99	2,108.00	(10.99)	8,085.41	18,972.00	10,886.59	25,296.00
06632-000 Dog Repairs	0.00	0.00	0.00	0.00	700.00	700.00	700.00
06635-000 Special Projects	1,551.77	0.00	(1,551.77)	4,051.77	4,301.00	249.23	4,729.00
06810-000 Commons Mowing	12,897.46	12,566.00	(331.46)	50,291.74	52,817.00	2,525.26	72,924.00
06820-000 Commons Fertilizing	2,573.17	500.00	(2,073.17)	7,281.05	8,863.00	1,581.95	11,484.00
06830-000 Commons Turf Spraying	(208.92)	923.00	1,131.92	10,057.14	8,008.50	(2,048.64)	13,134.50
06843-000 Tree Program	0.00	0.00	0.00	15,178.54	9,050.00	(6,128.54)	9,050.00
06850-000 Flowers	107.92	100.00	(7.92)	5,594.05	2,670.00	(2,924.05)	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	2,010.08	1,350.00	(660.08)	7,905.63	5,150.00	(2,755.63)	6,500.00
06880-100 Landscape Labor - TH	1,960.25	900.00	(1,060.25)	6,827.31	5,950.00	(877.31)	6,700.00
06890-000 Misc. Landscape	956.49	2,093.00	1,136.51	19,988.04	19,150.00	(838.04)	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	22,950.00	22,950.00	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	61,883.55	63,241.08	1,357.53	435,114.65	440,341.59	5,226.94	633,107.21
Net Income	(8,033.71)	(12,203.08)	4,169.37	46,301.92	20,250.41	26,051.51	(19,351.21)

Kendall Yards HOA

Run Date: 10/28/2022
Run Time: 05:42 PM

INCOME STATEMENT

Main

Start: 09/01/2022 | End: 09/30/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	27,520.76	27,830.00	(309.24)	252,294.33	250,470.00	1,824.33	333,960.00
05011-000 Dues - Apartments	220.00	220.00	0.00	1,980.00	1,980.00	0.00	2,640.00
05014-000 Transfer Fee	(100.00)	0.00	(100.00)	(100.00)	0.00	(100.00)	0.00
05020-000 Late Charges	72.17	0.00	72.17	841.93	0.00	841.93	0.00
05021-000 Late Interest	18.35	0.00	18.35	256.32	0.00	256.32	0.00
05032-000 Lien Income	0.00	0.00	0.00	964.99	0.00	964.99	0.00
05050-000 Interest Income	2.82	0.00	2.82	26.02	0.00	26.02	0.00
05100-000 Misc. Income	0.00	0.00	0.00	1,100.00	1,250.00	(150.00)	1,300.00
Total	27,734.10	28,050.00	(315.90)	257,363.59	253,700.00	3,663.59	337,900.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	560.00	5,000.00	4,440.00	898.65	7,471.00	6,572.35	7,471.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	298.39	285.00	(13.39)	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	250.00	250.00	250.00
06308-000 Lien Filing Fees	0.00	0.00	0.00	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)	2.15	440.20	438.05	1,360.49	3,961.77	2,601.28	5,282.35
06325-000 Community Center Expenses	173.56	345.00	171.44	1,633.88	3,105.00	1,471.12	4,140.00
06330-000 Bank Charges	10.00	55.00	45.00	104.32	495.00	390.68	660.00
06335-000 Fitness Center Lease	1,735.71	1,488.00	(247.71)	13,389.75	13,392.00	2.25	17,856.00
06336-000 Fitness Center - Op Costs	854.56	503.00	(351.56)	4,390.16	3,489.00	(901.16)	4,652.00
06345-000 Office Rent Expense	800.98	800.98	0.00	7,130.32	7,130.32	0.00	9,533.26
06410-000 Refuse Removal	29.45	0.00	(29.45)	258.53	0.00	(258.53)	0.00
06415-000 Electricity & Gas	163.99	180.00	16.01	1,387.27	1,620.00	232.73	2,160.00
06420-000 Water	5,048.01	5,500.00	451.99	11,053.03	16,500.00	5,446.97	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 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	50.00	50.00	50.00
06626-000 Postage	7.50	25.00	17.50	1,576.92	2,550.00	973.08	2,925.00
06630-000 Repairs and Maint	2,118.99	2,108.00	(10.99)	8,085.41	18,972.00	10,886.59	25,296.00
06632-000 Dog Repairs	0.00	0.00	0.00	0.00	700.00	700.00	700.00
06635-000 Special Projects	1,551.77	0.00	(1,551.77)	4,051.77	4,301.00	249.23	4,729.00
06810-000 Commons Mowing	12,897.46	12,566.00	(331.46)	50,291.74	52,817.00	2,525.26	72,924.00
06820-000 Commons Fertilizing	2,573.17	500.00	(2,073.17)	7,281.05	8,863.00	1,581.95	11,484.00
06830-000 Commons Turf	(208.92)	923.00	1,131.92	10,057.14	8,008.50	(2,048.64)	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	15,178.54	9,050.00	(6,128.54)	9,050.00
06850-000 Flowers	107.92	100.00	(7.92)	5,594.05	2,670.00	(2,924.05)	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	2,010.08	1,350.00	(660.08)	7,905.63	5,150.00	(2,755.63)	6,500.00
06890-000 Misc. Landscape	956.49	2,093.00	1,136.51	19,988.04	19,150.00	(838.04)	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	22,950.00	22,950.00	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	33,942.87	36,527.18	2,584.31	206,783.33	226,900.79	20,117.46	348,196.71
Net Income	(6,208.77)	(8,477.18)	2,268.41	50,580.26	26,799.21	23,781.05	(10,296.71)

