

Kendall Yards HOA

Run Date: 03/22/2022
Run Time: 03:13 PM

BALANCE SHEET As of: 10/31/2021 Assets

Account #	Account Name	Total
01001-000	Banner - Operating Account	\$80,177.73
01002-000	GESA - Savings	\$100.00
01003-000	Banner - Working Capital	\$12,457.68
01004-000	GESA - Money Market	\$151,158.40
	TOTAL ASSETS	<u>\$243,893.81</u>

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES	\$0.00

Equity

Account #	Account Name	Total
03900-000	Retained Earnings	\$213,558.23
	Current Year Net Income/(Loss)	\$30,335.58
	TOTAL EQUITY	<u>\$243,893.81</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$243,893.81</u>

Kendall Yards HOA

INCOME STATEMENT

Start: 10/01/2021 | End: 10/31/2021

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	25,646.64	25,100.00	546.64	251,746.77	251,000.00	746.77	301,200.00
05010-100 Dues - Townhomes	24,480.06	21,800.00	2,680.06	220,530.72	218,000.00	2,530.72	261,600.00
05011-000 Dues - Apartments	1,290.00	1,290.00	0.00	12,765.00	12,810.00	(45.00)	15,390.00
05014-000 Transfer Fee	(100.00)	0.00	(100.00)	100.00	0.00	100.00	0.00
05020-000 Late Charges	50.00	0.00	50.00	75.00	0.00	75.00	0.00
05021-000 Late Interest	6.46	0.00	6.46	12.38	0.00	12.38	0.00
05025-000 NSF Income	65.00	0.00	65.00	65.00	0.00	65.00	0.00
05045-000 Initiation Fees	0.00	0.00	0.00	(50.00)	0.00	(50.00)	0.00
05045-900 Initiation Fees - Capital Reserves	0.00	0.00	0.00	50.00	0.00	50.00	0.00
05050-900 Interest Income - Capital Reserves	51.76	70.83	(19.07)	766.69	708.30	58.39	850.00
05100-000 Misc. Income	0.00	0.00	0.00	1,310.00	0.00	1,310.00	0.00
Total	51,489.92	48,260.83	3,229.09	487,371.56	482,518.30	4,853.26	579,040.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	162.00	100.00	(62.00)	317.00	7,600.00	7,283.00	10,700.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	91.06	285.00	193.94	285.00
06305-000 Accounting	0.00	0.00	0.00	195.00	170.00	(25.00)	170.00
06306-000 Legal	0.00	0.00	0.00	0.00	250.00	250.00	250.00
06308-000 Lien Filing Fees	253.50	0.00	(253.50)	253.50	0.00	(253.50)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	3,700.00
06320-000 Staffing (Admin & Maint)	117.83	366.83	249.00	664.46	3,668.30	3,003.84	4,401.96
06325-000 Community Center Expenses	101.66	345.00	243.34	1,510.16	3,450.00	1,939.84	4,140.00
06330-000 Bank Charges	23.58	20.00	(3.58)	426.83	200.00	(226.83)	420.00
06335-000 Fitness Center Lease	0.00	1,255.50	1,255.50	8,659.50	12,555.00	3,895.50	15,066.00
06336-000 Fitness Center - Op Costs	0.00	820.50	820.50	8,102.72	9,286.00	1,183.28	11,207.00
06345-000 Office Rent Expense	785.28	785.28	0.00	7,775.80	7,776.40	0.60	9,346.96
06410-100 Refuse Removal - TH	4,213.47	4,076.00	(137.47)	41,347.13	40,760.00	(587.13)	48,912.00
06415-000 Electricity & Gas	148.86	180.00	31.14	1,494.64	1,800.00	305.36	2,160.00
06415-100 Electricity & Gas - TH	184.13	115.00	(69.13)	1,266.71	1,150.00	(116.71)	1,380.00
06420-000 Water	3,510.90	3,500.00	(10.90)	21,712.13	15,200.00	(6,512.13)	17,150.00
06420-100 Water - TH	5,863.18	6,000.00	136.82	43,406.38	39,500.00	(3,906.38)	46,500.00
06425-100 Sewer - TH	13,505.65	13,506.23	0.58	134,847.57	135,062.30	214.73	162,074.76
06435-100 Stormwater - TH	766.64	766.95	0.31	7,654.67	7,669.50	14.83	9,203.40
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	6,513.86	12,000.00	5,486.14	13,000.00
06620-000 Reserve Account Funding	0.00	0.00	0.00	0.00	0.00	0.00	18,060.00
06625-000 Supplies	0.00	0.00	0.00	0.00	50.00	50.00	50.00
06626-000 Postage	32.50	25.00	(7.50)	2,314.95	1,770.00	(544.95)	2,170.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06630-000 Repairs and Maint	1,604.48	1,465.34	(139.14)	17,744.88	15,403.40	(2,341.48)	18,584.08
06632-000 Dog Repairs	0.00	0.00	0.00	675.41	700.00	24.59	700.00
06635-000 Special Projects	200.56	300.00	99.44	4,442.98	5,000.00	557.02	5,000.00
06810-000 Commons Mowing	12,360.60	9,000.00	(3,360.60)	59,287.75	61,335.00	2,047.25	71,235.00
06820-000 Commons Fertilizing	0.00	2,504.00	2,504.00	9,145.15	11,016.00	1,870.85	11,016.00
06830-000 Commons Turf Spraying	0.00	2,493.00	2,493.00	11,049.83	8,578.00	(2,471.83)	11,276.00
06843-000 Tree Program	0.00	0.00	0.00	11,622.91	6,227.00	(5,395.91)	8,227.00
06850-000 Flowers	52.32	0.00	(52.32)	2,246.65	2,200.00	(46.65)	2,400.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	627.27	628.00	0.73	1,666.00
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	627.26	640.00	12.74	1,680.00
06880-000 Landscape Labor	0.00	700.00	700.00	4,744.63	4,850.00	105.37	5,300.00
06880-100 Landscape Labor - TH	0.00	450.00	450.00	5,773.43	5,050.00	(723.43)	5,350.00
06890-000 Misc. Landscape	1,083.46	1,083.00	(0.46)	14,662.26	14,587.00	(75.26)	34,075.00
06900-000 Web Fees	156.82	0.00	(156.82)	156.82	198.00	41.18	198.00
07505-000 Management Fee	2,550.00	2,540.00	(10.00)	25,490.00	25,400.00	(90.00)	30,480.00
07508-000 Property Taxes	0.00	0.00	0.00	94.68	110.00	15.32	110.00
07515-000 Income Tax	0.00	0.00	0.00	90.00	0.00	(90.00)	0.00
Total	47,677.42	52,397.63	4,720.21	457,035.98	462,724.90	5,688.92	588,244.16
Net Income	3,812.50	(4,136.80)	7,949.30	30,335.58	19,793.40	10,542.18	(9,204.16)

