

# Kendall Yards HOA

Run Date: 10/24/2024

Run Time: 02:17 PM

## BALANCE SHEET

As of: 09/30/2024

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market (Reserve)	\$158,373.05
01011-000	Alliance Bank - Operating	\$70,893.90
01013-000	Alliance Bank - Reserves/WC	\$57,845.30
	TOTAL ASSETS	<u>\$287,212.25</u>

### Liabilities

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
	TOTAL LIABILITIES	\$0.00

### Equity

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
03900-000	Retained Earnings - Main	(\$8,898.96)
03900-100	Retained Earnings - Townhomes	\$35,029.20
03900-900	Retained Earnings - Reserves Main	\$198,157.23
	Current Year Net Income/(Loss)	\$62,924.78
	TOTAL EQUITY	<u>\$287,212.25</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$287,212.25</u>

# Kendall Yards HOA

Run Date: 10/24/2024

Run Time: 02:17 PM

## INCOME STATEMENT

Start: 09/01/2024 | End: 09/30/2024

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05000-900 Capital Reserve Funding	1,550.00	1,550.00	0.00	13,950.00	13,950.00	0.00	18,600.00
05010-000 Dues	33,662.52	33,719.84	(57.32)	307,487.42	311,621.71	(4,134.29)	412,781.23
05010-100 Dues - Townhomes	22,669.71	29,822.40	(7,152.69)	240,489.70	248,472.53	(7,982.83)	313,872.53
05011-000 Dues - Apartments	272.00	272.00	0.00	2,448.00	2,448.00	0.00	21,379.20
05014-000 Transfer Fee	(137.77)	0.00	(137.77)	475.00	0.00	475.00	0.00
05020-000 Late Charges	75.00	25.00	50.00	250.00	200.00	50.00	275.00
05021-000 Late Interest	23.28	5.00	18.28	53.33	40.00	13.33	55.00
05025-000 NSF Income	0.00	0.00	0.00	(40.00)	0.00	(40.00)	0.00
05050-000 Interest Income	2.18	0.00	2.18	22.34	0.00	22.34	0.00
05050-900 Interest Income - Capital Rese...	457.79	300.00	157.79	4,111.12	2,700.00	1,411.12	3,600.00
05100-000 Misc. Income	0.00	50.00	(50.00)	1,015.00	1,010.00	5.00	1,110.00
<b>Income Total</b>	<b>58,574.71</b>	<b>65,744.24</b>	<b>(7,169.53)</b>	<b>570,261.91</b>	<b>580,442.24</b>	<b>(10,180.33)</b>	<b>771,672.96</b>
<b>Total Income</b>	<b>58,574.71</b>	<b>65,744.24</b>	<b>(7,169.53)</b>	<b>570,261.91</b>	<b>580,442.24</b>	<b>(10,180.33)</b>	<b>771,672.96</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06120-000 Community Events	555.05	4,695.00	4,139.95	1,007.44	4,935.00	3,927.56	5,130.00
06135-000 Board & Annual Meetings	60.00	200.00	140.00	148.77	267.55	118.78	267.55
06305-000 Accounting	0.00	0.00	0.00	270.00	2,470.00	2,200.00	2,470.00
06308-000 Lien Filing Fees	0.00	0.00	0.00	303.50	0.00	(303.50)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	6,438.41
06320-000 Staffing (Admin & Maint)	263.39	436.25	172.86	1,805.38	3,926.25	2,120.87	5,235.00
06325-000 Community Center Expenses	176.18	165.89	(10.29)	1,771.81	1,692.77	(79.04)	2,303.47
06335-000 Fitness Center Lease	1,239.79	1,239.79	0.00	11,158.11	11,158.13	0.02	14,877.51
06336-000 Fitness Center - Op Costs	937.94	1,358.61	420.67	3,433.82	4,375.83	942.01	5,834.44
06345-000 Office Rent Expense	817.93	800.98	(16.95)	7,361.37	7,208.82	(152.55)	9,611.76
06410-000 Refuse Removal	41.93	36.05	(5.88)	370.36	458.50	88.14	566.65
06410-100 Refuse Removal - TH	4,886.82	4,521.40	(365.42)	43,102.19	40,415.25	(2,686.94)	53,979.46
06415-000 Electricity & Gas	281.74	185.40	(96.34)	2,490.61	1,983.27	(507.35)	2,539.47
06415-100 Electricity & Gas - TH	120.07	121.44	1.37	1,068.17	1,092.93	24.76	1,457.24
06420-000 Water	6,782.78	5,365.00	(1,417.78)	24,654.93	21,650.00	(3,004.93)	28,100.00
06420-100 Water - TH	6,199.77	7,419.09	1,219.32	34,830.39	38,209.10	3,378.71	52,305.37
06425-100 Sewer - TH	14,375.46	14,796.42	420.96	129,359.14	133,167.81	3,808.67	177,557.09
06430-100 Recycling - TH	0.00	0.00	0.00	(31.08)	0.00	31.08	0.00
06435-100 Stormwater - TH	812.17	836.54	24.37	7,309.53	7,528.82	219.29	10,038.42
06615-000 Snow Removal	0.00	0.00	0.00	9,885.09	16,463.46	6,578.37	18,521.40
06620-000 Reserve Account Funding	1,550.00	1,550.00	0.00	13,950.00	13,950.00	0.00	18,600.00
06621-900 Capital Expenses	0.00	0.00	0.00	0.00	25,000.00	25,000.00	25,000.00
06626-000 Postage	0.00	15.00	15.00	1,826.01	1,762.97	(63.04)	2,387.97
06630-000 Repairs and Maint	1,834.28	1,251.25	(583.03)	13,861.84	11,661.25	(2,200.59)	15,115.00
06635-000 Special Projects	0.00	828.20	828.20	4,496.62	5,818.21	1,321.59	6,583.76
06810-000 Commons Mowing	15,941.28	17,889.63	1,948.35	78,921.08	75,136.43	(3,784.66)	101,831.07
06820-000 Commons Fertilizing	68.68	1,000.00	931.32	7,030.00	11,236.15	4,206.15	14,648.20
06830-000 Commons Turf Spraying	1,224.62	0.00	(1,224.62)	8,324.76	10,778.31	2,453.55	16,107.23
06843-000 Tree Program	97.50	0.00	(97.50)	13,562.78	16,029.10	2,466.32	16,029.10
06850-000 Flowers	0.00	361.00	361.00	3,616.83	4,493.44	876.61	5,052.28

