

Kendall Yards HOA

Run Date: 10/23/2023

Run Time: 10:17 AM

BALANCE SHEET

As of: 09/30/2023

Assets

Account #	Account Name	Total
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market	\$153,013.83
01011-000	Alliance Bank - Operating	\$69,604.85
01013-000	Alliance Bank - Reserves/WC	\$26,089.54
	TOTAL ASSETS	<u>\$248,808.22</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)	(\$3,973.81)
	TOTAL EQUITY	<u>\$248,808.22</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$248,808.22</u>

Kendall Yards HOA

Run Date: 10/23/2023

Run Time: 10:18 AM

INCOME STATEMENT

Start: 09/01/2023 | End: 09/30/2023

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	29,793.88	30,000.74	(206.86)	274,387.95	277,251.67	(2,863.72)	367,253.89
05010-100 Dues - Townhomes	22,810.11	27,337.20	(4,527.09)	223,239.40	234,284.60	(11,045.20)	287,760.00
05011-000 Dues - Apartments	242.00	242.00	0.00	2,178.00	2,178.00	0.00	19,021.20
05014-000 Transfer Fee	0.00	0.00	0.00	400.00	0.00	400.00	0.00
05020-000 Late Charges	50.00	0.00	50.00	600.00	0.00	600.00	0.00
05021-000 Late Interest	7.06	0.00	7.06	204.80	0.00	204.80	0.00
05032-000 Lien Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
05050-000 Interest Income	2.22	0.00	2.22	26.80	0.00	26.80	0.00
05050-900 Interest Income - Capital Rese...	435.27	0.00	435.27	1,502.76	0.00	1,502.76	400.00
05100-000 Misc. Income	0.00	0.00	0.00	900.00	1,200.00	(300.00)	1,250.00
Income Total	53,340.54	57,579.94	(4,239.40)	503,489.71	514,914.27	(11,424.56)	693,395.09
Total Income	53,340.54	57,579.94	(4,239.40)	503,489.71	514,914.27	(11,424.56)	693,395.09

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	845.00	5,000.00	4,155.00	1,070.00	5,500.00	4,430.00	5,500.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	67.55	335.00	267.45	335.00
06305-000 Accounting	0.00	0.00	0.00	270.00	2,395.00	2,125.00	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)	145.59	440.20	294.61	2,873.06	3,961.76	1,088.70	5,282.35
06325-000 Community Center Expenses	307.20	215.00	(92.20)	1,930.59	1,935.00	4.41	2,580.00
06335-000 Fitness Center Lease	1,487.75	1,488.00	0.25	13,389.75	13,392.00	2.25	17,856.00
06336-000 Fitness Center - Op Costs	1,559.49	1,890.00	330.51	4,473.00	5,670.00	1,197.00	7,560.00
06345-000 Office Rent Expense	817.93	800.98	(16.95)	7,276.62	7,177.42	(99.20)	9,580.36
06410-000 Refuse Removal	36.96	35.00	(1.96)	453.83	290.00	(163.83)	395.00
06410-100 Refuse Removal - TH	4,320.23	4,389.71	69.48	39,106.01	39,507.44	401.43	52,676.57
06415-000 Electricity & Gas	265.76	180.00	(85.76)	2,096.44	1,620.00	(476.44)	2,160.00
06415-100 Electricity & Gas - TH	72.01	120.00	47.99	1,061.35	1,080.00	18.65	1,440.00
06420-000 Water	5,266.02	5,500.00	233.98	21,090.80	14,300.00	(6,790.80)	20,750.00
06420-100 Water - TH	5,672.36	7,203.00	1,530.64	34,596.53	38,474.63	3,878.10	52,160.33
06425-100 Sewer - TH	14,375.46	14,366.24	(9.22)	129,133.16	129,296.16	163.00	172,394.87
06435-100 Stormwater - TH	812.17	814.92	2.75	7,298.12	7,334.28	36.16	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	6,349.02	0.00	(6,349.02)	0.00
06626-000 Postage	3.04	10.00	6.96	1,704.24	1,705.00	0.76	2,330.00
06630-000 Repairs and Maint	1,065.64	1,425.00	359.36	6,393.22	13,825.00	7,431.78	18,100.00
06635-000 Special Projects	2,500.00	0.00	(2,500.00)	2,970.06	4,763.66	1,793.60	5,277.87
06810-000 Commons Mowing	18,137.60	17,889.63	(247.97)	77,057.45	75,136.42	(1,921.03)	101,831.07
06820-000 Commons Fertilizing	3,101.86	600.00	(2,501.86)	11,455.57	10,505.61	(949.96)	13,607.48
06830-000 Commons Turf Spraying	2,906.50	0.00	(2,906.50)	10,973.75	9,000.61	(1,973.14)	14,661.25
06843-000 Tree Program	292.94	0.00	(292.94)	27,760.68	10,299.19	(17,461.50)	13,299.19
06850-000 Flowers	141.72	141.70	(0.02)	4,631.00	3,767.20	(863.80)	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	2,142.84	2,500.00	357.16	9,739.45	9,184.25	(555.20)	10,684.25
06880-100 Landscape Labor - TH	1,859.08	2,500.00	640.92	9,356.04	8,484.25	(871.79)	9,984.25
06890-000 Misc. Landscape	3,160.44	1,721.66	(1,438.78)	30,925.45	21,499.97	(9,425.48)	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)	25,245.00	25,047.00	(198.00)	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	74,100.59	72,014.04	(2,086.55)	507,463.52	479,487.56	(27,975.96)	695,402.18
Total Expense	74,100.59	72,014.04	(2,086.55)	507,463.52	479,487.56	(27,975.96)	695,402.18
Net Income	(20,760.05)	(14,434.10)	(6,325.95)	(3,973.81)	35,426.71	(39,400.52)	(2,007.09)

