

Kendall Yards HOA

Run Date: 01/25/2022
Run Time: 02:07 PM

BALANCE SHEET As of: 11/30/2021 Assets

Account #	Account Name	Total
01001-000	Banner - Operating Account	\$58,163.32
01002-000	GESA - Savings	\$100.00
01003-000	Banner - Working Capital	\$12,457.68
01004-000	GESA - Money Market	\$151,184.47
01011-000	Alliance Bank - Operating	\$23,253.25
01050-000	Accounts Receivable	\$109.15
	TOTAL ASSETS	<u>\$245,267.87</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)	\$31,709.64
	TOTAL EQUITY	<u>\$245,267.87</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$245,267.87</u>

Kendall Yards HOA

INCOME STATEMENT

Start: 11/01/2021 | End: 11/30/2021

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	24,579.04	25,100.00	(520.96)	276,325.81	276,100.00	225.81	301,200.00
05010-100 Dues - Townhomes	12,865.74	21,800.00	(8,934.26)	233,396.46	239,800.00	(6,403.54)	261,600.00
05011-000 Dues - Apartments	15,942.00	1,290.00	14,652.00	28,707.00	14,100.00	14,607.00	15,390.00
05014-000 Transfer Fee	0.00	0.00	0.00	100.00	0.00	100.00	0.00
05020-000 Late Charges	100.00	0.00	100.00	175.00	0.00	175.00	0.00
05021-000 Late Interest	11.84	0.00	11.84	24.22	0.00	24.22	0.00
05025-000 NSF Income	(65.00)	0.00	(65.00)	0.00	0.00	0.00	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
05050-000 Interest Income	0.03	0.00	0.03	0.03	0.00	0.03	0.00
05050-900 Interest Income - Capital Reserves	26.07	70.83	(44.76)	792.76	779.13	13.63	850.00
05100-000 Misc. Income	50.00	0.00	50.00	1,360.00	0.00	1,360.00	0.00
Total	53,509.72	48,260.83	5,248.89	540,881.28	530,779.13	10,102.15	579,040.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	90.00	100.00	10.00	407.00	7,700.00	7,293.00	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	50.00	0.00	(50.00)	303.50	0.00	(303.50)	0.00
06310-000 Insurance Expense	3,495.00	3,700.00	205.00	3,495.00	3,700.00	205.00	3,700.00
06320-000 Staffing (Admin & Maint)	67.97	366.83	298.86	732.43	4,035.13	3,302.70	4,401.96
06325-000 Community Center Expenses	95.94	345.00	249.06	1,606.10	3,795.00	2,188.90	4,140.00
06330-000 Bank Charges	58.81	20.00	(38.81)	485.64	220.00	(265.64)	420.00
06335-000 Fitness Center Lease	0.00	1,255.50	1,255.50	8,659.50	13,810.50	5,151.00	15,066.00
06336-000 Fitness Center - Op Costs	0.00	866.50	866.50	8,102.72	10,152.50	2,049.78	11,207.00
06345-000 Office Rent Expense	785.28	785.28	0.00	8,561.08	8,561.68	0.60	9,346.96
06410-000 Refuse Removal	27.42	0.00	(27.42)	27.42	0.00	(27.42)	0.00
06410-100 Refuse Removal - TH	4,178.79	4,076.00	(102.79)	45,525.92	44,836.00	(689.92)	48,912.00
06415-000 Electricity & Gas	148.83	180.00	31.17	1,643.47	1,980.00	336.53	2,160.00
06415-100 Electricity & Gas - TH	111.86	115.00	3.14	1,378.57	1,265.00	(113.57)	1,380.00
06420-000 Water	1,756.49	1,900.00	143.51	23,468.62	17,100.00	(6,368.62)	17,150.00
06420-100 Water - TH	4,706.85	4,500.00	(206.85)	48,113.23	44,000.00	(4,113.23)	46,500.00
06425-100 Sewer - TH	13,505.65	13,506.23	0.58	148,353.22	148,568.53	215.31	162,074.76
06435-100 Stormwater - TH	766.64	766.95	0.31	8,421.31	8,436.45	15.14	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

