

Kendall Yards HOA

Run Date: 01/16/2023

Run Time: 02:08 PM

BALANCE SHEET

As of: 11/30/2022

Assets

Account #	Account Name	Total
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market	\$151,509.41
01011-000	Alliance Bank - Operating	\$110,172.54
01013-000	Alliance Bank - Reserves/WC	\$14,693.28
	TOTAL ASSETS	<u>\$276,475.23</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)	\$40,879.15
	TOTAL EQUITY	<u>\$276,475.23</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$276,475.23</u>

Kendall Yards HOA

Run Date: 01/16/2023
Run Time: 02:08 PM

INCOME STATEMENT

Start: 11/01/2022 | End: 11/30/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	27,200.14	27,830.00	(629.86)	306,117.12	306,130.00	(12.88)	333,960.00
05010-100 Dues - Townhomes	21,956.57	22,890.00	(933.43)	263,134.44	251,790.00	11,344.44	274,680.00
05011-000 Dues - Apartments	220.00	220.00	0.00	17,072.00	17,072.00	0.00	17,292.00
05014-000 Transfer Fee	(100.00)	0.00	(100.00)	0.00	0.00	0.00	0.00
05020-000 Late Charges	100.00	0.00	100.00	1,025.00	0.00	1,025.00	0.00
05021-000 Late Interest	19.50	0.00	19.50	285.68	0.00	285.68	0.00
05032-000 Lien Income	0.00	0.00	0.00	964.99	0.00	964.99	0.00
05050-000 Interest Income	2.72	0.00	2.72	31.47	0.00	31.47	0.00
05050-900 Interest Income - Capital Reserves	35.38	98.00	(62.62)	323.13	1,078.00	(754.87)	1,176.00
05100-000 Misc. Income	0.00	0.00	0.00	1,100.00	1,300.00	(200.00)	1,300.00
Total	49,434.31	51,038.00	(1,603.69)	590,053.83	577,370.00	12,683.83	628,408.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	0.00	0.00	0.00	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	5,321.00	3,700.00	(1,621.00)	6,234.10	3,700.00	(2,534.10)	3,700.00
06320-000 Staffing (Admin & Maint)	4.20	440.20	436.00	1,364.69	4,842.16	3,477.47	5,282.35
06325-000 Community Center Expenses	218.30	345.00	126.70	2,015.30	3,795.00	1,779.70	4,140.00
06330-000 Bank Charges	0.00	55.00	55.00	139.50	605.00	465.50	660.00
06335-000 Fitness Center Lease	1,487.75	1,488.00	0.25	16,365.25	16,368.00	2.75	17,856.00
06336-000 Fitness Center - Op Costs	62.95	330.00	267.05	4,602.69	4,149.00	(453.69)	4,652.00
06345-000 Office Rent Expense	800.98	800.98	0.00	8,732.28	8,732.28	0.00	9,533.26
06410-000 Refuse Removal	44.58	0.00	(44.58)	336.65	0.00	(336.65)	0.00
06410-100 Refuse Removal - TH	4,252.51	4,200.00	(52.51)	46,920.96	46,200.00	(720.96)	50,400.00
06415-000 Electricity & Gas	163.70	180.00	16.30	1,715.62	1,980.00	264.38	2,160.00
06415-100 Electricity & Gas - TH	112.01	120.00	7.99	1,236.01	1,320.00	83.99	1,440.00
06420-000 Water	2,054.06	1,900.00	(154.06)	17,513.30	22,900.00	5,386.70	22,950.00
06420-100 Water - TH	3,529.12	4,500.00	970.88	42,895.44	48,400.00	5,504.56	51,000.00
06425-100 Sewer - TH	13,961.36	13,714.99	(246.37)	153,360.53	150,655.55	(2,704.98)	164,370.54
06435-100 Stormwater - TH	788.67	778.91	(9.76)	8,686.22	8,556.05	(130.17)	9,334.96
06440-000 Street Maint	0.00	0.00	0.00	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	636.12	300.00	(336.12)	2,216.79	2,875.00	658.21	2,925.00
06630-000 Repairs and Maint	548.07	2,108.00	1,559.93	9,148.05	23,188.00	14,039.95	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	0.00	0.00	4,051.77	4,729.00	677.23	4,729.00
06810-000 Commons Mowing	10,322.32	5,027.00	(5,295.32)	70,936.38	67,897.00	(3,039.38)	72,924.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	7,336.65	11,484.00	4,147.35	11,484.00
06830-000 Commons Turf Spraying	5,100.61	923.00	(4,177.61)	16,081.36	13,134.50	(2,946.86)	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	200.00	92.08	5,809.89	2,870.00	(2,939.89)	2,870.00
06860-000 Sprinkler Turn On/Off	1,044.50	1,043.40	(1.10)	1,731.50	1,795.80	64.30	1,795.80
06860-100 Sprinkler Turn On/Off - TH	978.00	978.00	0.00	1,664.40	1,665.00	0.60	1,665.00
06880-000 Landscape Labor	195.81	500.00	304.19	10,362.55	6,500.00	(3,862.55)	6,500.00
06880-100 Landscape Labor - TH	0.00	300.00	300.00	8,656.69	6,700.00	(1,956.69)	6,700.00
06890-000 Misc. Landscape	1,793.06	15,746.00	13,952.94	24,176.15	36,126.00	11,949.85	55,111.00
06900-000 Web Fees	0.00	0.00	0.00	176.49	160.00	(16.49)	160.00
07505-000 Management Fee	2,550.00	2,550.00	0.00	28,050.00	28,050.00	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	56,077.60	62,228.48	6,150.88	549,174.68	560,401.14	11,226.46	633,107.21
Net Income	(6,643.29)	(11,190.48)	4,547.19	40,879.15	16,968.86	23,910.29	(4,699.21)