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	948.85	910.97	(37.88)	2,208.58
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	948.85	910.64	(38.21)	2,208.25
06880-000 Landscape Labor	2,727.37	2,500.00	(227.37)	11,299.83	10,500.00	(799.83)	12,000.00
06880-100 Landscape Labor - TH	2,318.29	2,500.00	181.71	11,084.47	11,500.00	415.53	13,000.00
06890-000 Misc. Landscape	4,545.04	1,915.39	(2,629.65)	30,953.12	27,576.49	(3,376.63)	75,259.45
06900-000 Web Fees	0.00	0.00	0.00	45.48	0.00	(45.48)	160.00
07505-000 Management Fee	2,805.00	2,805.00	0.00	25,245.00	25,245.00	0.00	33,660.00
07508-000 Property Taxes	0.00	0.00	0.00	88.08	88.32	0.24	88.32
07515-000 Income Tax	0.00	0.00	0.00	834.00	91.45	(742.55)	91.45
<b>Expense Total</b>	<b>70,663.08</b>	<b>74,793.33</b>	<b>4,130.25</b>	<b>507,337.13</b>	<b>549,692.22</b>	<b>42,355.09</b>	<b>757,263.89</b>
<b>Total Expense</b>	<b>70,663.08</b>	<b>74,793.33</b>	<b>4,130.25</b>	<b>507,337.13</b>	<b>549,692.22</b>	<b>42,355.09</b>	<b>757,263.89</b>
<b>Net Income</b>	<b>(12,088.37)</b>	<b>(9,049.09)</b>	<b>(3,039.28)</b>	<b>62,924.78</b>	<b>30,750.02</b>	<b>32,174.76</b>	<b>14,409.07</b>