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	13.75	50.00	36.25	2,328.70	1,820.00	(508.70)	2,170.00
06630-000 Repairs and Maint	1,304.72	1,715.34	410.62	19,049.60	17,118.74	(1,930.86)	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	428.38	0.00	(428.38)	4,871.36	5,000.00	128.64	5,000.00
06810-000 Commons Mowing	4,944.24	4,950.00	5.76	64,231.99	66,285.00	2,053.01	71,235.00
06820-000 Commons Fertilizing	2,504.82	0.00	(2,504.82)	11,649.97	11,016.00	(633.97)	11,016.00
06830-000 Commons Turf Spraying	3,462.95	2,698.00	(764.95)	14,512.78	11,276.00	(3,236.78)	11,276.00
06843-000 Tree Program	1,700.40	2,000.00	299.60	13,323.31	8,227.00	(5,096.31)	8,227.00
06850-000 Flowers	125.36	200.00	74.64	2,372.01	2,400.00	27.99	2,400.00
06860-000 Sprinkler Turn On/Off	1,069.84	1,038.00	(31.84)	1,697.11	1,666.00	(31.11)	1,666.00
06860-100 Sprinkler Turn On/Off - TH	1,069.84	1,040.00	(29.84)	1,697.10	1,680.00	(17.10)	1,680.00
06880-000 Landscape Labor	669.85	450.00	(219.85)	5,414.48	5,300.00	(114.48)	5,300.00
06880-100 Landscape Labor - TH	906.88	300.00	(606.88)	6,680.31	5,350.00	(1,330.31)	5,350.00
06890-000 Misc. Landscape	1,539.10	9,744.00	8,204.90	16,201.36	24,331.00	8,129.64	34,075.00
06900-000 Web Fees	0.00	0.00	0.00	156.82	198.00	41.18	198.00
07505-000 Management Fee	2,550.00	2,540.00	(10.00)	28,040.00	27,940.00	(100.00)	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	52,135.66	59,208.63	7,072.97	509,171.64	521,933.53	12,761.89	588,244.16
Net Income	1,374.06	(10,947.80)	12,321.86	31,709.64	8,845.60	22,864.04	(9,204.16)

Kendall Yards HOA

Run Date: 01/25/2022
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INCOME STATEMENT

