

Kendall Yards HOA

Run Date: 11/11/2022

Run Time: 11:16 AM

BALANCE SHEET

As of: 10/31/2022

Assets

Account #	Account Name	Total
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market	\$151,475.84
01011-000	Alliance Bank - Operating	\$116,851.21
01013-000	Alliance Bank - Reserves/WC	\$14,691.47
	TOTAL ASSETS	<u>\$283,118.52</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)	\$47,522.44
	TOTAL EQUITY	<u>\$283,118.52</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$283,118.52</u>

Kendall Yards HOA

Run Date: 11/11/2022

Run Time: 11:16 AM

INCOME STATEMENT

Start: 10/01/2022 | End: 10/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	26,622.65	27,830.00	(1,207.35)	278,916.98	278,300.00	616.98	333,960.00
05010-100 Dues - Townhomes	17,383.82	22,890.00	(5,506.18)	241,177.87	228,900.00	12,277.87	274,680.00
05011-000 Dues - Apartments	14,872.00	220.00	14,652.00	16,852.00	2,200.00	14,652.00	2,640.00
05014-000 Transfer Fee	200.00	0.00	200.00	100.00	0.00	100.00	0.00
05020-000 Late Charges	83.07	0.00	83.07	925.00	0.00	925.00	0.00
05021-000 Late Interest	9.86	0.00	9.86	266.18	0.00	266.18	0.00
05032-000 Lien Income	0.00	0.00	0.00	964.99	0.00	964.99	0.00
05050-000 Interest Income	2.73	0.00	2.73	28.75	0.00	28.75	0.00
05050-900 Interest Income - Capital Reserves	28.82	98.00	(69.18)	287.75	980.00	(692.25)	1,176.00
05100-000 Misc. Income	0.00	50.00	(50.00)	1,100.00	1,300.00	(200.00)	1,300.00
Total	59,202.95	51,088.00	8,114.95	540,619.52	511,680.00	28,939.52	613,756.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	3,533.16	0.00	(3,533.16)	4,431.81	7,471.00	3,039.19	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)	0.00	440.19	440.19	1,360.49	4,401.96	3,041.47	5,282.35
06325-000 Community Center Expenses	163.12	345.00	181.88	1,797.00	3,450.00	1,653.00	4,140.00
06330-000 Bank Charges	35.18	55.00	19.82	139.50	550.00	410.50	660.00
06335-000 Fitness Center Lease	1,487.75	1,488.00	0.25	14,877.50	14,880.00	2.50	17,856.00
06336-000 Fitness Center - Op Costs	149.58	330.00	180.42	4,539.74	3,819.00	(720.74)	4,652.00
06345-000 Office Rent Expense	800.98	800.98	0.00	7,931.30	7,931.30	0.00	9,533.26
06410-000 Refuse Removal	33.54	0.00	(33.54)	292.07	0.00	(292.07)	0.00
06410-100 Refuse Removal - TH	4,218.08	4,200.00	(18.08)	42,668.45	42,000.00	(668.45)	50,400.00
06415-000 Electricity & Gas	164.65	180.00	15.35	1,551.92	1,800.00	248.08	2,160.00
06415-100 Electricity & Gas - TH	112.97	120.00	7.03	1,124.00	1,200.00	76.00	1,440.00
06420-000 Water	4,406.21	4,500.00	93.79	15,459.24	21,000.00	5,540.76	22,950.00
06420-100 Water - TH	6,406.80	6,200.00	(206.80)	39,366.32	43,900.00	4,533.68	51,000.00
06425-100 Sewer - TH	13,961.36	13,714.99	(246.37)	139,399.17	136,940.56	(2,458.61)	164,370.54
06435-100 Stormwater - TH	788.67	778.91	(9.76)	7,897.55	7,777.14	(120.41)	9,334.96
06440-000 Street Maint	600.25	0.00	(600.25)	600.25	600.00	(0.25)	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	3.75	25.00	21.25	1,580.67	2,575.00	994.33	2,925.00
06630-000 Repairs and Maint	514.57	2,108.00	1,593.43	8,599.98	21,080.00	12,480.02	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	0.00	428.00	428.00	4,051.77	4,729.00	677.23	4,729.00
06810-000 Commons Mowing	10,322.32	10,053.00	(269.32)	60,614.06	62,870.00	2,255.94	72,924.00
06820-000 Commons Fertilizing	55.60	2,621.00	2,565.40	7,336.65	11,484.00	4,147.35	11,484.00
06830-000 Commons Turf Spraying	923.61	4,203.00	3,279.39	10,980.75	12,211.50	1,230.75	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	0.00	(107.92)	5,701.97	2,670.00	(3,031.97)	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	2,261.11	850.00	(1,411.11)	10,166.74	6,000.00	(4,166.74)	6,500.00
06880-100 Landscape Labor - TH	1,829.38	450.00	(1,379.38)	8,656.69	6,400.00	(2,256.69)	6,700.00
06890-000 Misc. Landscape	2,395.05	1,230.00	(1,165.05)	22,383.09	20,380.00	(2,003.09)	55,111.00
06900-000 Web Fees	156.82	160.00	3.18	176.49	160.00	(16.49)	160.00
07505-000 Management Fee	2,550.00	2,550.00	0.00	25,500.00	25,500.00	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	57,982.43	57,831.07	(151.36)	493,097.08	498,172.66	5,075.58	633,107.21
Net Income	1,220.52	(6,743.07)	7,963.59	47,522.44	13,507.34	34,015.10	(19,351.21)

