

Kendall Yards HOA

Run Date: 11/20/2024

Run Time: 01:55 PM

BALANCE SHEET

As of: 10/31/2024

Assets

| Account # | Account Name | Total |
|------------------|-------------------------------|---------------------|
| 01002-000 | GESA - Savings | \$100.00 |
| 01004-000 | GESA - Money Market (Reserve) | \$158,835.18 |
| 01011-000 | Alliance Bank - Operating | \$74,032.93 |
| 01013-000 | Alliance Bank - Reserves/WC | \$59,407.86 |
| | TOTAL ASSETS | <u>\$292,375.97</u> |

Liabilities

| Account # | Account Name | Total |
|------------------|---------------------|--------------|
| | TOTAL LIABILITIES | \$0.00 |

Equity

| Account # | Account Name | Total |
|------------------|-----------------------------------|---------------------|
| 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) | \$68,088.50 |
| | TOTAL EQUITY | <u>\$292,375.97</u> |
| | TOTAL LIABILITIES AND EQUITY | <u>\$292,375.97</u> |

Kendall Yards HOA

Run Date: 11/20/2024

Run Time: 01:55 PM

INCOME STATEMENT

Start: 10/01/2024 | End: 10/31/2024

Income

| Account | Current | | | Year to Date | | | Yearly |
|---|------------------|------------------|------------------|-------------------|-------------------|-----------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Income | | | | | | | |
| 05000-900 Capital Reserve Funding | 1,550.00 | 1,550.00 | 0.00 | 15,500.00 | 15,500.00 | 0.00 | 18,600.00 |
| 05010-000 Dues | 33,584.67 | 33,719.84 | (135.17) | 341,072.09 | 345,341.55 | (4,269.46) | 412,781.23 |
| 05010-100 Dues - Townhomes | 25,698.98 | 23,544.00 | 2,154.98 | 266,188.68 | 272,016.53 | (5,827.85) | 313,872.53 |
| 05011-000 Dues - Apartments | 18,387.20 | 272.00 | 18,115.20 | 20,835.20 | 2,720.00 | 18,115.20 | 21,379.20 |
| 05014-000 Transfer Fee | (500.00) | 0.00 | (500.00) | (25.00) | 0.00 | (25.00) | 0.00 |
| 05020-000 Late Charges | 0.00 | 25.00 | (25.00) | 250.00 | 225.00 | 25.00 | 275.00 |
| 05021-000 Late Interest | 0.00 | 5.00 | (5.00) | 53.33 | 45.00 | 8.33 | 55.00 |
| 05025-000 NSF Income | 0.00 | 0.00 | 0.00 | (40.00) | 0.00 | (40.00) | 0.00 |
| 05050-000 Interest Income | 2.06 | 0.00 | 2.06 | 24.40 | 0.00 | 24.40 | 0.00 |
| 05050-900 Interest Income - Capital Rese... | 474.69 | 300.00 | 174.69 | 4,585.81 | 3,000.00 | 1,585.81 | 3,600.00 |
| 05100-000 Misc. Income | 0.00 | 0.00 | 0.00 | 1,015.00 | 1,010.00 | 5.00 | 1,110.00 |
| Income Total | 79,197.60 | 59,415.84 | 19,781.76 | 649,459.51 | 639,858.08 | 9,601.43 | 771,672.96 |
| Total Income | 79,197.60 | 59,415.84 | 19,781.76 | 649,459.51 | 639,858.08 | 9,601.43 | 771,672.96 |