Kendall Yards HOA

Run Date: 01/16/2023

Run Time: 02:08 PM

INCOME STATEMENT

Main

Start: 11/01/2022 | End: 11/30/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	27,200.14	27,830.00	(629.86)	306,117.12	306,130.00	(12.88)	333,960.00
05011-000 Dues - Apartments	220.00	220.00	0.00	17,072.00	17,072.00	0.00	17,292.00
05014-000 Transfer Fee	(100.00)	0.00	(100.00)	0.00	0.00	0.00	0.00
05020-000 Late Charges	100.00	0.00	100.00	1,025.00	0.00	1,025.00	0.00
05021-000 Late Interest	19.50	0.00	19.50	285.68	0.00	285.68	0.00
05032-000 Lien Income	0.00	0.00	0.00	964.99	0.00	964.99	0.00
05050-000 Interest Income	2.72	0.00	2.72	31.47	0.00	31.47	0.00
05100-000 Misc. Income	0.00	0.00	0.00	1,100.00	1,300.00	(200.00)	1,300.00
Total	27,442.36	28,050.00	(607.64)	326,596.26	324,502.00	2,094.26	352,552.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	0.00	0.00	0.00	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	5,321.00	3,700.00	(1,621.00)	6,234.10	3,700.00	(2,534.10)	3,700.00
06320-000 Staffing (Admin & Maint)	4.20	440.20	436.00	1,364.69	4,842.16	3,477.47	5,282.35
06325-000 Community Center Expenses	218.30	345.00	126.70	2,015.30	3,795.00	1,779.70	4,140.00
06330-000 Bank Charges	0.00	55.00	55.00	139.50	605.00	465.50	660.00
06335-000 Fitness Center Lease	1,487.75	1,488.00	0.25	16,365.25	16,368.00	2.75	17,856.00
06336-000 Fitness Center - Op Costs	62.95	330.00	267.05	4,602.69	4,149.00	(453.69)	4,652.00
06345-000 Office Rent Expense	800.98	800.98	0.00	8,732.28	8,732.28	0.00	9,533.26
06410-000 Refuse Removal	44.58	0.00	(44.58)	336.65	0.00	(336.65)	0.00
06415-000 Electricity & Gas	163.70	180.00	16.30	1,715.62	1,980.00	264.38	2,160.00
06420-000 Water	2,054.06	1,900.00	(154.06)	17,513.30	22,900.00	5,386.70	22,950.00
06440-000 Street Maint	0.00	0.00	0.00	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	636.12	300.00	(336.12)	2,216.79	2,875.00	658.21	2,925.00
06630-000 Repairs and Maint	548.07	2,108.00	1,559.93	9,148.05	23,188.00	14,039.95	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	0.00	0.00	4,051.77	4,729.00	677.23	4,729.00
06810-000 Commons Mowing	10,322.32	5,027.00	(5,295.32)	70,936.38	67,897.00	(3,039.38)	72,924.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	7,336.65	11,484.00	4,147.35	11,484.00
06830-000 Commons Turf	5,100.61	923.00	(4,177.61)	16,081.36	13,134.50	(2,946.86)	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	200.00	92.08	5,809.89	2,870.00	(2,939.89)	2,870.00
06860-000 Sprinkler Turn On/Off	1,044.50	1,043.40	(1.10)	1,731.50	1,795.80	64.30	1,795.80
06880-000 Landscape Labor	195.81	500.00	304.19	10,362.55	6,500.00	(3,862.55)	6,500.00
06890-000 Misc. Landscape	1,793.06	15,746.00	13,952.94	24,176.15	36,126.00	11,949.85	55,111.00
06900-000 Web Fees	0.00	0.00	0.00	176.49	160.00	(16.49)	160.00
07505-000 Management Fee	2,550.00	2,550.00	0.00	28,050.00	28,050.00	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	32,455.93	37,636.58	5,180.65	269,904.43	296,904.54	27,000.11	348,196.71
Net Income	(5,013.57)	(9,586.58)	4,573.01	56,691.83	27,597.46	29,094.37	4,355.29