Kendall Yards HOA

Run Date: 10/28/2022

Run Time: 05:42 PM

INCOME STATEMENT

Townhomes

Start: 09/01/2022 | End: 09/30/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-100 Dues - Townhomes	26,088.42	22,890.00	3,198.42	223,794.05	206,010.00	17,784.05	274,680.00
Total	26,088.42	22,890.00	3,198.42	223,794.05	206,010.00	17,784.05	274,680.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06410-100 Refuse Removal - TH	4,209.10	4,200.00	(9.10)	38,450.37	37,800.00	(650.37)	50,400.00
06415-100 Electricity & Gas - TH	113.35	120.00	6.65	1,011.03	1,080.00	68.97	1,440.00
06420-100 Water - TH	6,907.95	7,000.00	92.05	32,959.52	37,700.00	4,740.48	51,000.00
06425-100 Sewer - TH	13,961.36	13,714.99	(246.37)	125,437.81	123,225.57	(2,212.24)	164,370.54
06435-100 Stormwater - TH	788.67	778.91	(9.76)	7,108.88	6,998.23	(110.65)	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	1,960.25	900.00	(1,060.25)	6,827.31	5,950.00	(877.31)	6,700.00
Total	27,940.68	26,713.90	(1,226.78)	212,481.32	213,440.80	959.48	284,910.50
Net Income	(1,852.26)	(3,823.90)	1,971.64	11,312.73	(7,430.80)	18,743.53	(10,230.50)

Kendall Yards HOA

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INCOME STATEMENT

Capital Reserves

Start: 09/01/2022 | End: 09/30/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05050-900 Interest Income - Capital Reserves	27.32	98.00	(70.68)	258.93	882.00	(623.07)	1,176.00
Total	27.32	98.00	(70.68)	258.93	882.00	(623.07)	1,176.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06621-900 Capital Expenses	0.00	0.00	0.00	15,850.00	0.00	(15,850.00)	0.00
Total	0.00	0.00	0.00	15,850.00	0.00	(15,850.00)	0.00
Net Income	27.32	98.00	(70.68)	(15,591.07)	882.00	(16,473.07)	1,176.00