Kendall Yards HOA

Run Date: 03/22/2022
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INCOME STATEMENT

Main

Start: 10/01/2021 | End: 10/31/2021

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	25,646.64	25,100.00	546.64	251,746.77	251,000.00	746.77	301,200.00
05011-000 Dues - Apartments	1,290.00	1,290.00	0.00	12,765.00	12,810.00	(45.00)	15,390.00
05014-000 Transfer Fee	(100.00)	0.00	(100.00)	100.00	0.00	100.00	0.00
05020-000 Late Charges	50.00	0.00	50.00	75.00	0.00	75.00	0.00
05021-000 Late Interest	6.46	0.00	6.46	12.38	0.00	12.38	0.00
05025-000 NSF Income	65.00	0.00	65.00	65.00	0.00	65.00	0.00
05045-000 Initiation Fees	0.00	0.00	0.00	(50.00)	0.00	(50.00)	0.00
05100-000 Misc. Income	0.00	0.00	0.00	1,310.00	0.00	1,310.00	0.00
Total	26,958.10	26,390.00	568.10	266,024.15	263,810.00	2,214.15	316,590.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	162.00	100.00	(62.00)	317.00	7,600.00	7,283.00	10,700.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	91.06	285.00	193.94	285.00
06305-000 Accounting	0.00	0.00	0.00	195.00	170.00	(25.00)	170.00
06306-000 Legal	0.00	0.00	0.00	0.00	250.00	250.00	250.00
06308-000 Lien Filing Fees	253.50	0.00	(253.50)	253.50	0.00	(253.50)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	3,700.00
06320-000 Staffing (Admin & Maint)	117.83	366.83	249.00	664.46	3,668.30	3,003.84	4,401.96
06325-000 Community Center Expenses	101.66	345.00	243.34	1,510.16	3,450.00	1,939.84	4,140.00
06330-000 Bank Charges	23.58	20.00	(3.58)	426.83	200.00	(226.83)	420.00
06335-000 Fitness Center Lease	0.00	1,255.50	1,255.50	8,659.50	12,555.00	3,895.50	15,066.00
06336-000 Fitness Center - Op Costs	0.00	820.50	820.50	8,102.72	9,286.00	1,183.28	11,207.00
06345-000 Office Rent Expense	785.28	785.28	0.00	7,775.80	7,776.40	0.60	9,346.96
06415-000 Electricity & Gas	148.86	180.00	31.14	1,494.64	1,800.00	305.36	2,160.00
06420-000 Water	3,510.90	3,500.00	(10.90)	21,712.13	15,200.00	(6,512.13)	17,150.00
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	6,513.86	12,000.00	5,486.14	13,000.00
06620-000 Reserve Account	0.00	0.00	0.00	0.00	0.00	0.00	18,060.00
Funding							
06625-000 Supplies	0.00	0.00	0.00	0.00	50.00	50.00	50.00
06626-000 Postage	32.50	25.00	(7.50)	2,314.95	1,770.00	(544.95)	2,170.00
06630-000 Repairs and Maint	1,604.48	1,465.34	(139.14)	17,744.88	15,403.40	(2,341.48)	18,584.08
06632-000 Dog Repairs	0.00	0.00	0.00	675.41	700.00	24.59	700.00
06635-000 Special Projects	200.56	300.00	99.44	4,442.98	5,000.00	557.02	5,000.00
06810-000 Commons Mowing	12,360.60	9,000.00	(3,360.60)	59,287.75	61,335.00	2,047.25	71,235.00
06820-000 Commons Fertilizing	0.00	2,504.00	2,504.00	9,145.15	11,016.00	1,870.85	11,016.00
06830-000 Commons Turf	0.00	2,493.00	2,493.00	11,049.83	8,578.00	(2,471.83)	11,276.00
Spraying							
06843-000 Tree Program	0.00	0.00	0.00	11,622.91	6,227.00	(5,395.91)	8,227.00
06850-000 Flowers	52.32	0.00	(52.32)	2,246.65	2,200.00	(46.65)	2,400.00