Kendall Yards HOA

Run Date: 01/16/2023

Run Time: 02:08 PM

INCOME STATEMENT

Townhomes

Start: 11/01/2022 | End: 11/30/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-100 Dues - Townhomes	21,956.57	22,890.00	(933.43)	263,134.44	251,790.00	11,344.44	274,680.00
Total	21,956.57	22,890.00	(933.43)	263,134.44	251,790.00	11,344.44	274,680.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06410-100 Refuse Removal - TH	4,252.51	4,200.00	(52.51)	46,920.96	46,200.00	(720.96)	50,400.00
06415-100 Electricity & Gas - TH	112.01	120.00	7.99	1,236.01	1,320.00	83.99	1,440.00
06420-100 Water - TH	3,529.12	4,500.00	970.88	42,895.44	48,400.00	5,504.56	51,000.00
06425-100 Sewer - TH	13,961.36	13,714.99	(246.37)	153,360.53	150,655.55	(2,704.98)	164,370.54
06435-100 Stormwater - TH	788.67	778.91	(9.76)	8,686.22	8,556.05	(130.17)	9,334.96
06860-100 Sprinkler Turn On/Off - TH	978.00	978.00	0.00	1,664.40	1,665.00	0.60	1,665.00
06880-100 Landscape Labor - TH	0.00	300.00	300.00	8,656.69	6,700.00	(1,956.69)	6,700.00
Total	23,621.67	24,591.90	970.23	263,420.25	263,496.60	76.35	284,910.50
Net Income	(1,665.10)	(1,701.90)	36.80	(285.81)	(11,706.60)	11,420.79	(10,230.50)

Kendall Yards HOA

Run Date: 01/16/2023

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INCOME STATEMENT

Capital Reserves

Start: 11/01/2022 | End: 11/30/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05050-900 Interest Income - Capital Reserves	35.38	98.00	(62.62)	323.13	1,078.00	(754.87)	1,176.00
Total	35.38	98.00	(62.62)	323.13	1,078.00	(754.87)	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	35.38	98.00	(62.62)	(15,526.87)	1,078.00	(16,604.87)	1,176.00