Main

Start: 11/01/2021 | End: 11/30/2021

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	24,579.04	25,100.00	(520.96)	276,325.81	276,100.00	225.81	301,200.00
05011-000 Dues - Apartments	15,942.00	1,290.00	14,652.00	28,707.00	14,100.00	14,607.00	15,390.00
05014-000 Transfer Fee	0.00	0.00	0.00	100.00	0.00	100.00	0.00
05020-000 Late Charges	100.00	0.00	100.00	175.00	0.00	175.00	0.00
05021-000 Late Interest	11.84	0.00	11.84	24.22	0.00	24.22	0.00
05025-000 NSF Income	(65.00)	0.00	(65.00)	0.00	0.00	0.00	0.00
05045-000 Initiation Fees	0.00	0.00	0.00	(50.00)	0.00	(50.00)	0.00
05050-000 Interest Income	0.03	0.00	0.03	0.03	0.00	0.03	0.00
05100-000 Misc. Income	50.00	0.00	50.00	1,360.00	0.00	1,360.00	0.00
Total	40,617.91	26,390.00	14,227.91	306,642.06	290,200.00	16,442.06	316,590.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	90.00	100.00	10.00	407.00	7,700.00	7,293.00	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	50.00	0.00	(50.00)	303.50	0.00	(303.50)	0.00
06310-000 Insurance Expense	3,495.00	3,700.00	205.00	3,495.00	3,700.00	205.00	3,700.00
06320-000 Staffing (Admin & Maint)	67.97	366.83	298.86	732.43	4,035.13	3,302.70	4,401.96
06325-000 Community Center Expenses	95.94	345.00	249.06	1,606.10	3,795.00	2,188.90	4,140.00
06330-000 Bank Charges	58.81	20.00	(38.81)	485.64	220.00	(265.64)	420.00
06335-000 Fitness Center Lease	0.00	1,255.50	1,255.50	8,659.50	13,810.50	5,151.00	15,066.00
06336-000 Fitness Center - Op Costs	0.00	866.50	866.50	8,102.72	10,152.50	2,049.78	11,207.00
06345-000 Office Rent Expense	785.28	785.28	0.00	8,561.08	8,561.68	0.60	9,346.96
06410-000 Refuse Removal	27.42	0.00	(27.42)	27.42	0.00	(27.42)	0.00
06415-000 Electricity & Gas	148.83	180.00	31.17	1,643.47	1,980.00	336.53	2,160.00
06420-000 Water	1,756.49	1,900.00	143.51	23,468.62	17,100.00	(6,368.62)	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	13.75	50.00	36.25	2,328.70	1,820.00	(508.70)	2,170.00
06630-000 Repairs and Maint	1,304.72	1,715.34	410.62	19,049.60	17,118.74	(1,930.86)	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	428.38	0.00	(428.38)	4,871.36	5,000.00	128.64	5,000.00
06810-000 Commons Mowing	4,944.24	4,950.00	5.76	64,231.99	66,285.00	2,053.01	71,235.00
06820-000 Commons Fertilizing	2,504.82	0.00	(2,504.82)	11,649.97	11,016.00	(633.97)	11,016.00
06830-000 Commons Turf Spraying	3,462.95	2,698.00	(764.95)	14,512.78	11,276.00	(3,236.78)	11,276.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06843-000 Tree Program	1,700.40	2,000.00	299.60	13,323.31	8,227.00	(5,096.31)	8,227.00
06850-000 Flowers	125.36	200.00	74.64	2,372.01	2,400.00	27.99	2,400.00
06860-000 Sprinkler Turn On/Off	1,069.84	1,038.00	(31.84)	1,697.11	1,666.00	(31.11)	1,666.00
06880-000 Landscape Labor	669.85	450.00	(219.85)	5,414.48	5,300.00	(114.48)	5,300.00
06890-000 Misc. Landscape	1,539.10	9,744.00	8,204.90	16,201.36	24,331.00	8,129.64	34,075.00
06900-000 Web Fees	0.00	0.00	0.00	156.82	198.00	41.18	198.00
07505-000 Management Fee	2,550.00	2,540.00	(10.00)	28,040.00	27,940.00	(100.00)	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	26,889.15	34,904.45	8,015.30	249,001.98	267,797.55	18,795.57	313,144.00
Net Income	13,728.76	(8,514.45)	22,243.21	57,640.08	22,402.45	35,237.63	3,446.00

Kendall Yards HOA

INCOME STATEMENT

Townhomes

Start: 11/01/2021 | End: 11/30/2021

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-100 Dues - Townhomes	12,865.74	21,800.00	(8,934.26)	233,396.46	239,800.00	(6,403.54)	261,600.00
Total	12,865.74	21,800.00	(8,934.26)	233,396.46	239,800.00	(6,403.54)	261,600.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06410-100 Refuse Removal - TH	4,178.79	4,076.00	(102.79)	45,525.92	44,836.00	(689.92)	48,912.00
06415-100 Electricity & Gas - TH	111.86	115.00	3.14	1,378.57	1,265.00	(113.57)	1,380.00
06420-100 Water - TH	4,706.85	4,500.00	(206.85)	48,113.23	44,000.00	(4,113.23)	46,500.00
06425-100 Sewer - TH	13,505.65	13,506.23	0.58	148,353.22	148,568.53	215.31	162,074.76
06435-100 Stormwater - TH	766.64	766.95	0.31	8,421.31	8,436.45	15.14	9,203.40
06860-100 Sprinkler Turn On/Off - TH	1,069.84	1,040.00	(29.84)	1,697.10	1,680.00	(17.10)	1,680.00
06880-100 Landscape Labor - TH	906.88	300.00	(606.88)	6,680.31	5,350.00	(1,330.31)	5,350.00
Total	25,246.51	24,304.18	(942.33)	260,169.66	254,135.98	(6,033.68)	275,100.16
Net Income	(12,380.77)	(2,504.18)	(9,876.59)	(26,773.20)	(14,335.98)	(12,437.22)	(13,500.16)

Kendall Yards HOA

Run Date: 01/25/2022

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INCOME STATEMENT

Capital Reserves

Start: 11/01/2021 | End: 11/30/2021

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	26.07	70.83	(44.76)	792.76	779.13	13.63	850.00
Total	26.07	70.83	(44.76)	842.76	779.13	63.63	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	26.07	70.83	(44.76)	842.76	779.13	63.63	850.00