Expense

| Account | Current | | | Year to Date | | | Yearly |
|-------------------------------------|-----------|-----------|------------|--------------|------------|------------|------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Expense | | | | | | | |
| 06120-000 Community Events | 3,184.12 | 195.00 | (2,989.12) | 4,191.56 | 5,130.00 | 938.44 | 5,130.00 |
| 06135-000 Board & Annual Meetings | 0.00 | 0.00 | 0.00 | 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) | 240.12 | 436.25 | 196.13 | 2,045.50 | 4,362.50 | 2,317.00 | 5,235.00 |
| 06325-000 Community Center Expenses | 123.40 | 174.90 | 51.50 | 1,895.21 | 1,867.67 | (27.54) | 2,303.47 |
| 06335-000 Fitness Center Lease | 1,239.79 | 1,239.79 | 0.00 | 12,397.90 | 12,397.93 | 0.03 | 14,877.51 |
| 06336-000 Fitness Center - Op Costs | 0.00 | 100.00 | 100.00 | 3,433.82 | 4,475.83 | 1,042.01 | 5,834.44 |
| 06345-000 Office Rent Expense | 817.93 | 800.98 | (16.95) | 8,179.30 | 8,009.80 | (169.50) | 9,611.76 |
| 06410-000 Refuse Removal | 44.72 | 36.05 | (8.67) | 415.08 | 494.55 | 79.47 | 566.65 |
| 06410-100 Refuse Removal - TH | 4,744.29 | 4,521.40 | (222.89) | 47,846.48 | 44,936.65 | (2,909.83) | 53,979.46 |
| 06415-000 Electricity & Gas | 280.75 | 185.40 | (95.35) | 2,771.36 | 2,168.67 | (602.70) | 2,539.47 |
| 06415-100 Electricity & Gas - TH | 118.74 | 121.44 | 2.70 | 1,186.91 | 1,214.37 | 27.46 | 1,457.24 |
| 06420-000 Water | 5,178.45 | 4,500.00 | (678.45) | 29,833.38 | 26,150.00 | (3,683.38) | 28,100.00 |
| 06420-100 Water - TH | 5,341.27 | 6,571.19 | 1,229.92 | 40,171.66 | 44,780.29 | 4,608.63 | 52,305.37 |
| 06425-100 Sewer - TH | 14,375.46 | 14,796.42 | 420.96 | 143,734.60 | 147,964.24 | 4,229.64 | 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 | 8,121.70 | 8,365.35 | 243.65 | 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 | 15,500.00 | 15,500.00 | 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 | 4.42 | 25.00 | 20.58 | 1,830.43 | 1,787.97 | (42.46) | 2,387.97 |
| 06630-000 Repairs and Maint | 1,194.46 | 1,151.25 | (43.21) | 15,056.30 | 12,812.50 | (2,243.80) | 15,115.00 |
| 06635-000 Special Projects | 765.74 | 765.55 | (0.19) | 5,262.36 | 6,583.76 | 1,321.40 | 6,583.76 |
| 06810-000 Commons Mowing | 15,742.88 | 14,311.70 | (1,431.18) | 94,663.96 | 89,448.13 | (5,215.84) | 101,831.07 |
| 06820-000 Commons Fertilizing | 3,411.98 | 3,412.05 | 0.07 | 10,441.98 | 14,648.20 | 4,206.22 | 14,648.20 |
| 06830-000 Commons Turf Spraying | 5,577.00 | 5,328.92 | (248.08) | 13,901.76 | 16,107.23 | 2,205.47 | 16,107.23 |
| 06843-000 Tree Program | 0.00 | 0.00 | 0.00 | 13,562.78 | 16,029.10 | 2,466.32 | 16,029.10 |
| 06850-000 Flowers | 0.00 | 361.00 | 361.00 | 3,616.83 | 4,854.44 | 1,237.61 | 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 | 2,847.67 | 1,000.00 | (1,847.67) | 14,147.50 | 11,500.00 | (2,647.50) | 12,000.00 |
| 06880-100 Landscape Labor - TH | 0.00 | 1,000.00 | 1,000.00 | 11,084.47 | 12,500.00 | 1,415.53 | 13,000.00 |
| 06890-000 Misc. Landscape | 3,476.56 | 1,915.39 | (1,561.17) | 34,429.68 | 29,491.89 | (4,937.79) | 75,259.45 |
| 06900-000 Web Fees | 156.96 | 160.00 | 3.04 | 202.44 | 160.00 | (42.44) | 160.00 |
| 07505-000 Management Fee | 2,805.00 | 2,805.00 | 0.00 | 28,050.00 | 28,050.00 | 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 |
| Expense Total | 74,033.88 | 68,301.23 | (5,732.65) | 581,371.01 | 617,993.45 | 36,622.44 | 757,263.89 |
| Total Expense | 74,033.88 | 68,301.23 | (5,732.65) | 581,371.01 | 617,993.45 | 36,622.44 | 757,263.89 |
| Net Income | 5,163.72 | (8,885.39) | 14,049.11 | 68,088.50 | 21,864.63 | 46,223.87 | 14,409.07 |

| Account | Current | | | Year to Date | | Yearly | |
|---------------|-----------|------------|------------|--------------|------------|-----------|------------|
| | Actual | Budget | Variance | Actual | Budget | Budget | |
| Total Expense | 48,641.95 | 40,454.24 | (8,187.71) | 328,307.42 | 332,321.90 | 4,014.48 | 421,718.06 |
| Net Income | 2,831.98 | (6,432.40) | 9,264.38 | 34,877.60 | 17,019.65 | 17,857.95 | 13,882.37 |