# Kendall Yards HOA

Run Date: 10/24/2024

Run Time: 02:17 PM

## INCOME STATEMENT

Main

Start: 09/01/2024 | End: 09/30/2024

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-000 Dues	33,662.52	33,719.84	(57.32)	307,487.42	311,621.71	(4,134.29)	412,781.23
05011-000 Dues - Apartments	272.00	272.00	0.00	2,448.00	2,448.00	0.00	21,379.20
05014-000 Transfer Fee	(137.77)	0.00	(137.77)	475.00	0.00	475.00	0.00
05020-000 Late Charges	75.00	25.00	50.00	250.00	200.00	50.00	275.00
05021-000 Late Interest	23.28	5.00	18.28	53.33	40.00	13.33	55.00
05025-000 NSF Income	0.00	0.00	0.00	(40.00)	0.00	(40.00)	0.00
05050-000 Interest Income	2.18	0.00	2.18	22.34	0.00	22.34	0.00
05100-000 Misc. Income	0.00	50.00	(50.00)	1,015.00	1,010.00	5.00	1,110.00
<b>Income Total</b>	<b>33,897.21</b>	<b>34,071.84</b>	<b>(174.63)</b>	<b>311,711.09</b>	<b>315,319.71</b>	<b>(3,608.62)</b>	<b>435,600.43</b>
<b>Total Income</b>	<b>33,897.21</b>	<b>34,071.84</b>	<b>(174.63)</b>	<b>311,711.09</b>	<b>315,319.71</b>	<b>(3,608.62)</b>	<b>435,600.43</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06120-000 Community Events	555.05	4,695.00	4,139.95	1,007.44	4,935.00	3,927.56	5,130.00
06135-000 Board & Annual Meetings	60.00	200.00	140.00	148.77	267.55	118.78	267.55
06305-000 Accounting	0.00	0.00	0.00	270.00	2,470.00	2,200.00	2,470.00
06308-000 Lien Filing Fees	0.00	0.00	0.00	303.50	0.00	(303.50)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	6,438.41
06320-000 Staffing (Admin & Maint)	263.39	436.25	172.86	1,805.38	3,926.25	2,120.87	5,235.00
06325-000 Community Center Expenses	176.18	165.89	(10.29)	1,771.81	1,692.77	(79.04)	2,303.47
06335-000 Fitness Center Lease	1,239.79	1,239.79	0.00	11,158.11	11,158.13	0.02	14,877.51
06336-000 Fitness Center - Op Costs	937.94	1,358.61	420.67	3,433.82	4,375.83	942.01	5,834.44
06345-000 Office Rent Expense	817.93	800.98	(16.95)	7,361.37	7,208.82	(152.55)	9,611.76
06410-000 Refuse Removal	41.93	36.05	(5.88)	370.36	458.50	88.14	566.65
06415-000 Electricity & Gas	281.74	185.40	(96.34)	2,490.61	1,983.27	(507.35)	2,539.47
06420-000 Water	6,782.78	5,365.00	(1,417.78)	24,654.93	21,650.00	(3,004.93)	28,100.00
06615-000 Snow Removal	0.00	0.00	0.00	9,885.09	16,463.46	6,578.37	18,521.40
06620-000 Reserve Account Funding	1,550.00	1,550.00	0.00	13,950.00	13,950.00	0.00	18,600.00
06626-000 Postage	0.00	15.00	15.00	1,826.01	1,762.97	(63.04)	2,387.97
06630-000 Repairs and Maint	1,834.28	1,251.25	(583.03)	13,861.84	11,661.25	(2,200.59)	15,115.00
06635-000 Special Projects	0.00	828.20	828.20	4,496.62	5,818.21	1,321.59	6,583.76
06810-000 Commons Mowing	15,941.28	17,889.63	1,948.35	78,921.08	75,136.43	(3,784.66)	101,831.07
06820-000 Commons Fertilizing	68.68	1,000.00	931.32	7,030.00	11,236.15	4,206.15	14,648.20
06830-000 Commons Turf Spraying	1,224.62	0.00	(1,224.62)	8,324.76	10,778.31	2,453.55	16,107.23
06843-000 Tree Program	97.50	0.00	(97.50)	13,562.78	16,029.10	2,466.32	16,029.10
06850-000 Flowers	0.00	361.00	361.00	3,616.83	4,493.44	876.61	5,052.28
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	948.85	910.97	(37.88)	2,208.58
06880-000 Landscape Labor	2,727.37	2,500.00	(227.37)	11,299.83	10,500.00	(799.83)	12,000.00
06890-000 Misc. Landscape	4,545.04	1,915.39	(2,629.65)	30,953.12	27,576.49	(3,376.63)	75,259.45
06900-000 Web Fees	0.00	0.00	0.00	45.48	0.00	(45.48)	160.00
07505-000 Management Fee	2,805.00	2,805.00	0.00	25,245.00	25,245.00	0.00	33,660.00
07508-000 Property Taxes	0.00	0.00	0.00	88.08	88.32	0.24	88.32
07515-000 Income Tax	0.00	0.00	0.00	834.00	91.45	(742.55)	91.45
<b>Expense Total</b>	<b>41,950.50</b>	<b>44,598.44</b>	<b>2,647.94</b>	<b>279,665.47</b>	<b>291,867.67</b>	<b>12,202.20</b>	<b>421,718.06</b>