Kendall Yards HOA

INCOME STATEMENT

Run Date: 11/11/2022
Run Time: 11:16 AM

Main

Start: 10/01/2022 | End: 10/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	26,622.65	27,830.00	(1,207.35)	278,916.98	278,300.00	616.98	333,960.00
05011-000 Dues - Apartments	14,872.00	220.00	14,652.00	16,852.00	2,200.00	14,652.00	2,640.00
05014-000 Transfer Fee	200.00	0.00	200.00	100.00	0.00	100.00	0.00
05020-000 Late Charges	83.07	0.00	83.07	925.00	0.00	925.00	0.00
05021-000 Late Interest	9.86	0.00	9.86	266.18	0.00	266.18	0.00
05032-000 Lien Income	0.00	0.00	0.00	964.99	0.00	964.99	0.00
05050-000 Interest Income	2.73	0.00	2.73	28.75	0.00	28.75	0.00
05100-000 Misc. Income	0.00	50.00	(50.00)	1,100.00	1,300.00	(200.00)	1,300.00
Total	41,790.31	28,100.00	13,690.31	299,153.90	281,800.00	17,353.90	337,900.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	3,533.16	0.00	(3,533.16)	4,431.81	7,471.00	3,039.19	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)	0.00	440.19	440.19	1,360.49	4,401.96	3,041.47	5,282.35
06325-000 Community Center Expenses	163.12	345.00	181.88	1,797.00	3,450.00	1,653.00	4,140.00
06330-000 Bank Charges	35.18	55.00	19.82	139.50	550.00	410.50	660.00
06335-000 Fitness Center Lease	1,487.75	1,488.00	0.25	14,877.50	14,880.00	2.50	17,856.00
06336-000 Fitness Center - Op Costs	149.58	330.00	180.42	4,539.74	3,819.00	(720.74)	4,652.00
06345-000 Office Rent Expense	800.98	800.98	0.00	7,931.30	7,931.30	0.00	9,533.26
06410-000 Refuse Removal	33.54	0.00	(33.54)	292.07	0.00	(292.07)	0.00
06415-000 Electricity & Gas	164.65	180.00	15.35	1,551.92	1,800.00	248.08	2,160.00
06420-000 Water	4,406.21	4,500.00	93.79	15,459.24	21,000.00	5,540.76	22,950.00
06440-000 Street Maint	600.25	0.00	(600.25)	600.25	600.00	(0.25)	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	0.00	0.00	0.00	0.00	0.00	0.00	17,710.00
Funding							
06625-000 Supplies	0.00	0.00	0.00	0.00	50.00	50.00	50.00
06626-000 Postage	3.75	25.00	21.25	1,580.67	2,575.00	994.33	2,925.00
06630-000 Repairs and Maint	514.57	2,108.00	1,593.43	8,599.98	21,080.00	12,480.02	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	0.00	428.00	428.00	4,051.77	4,729.00	677.23	4,729.00
06810-000 Commons Mowing	10,322.32	10,053.00	(269.32)	60,614.06	62,870.00	2,255.94	72,924.00
06820-000 Commons Fertilizing	55.60	2,621.00	2,565.40	7,336.65	11,484.00	4,147.35	11,484.00
06830-000 Commons Turf	923.61	4,203.00	3,279.39	10,980.75	12,211.50	1,230.75	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	0.00	(107.92)	5,701.97	2,670.00	(3,031.97)	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	2,261.11	850.00	(1,411.11)	10,166.74	6,000.00	(4,166.74)	6,500.00
06890-000 Misc. Landscape	2,395.05	1,230.00	(1,165.05)	22,383.09	20,380.00	(2,003.09)	55,111.00
06900-000 Web Fees	156.82	160.00	3.18	176.49	160.00	(16.49)	160.00
07505-000 Management Fee	2,550.00	2,550.00	0.00	25,500.00	25,500.00	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	30,665.17	32,367.17	1,702.00	237,448.50	259,267.96	21,819.46	348,196.71
Net Income	11,125.14	(4,267.17)	15,392.31	61,705.40	22,532.04	39,173.36	(10,296.71)