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense Total	46,989.28	42,620.17	(4,369.11)	279,735.43	254,482.94	(25,252.49)	394,959.65
Total Expense	46,989.28	42,620.17	(4,369.11)	279,735.43	254,482.94	(25,252.49)	394,959.65
Net Income	(16,894.12)	(12,377.43)	(4,516.69)	(987.88)	26,146.73	(27,134.61)	(7,434.57)

Kendall Yards HOA

Run Date: 10/23/2023

Run Time: 10:18 AM

INCOME STATEMENT

Townhomes

Start: 09/01/2023 | End: 09/30/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-100 Dues - Townhomes	22,810.11	27,337.20	(4,527.09)	223,239.40	234,284.60	(11,045.20)	287,760.00
Income Total	22,810.11	27,337.20	(4,527.09)	223,239.40	234,284.60	(11,045.20)	287,760.00
Total Income	22,810.11	27,337.20	(4,527.09)	223,239.40	234,284.60	(11,045.20)	287,760.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06410-100 Refuse Removal - TH	4,320.23	4,389.71	69.48	39,106.01	39,507.44	401.43	52,676.57
06415-100 Electricity & Gas - TH	72.01	120.00	47.99	1,061.35	1,080.00	18.65	1,440.00
06420-100 Water - TH	5,672.36	7,203.00	1,530.64	34,596.53	38,474.63	3,878.10	52,160.33
06425-100 Sewer - TH	14,375.46	14,366.24	(9.22)	129,133.16	129,296.16	163.00	172,394.87
06435-100 Stormwater - TH	812.17	814.92	2.75	7,298.12	7,334.28	36.16	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	1,859.08	2,500.00	640.92	9,356.04	8,484.25	(871.79)	9,984.25
Expense Total	27,111.31	29,393.87	2,282.56	221,379.07	225,004.62	3,625.55	300,442.53
Total Expense	27,111.31	29,393.87	2,282.56	221,379.07	225,004.62	3,625.55	300,442.53
Net Income	(4,301.20)	(2,056.67)	(2,244.53)	1,860.33	9,279.99	(7,419.66)	(12,682.53)

Kendall Yards HOA

Run Date: 10/23/2023

Run Time: 10:19 AM

INCOME STATEMENT

Capital Reserves

Start: 09/01/2023 | End: 09/30/2023

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...	435.27	0.00	435.27	1,502.76	0.00	1,502.76	400.00
Income Total	435.27	0.00	435.27	1,502.76	0.00	1,502.76	18,110.00
Total Income	435.27	0.00	435.27	1,502.76	0.00	1,502.76	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	6,349.02	0.00	(6,349.02)	0.00
Expense Total	0.00	0.00	0.00	6,349.02	0.00	(6,349.02)	0.00
Total Expense	0.00	0.00	0.00	6,349.02	0.00	(6,349.02)	0.00
Net Income	435.27	0.00	435.27	(4,846.26)	0.00	(4,846.26)	18,110.00