Account	Current			Year to Date		Yearly	
	Actual	Budget	Variance	Actual	Budget	Budget	
Total Expense	41,950.50	44,598.44	2,647.94	279,665.47	291,867.67	12,202.20	421,718.06
Net Income	(8,053.29)	(10,526.60)	2,473.31	32,045.62	23,452.04	8,593.58	13,882.37

# Kendall Yards HOA

Run Date: 10/24/2024

Run Time: 02:17 PM

## INCOME STATEMENT

Townhomes

Start: 09/01/2024 | End: 09/30/2024

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-100 Dues - Townhomes	22,669.71	29,822.40	(7,152.69)	240,489.70	248,472.53	(7,982.83)	313,872.53
<b>Income Total</b>	<b>22,669.71</b>	<b>29,822.40</b>	<b>(7,152.69)</b>	<b>240,489.70</b>	<b>248,472.53</b>	<b>(7,982.83)</b>	<b>313,872.53</b>
<b>Total Income</b>	<b>22,669.71</b>	<b>29,822.40</b>	<b>(7,152.69)</b>	<b>240,489.70</b>	<b>248,472.53</b>	<b>(7,982.83)</b>	<b>313,872.53</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06410-100 Refuse Removal - TH	4,886.82	4,521.40	(365.42)	43,102.19	40,415.25	(2,686.94)	53,979.46
06415-100 Electricity & Gas - TH	120.07	121.44	1.37	1,068.17	1,092.93	24.76	1,457.24
06420-100 Water - TH	6,199.77	7,419.09	1,219.32	34,830.39	38,209.10	3,378.71	52,305.37
06425-100 Sewer - TH	14,375.46	14,796.42	420.96	129,359.14	133,167.81	3,808.67	177,557.09
06430-100 Recycling - TH	0.00	0.00	0.00	(31.08)	0.00	31.08	0.00
06435-100 Stormwater - TH	812.17	836.54	24.37	7,309.53	7,528.82	219.29	10,038.42
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	948.85	910.64	(38.21)	2,208.25
06880-100 Landscape Labor - TH	2,318.29	2,500.00	181.71	11,084.47	11,500.00	415.53	13,000.00
<b>Expense Total</b>	<b>28,712.58</b>	<b>30,194.89</b>	<b>1,482.31</b>	<b>227,671.66</b>	<b>232,824.55</b>	<b>5,152.89</b>	<b>310,545.83</b>
<b>Total Expense</b>	<b>28,712.58</b>	<b>30,194.89</b>	<b>1,482.31</b>	<b>227,671.66</b>	<b>232,824.55</b>	<b>5,152.89</b>	<b>310,545.83</b>
<b>Net Income</b>	<b>(6,042.87)</b>	<b>(372.49)</b>	<b>(5,670.38)</b>	<b>12,818.04</b>	<b>15,647.98</b>	<b>(2,829.94)</b>	<b>3,326.70</b>

# Kendall Yards HOA

Run Date: 10/24/2024

Run Time: 02:17 PM

## INCOME STATEMENT

Capital Reserves

Start: 09/01/2024 | End: 09/30/2024

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05000-900 Capital Reserve Funding	1,550.00	1,550.00	0.00	13,950.00	13,950.00	0.00	18,600.00
05050-900 Interest Income - Capital Rese...	457.79	300.00	157.79	4,111.12	2,700.00	1,411.12	3,600.00
<b>Income Total</b>	<b>2,007.79</b>	<b>1,850.00</b>	<b>157.79</b>	<b>18,061.12</b>	<b>16,650.00</b>	<b>1,411.12</b>	<b>22,200.00</b>
<b>Total Income</b>	<b>2,007.79</b>	<b>1,850.00</b>	<b>157.79</b>	<b>18,061.12</b>	<b>16,650.00</b>	<b>1,411.12</b>	<b>22,200.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06621-900 Capital Expenses	0.00	0.00	0.00	0.00	25,000.00	25,000.00	25,000.00
<b>Expense Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>25,000.00</b>	<b>25,000.00</b>	<b>25,000.00</b>
<b>Total Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>25,000.00</b>	<b>25,000.00</b>	<b>25,000.00</b>
<b>Net Income</b>	<b>2,007.79</b>	<b>1,850.00</b>	<b>157.79</b>	<b>18,061.12</b>	<b>(8,350.00)</b>	<b>26,411.12</b>	<b>(2,800.00)</b>