Kendall Yards HOA

Run Date: 11/20/2024

Run Time: 01:55 PM

INCOME STATEMENT

Townhomes

Start: 10/01/2024 | End: 10/31/2024

Income

| Account | Current | | | Year to Date | | | Yearly |
|----------------------------|------------------|------------------|-----------------|-------------------|-------------------|-------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Income | | | | | | | |
| 05010-100 Dues - Townhomes | 25,698.98 | 23,544.00 | 2,154.98 | 266,188.68 | 272,016.53 | (5,827.85) | 313,872.53 |
| Income Total | 25,698.98 | 23,544.00 | 2,154.98 | 266,188.68 | 272,016.53 | (5,827.85) | 313,872.53 |
| Total Income | 25,698.98 | 23,544.00 | 2,154.98 | 266,188.68 | 272,016.53 | (5,827.85) | 313,872.53 |

Expense

| Account | Current | | | Year to Date | | | Yearly |
|--------------------------------------|------------------|-------------------|-----------------|-------------------|-------------------|-----------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Expense | | | | | | | |
| 06410-100 Refuse Removal - TH | 4,744.29 | 4,521.40 | (222.89) | 47,846.48 | 44,936.65 | (2,909.83) | 53,979.46 |
| 06415-100 Electricity & Gas - TH | 118.74 | 121.44 | 2.70 | 1,186.91 | 1,214.37 | 27.46 | 1,457.24 |
| 06420-100 Water - TH | 5,341.27 | 6,571.19 | 1,229.92 | 40,171.66 | 44,780.29 | 4,608.63 | 52,305.37 |
| 06425-100 Sewer - TH | 14,375.46 | 14,796.42 | 420.96 | 143,734.60 | 147,964.24 | 4,229.64 | 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 | 8,121.70 | 8,365.35 | 243.65 | 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 | 0.00 | 1,000.00 | 1,000.00 | 11,084.47 | 12,500.00 | 1,415.53 | 13,000.00 |
| Expense Total | 25,391.93 | 27,846.99 | 2,455.06 | 253,063.59 | 260,671.54 | 7,607.95 | 310,545.83 |
| Total Expense | 25,391.93 | 27,846.99 | 2,455.06 | 253,063.59 | 260,671.54 | 7,607.95 | 310,545.83 |
| Net Income | 307.05 | (4,302.99) | 4,610.04 | 13,125.09 | 11,344.99 | 1,780.10 | 3,326.70 |

Kendall Yards HOA

Run Date: 11/20/2024

Run Time: 01:55 PM

INCOME STATEMENT

Capital Reserves

Start: 10/01/2024 | End: 10/31/2024

Income

| Account | Current | | | Year to Date | | | Yearly |
|---|-----------------|-----------------|---------------|------------------|------------------|-----------------|------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Income | | | | | | | |
| 05000-900 Capital Reserve Funding | 1,550.00 | 1,550.00 | 0.00 | 15,500.00 | 15,500.00 | 0.00 | 18,600.00 |
| 05050-900 Interest Income - Capital Rese... | 474.69 | 300.00 | 174.69 | 4,585.81 | 3,000.00 | 1,585.81 | 3,600.00 |
| Income Total | 2,024.69 | 1,850.00 | 174.69 | 20,085.81 | 18,500.00 | 1,585.81 | 22,200.00 |
| Total Income | 2,024.69 | 1,850.00 | 174.69 | 20,085.81 | 18,500.00 | 1,585.81 | 22,200.00 |

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 | 0.00 | 25,000.00 | 25,000.00 | 25,000.00 |
| Expense Total | 0.00 | 0.00 | 0.00 | 0.00 | 25,000.00 | 25,000.00 | 25,000.00 |
| Total Expense | 0.00 | 0.00 | 0.00 | 0.00 | 25,000.00 | 25,000.00 | 25,000.00 |
| Net Income | 2,024.69 | 1,850.00 | 174.69 | 20,085.81 | (6,500.00) | 26,585.81 | (2,800.00) |