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	627.27	628.00	0.73	1,666.00
06880-000 Landscape Labor	0.00	700.00	700.00	4,744.63	4,850.00	105.37	5,300.00
06890-000 Misc. Landscape	1,083.46	1,083.00	(0.46)	14,662.26	14,587.00	(75.26)	34,075.00
06900-000 Web Fees	156.82	0.00	(156.82)	156.82	198.00	41.18	198.00
07505-000 Management Fee	2,550.00	2,540.00	(10.00)	25,490.00	25,400.00	(90.00)	30,480.00
07508-000 Property Taxes	0.00	0.00	0.00	94.68	110.00	15.32	110.00
07515-000 Income Tax	0.00	0.00	0.00	90.00	0.00	(90.00)	0.00
Total	23,144.35	27,483.45	4,339.10	222,112.83	232,893.10	10,780.27	313,144.00
Net Income	3,813.75	(1,093.45)	4,907.20	43,911.32	30,916.90	12,994.42	3,446.00

Kendall Yards HOA

Run Date: 03/22/2022

Run Time: 03:14 PM

INCOME STATEMENT

Townhomes

Start: 10/01/2021 | End: 10/31/2021

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-100 Dues - Townhomes	24,480.06	21,800.00	2,680.06	220,530.72	218,000.00	2,530.72	261,600.00
Total	24,480.06	21,800.00	2,680.06	220,530.72	218,000.00	2,530.72	261,600.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06410-100 Refuse Removal - TH	4,213.47	4,076.00	(137.47)	41,347.13	40,760.00	(587.13)	48,912.00
06415-100 Electricity & Gas - TH	184.13	115.00	(69.13)	1,266.71	1,150.00	(116.71)	1,380.00
06420-100 Water - TH	5,863.18	6,000.00	136.82	43,406.38	39,500.00	(3,906.38)	46,500.00
06425-100 Sewer - TH	13,505.65	13,506.23	0.58	134,847.57	135,062.30	214.73	162,074.76
06435-100 Stormwater - TH	766.64	766.95	0.31	7,654.67	7,669.50	14.83	9,203.40
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	627.26	640.00	12.74	1,680.00
06880-100 Landscape Labor - TH	0.00	450.00	450.00	5,773.43	5,050.00	(723.43)	5,350.00
Total	24,533.07	24,914.18	381.11	234,923.15	229,831.80	(5,091.35)	275,100.16
Net Income	(53.01)	(3,114.18)	3,061.17	(14,392.43)	(11,831.80)	(2,560.63)	(13,500.16)

Kendall Yards HOA

Run Date: 03/22/2022

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INCOME STATEMENT

Capital Reserves

Start: 10/01/2021 | End: 10/31/2021

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05045-900 Initiation Fees - Capital Reserves	0.00	0.00	0.00	50.00	0.00	50.00	0.00
05050-900 Interest Income - Capital Reserves	51.76	70.83	(19.07)	766.69	708.30	58.39	850.00
Total	51.76	70.83	(19.07)	816.69	708.30	108.39	850.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	51.76	70.83	(19.07)	816.69	708.30	108.39	850.00