Kendall Yards HOA

Run Date: 11/11/2022

Run Time: 11:16 AM

INCOME STATEMENT

Townhomes

Start: 10/01/2022 | End: 10/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-100 Dues - Townhomes	17,383.82	22,890.00	(5,506.18)	241,177.87	228,900.00	12,277.87	274,680.00
Total	17,383.82	22,890.00	(5,506.18)	241,177.87	228,900.00	12,277.87	274,680.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06410-100 Refuse Removal - TH	4,218.08	4,200.00	(18.08)	42,668.45	42,000.00	(668.45)	50,400.00
06415-100 Electricity & Gas - TH	112.97	120.00	7.03	1,124.00	1,200.00	76.00	1,440.00
06420-100 Water - TH	6,406.80	6,200.00	(206.80)	39,366.32	43,900.00	4,533.68	51,000.00
06425-100 Sewer - TH	13,961.36	13,714.99	(246.37)	139,399.17	136,940.56	(2,458.61)	164,370.54
06435-100 Stormwater - TH	788.67	778.91	(9.76)	7,897.55	7,777.14	(120.41)	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	1,829.38	450.00	(1,379.38)	8,656.69	6,400.00	(2,256.69)	6,700.00
Total	27,317.26	25,463.90	(1,853.36)	239,798.58	238,904.70	(893.88)	284,910.50
Net Income	(9,933.44)	(2,573.90)	(7,359.54)	1,379.29	(10,004.70)	11,383.99	(10,230.50)

Kendall Yards HOA

Run Date: 11/11/2022

Run Time: 11:17 AM

INCOME STATEMENT

Capital Reserves

Start: 10/01/2022 | End: 10/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05050-900 Interest Income - Capital Reserves	28.82	98.00	(69.18)	287.75	980.00	(692.25)	1,176.00
Total	28.82	98.00	(69.18)	287.75	980.00	(692.25)	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	28.82	98.00	(69.18)	(15,562.25)	980.00	(16,542.25)	1,176.00