

Kendall Yards HOA

Run Date: 01/20/2023

Run Time: 11:36 AM

BALANCE SHEET

As of: 12/31/2022

Assets

Account #	Account Name	Total
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market	\$151,544.11
01011-000	Alliance Bank - Operating	\$68,732.40
01013-000	Alliance Bank - Reserves/WC	\$32,405.52
	TOTAL ASSETS	<u>\$252,782.03</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)	\$17,185.95
	TOTAL EQUITY	<u>\$252,782.03</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$252,782.03</u>

Kendall Yards HOA

Run Date: 01/20/2023

Run Time: 11:37 AM

INCOME STATEMENT

Start: 12/01/2022 | End: 12/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05000-900 Capital Reserve Funding	17,710.00	0.00	17,710.00	17,710.00	0.00	17,710.00	0.00
05010-000 Dues	26,537.76	27,830.00	(1,292.24)	332,654.88	333,960.00	(1,305.12)	333,960.00
05010-100 Dues - Townhomes	18,161.30	22,890.00	(4,728.70)	281,295.74	274,680.00	6,615.74	274,680.00
05011-000 Dues - Apartments	220.00	220.00	0.00	17,292.00	17,292.00	0.00	17,292.00
05020-000 Late Charges	25.00	0.00	25.00	1,050.00	0.00	1,050.00	0.00
05021-000 Late Interest	1.55	0.00	1.55	287.23	0.00	287.23	0.00
05032-000 Lien Income	0.00	0.00	0.00	964.99	0.00	964.99	0.00
05050-000 Interest Income	2.94	0.00	2.94	34.41	0.00	34.41	0.00
05050-900 Interest Income - Capital Reserves	36.94	98.00	(61.06)	360.07	1,176.00	(815.93)	1,176.00
05100-000 Misc. Income	335.00	0.00	335.00	1,435.00	1,300.00	135.00	1,300.00
Total	63,030.49	51,038.00	11,992.49	653,084.32	628,408.00	24,676.32	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	2,200.00	0.00	(2,200.00)	2,395.00	195.00	(2,200.00)	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	6,234.10	3,700.00	(2,534.10)	3,700.00
06320-000 Staffing (Admin & Maint)	1,231.21	440.19	(791.02)	2,595.90	5,282.35	2,686.45	5,282.35
06325-000 Community Center Expenses	460.45	345.00	(115.45)	2,475.75	4,140.00	1,664.25	4,140.00
06330-000 Bank Charges	0.00	55.00	55.00	139.50	660.00	520.50	660.00
06335-000 Fitness Center Lease	1,487.75	1,488.00	0.25	17,853.00	17,856.00	3.00	17,856.00
06336-000 Fitness Center - Op Costs	1,619.87	503.00	(1,116.87)	6,222.56	4,652.00	(1,570.56)	4,652.00
06345-000 Office Rent Expense	800.98	800.98	0.00	9,533.26	9,533.26	0.00	9,533.26
06410-000 Refuse Removal	28.25	0.00	(28.25)	364.90	0.00	(364.90)	0.00
06410-100 Refuse Removal - TH	4,222.26	4,200.00	(22.26)	51,143.22	50,400.00	(743.22)	50,400.00
06415-000 Electricity & Gas	164.32	180.00	15.68	1,879.94	2,160.00	280.06	2,160.00
06415-100 Electricity & Gas - TH	112.33	120.00	7.67	1,348.34	1,440.00	91.66	1,440.00
06420-000 Water	0.00	50.00	50.00	17,513.30	22,950.00	5,436.70	22,950.00
06420-100 Water - TH	2,342.36	2,600.00	257.64	45,237.80	51,000.00	5,762.20	51,000.00
06425-100 Sewer - TH	13,961.36	13,714.99	(246.37)	167,321.89	164,370.54	(2,951.35)	164,370.54
06435-100 Stormwater - TH	788.67	778.91	(9.76)	9,474.89	9,334.96	(139.93)	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	5,764.75	1,000.00	(4,764.75)	15,407.15	13,000.00	(2,407.15)	13,000.00
06620-000 Reserve Account Funding	17,710.00	17,710.00	0.00	17,710.00	17,710.00	0.00	17,710.00

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
06625-000 Supplies	0.00	0.00	0.00	0.00	50.00	50.00	50.00
06626-000 Postage	15.00	50.00	35.00	2,231.79	2,925.00	693.21	2,925.00
06630-000 Repairs and Maint	618.66	2,108.00	1,489.34	9,766.71	25,296.00	15,529.29	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	0.00	5,027.00	5,027.00	70,936.38	72,924.00	1,987.62	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	0.00	0.00	0.00	16,081.36	13,134.50	(2,946.86)	13,134.50
06843-000 Tree Program	78.75	0.00	(78.75)	15,257.29	9,050.00	(6,207.29)	9,050.00
06850-000 Flowers	134.88	0.00	(134.88)	5,944.77	2,870.00	(3,074.77)	2,870.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	1,731.50	1,795.80	64.30	1,795.80
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	1,664.40	1,665.00	0.60	1,665.00
06880-000 Landscape Labor	0.00	0.00	0.00	10,362.55	6,500.00	(3,862.55)	6,500.00
06880-100 Landscape Labor - TH	0.00	0.00	0.00	8,656.69	6,700.00	(1,956.69)	6,700.00
06890-000 Misc. Landscape	30,431.84	18,985.00	(11,446.84)	54,607.99	55,111.00	503.01	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	30,600.00	30,600.00	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	86,723.69	72,706.07	(14,017.62)	635,898.37	633,107.21	(2,791.16)	633,107.21
Net Income	(23,693.20)	(21,668.07)	(2,025.13)	17,185.95	(4,699.21)	21,885.16	(4,699.21)

Kendall Yards HOA

INCOME STATEMENT

Run Date: 01/20/2023
Run Time: 11:37 AM

Main

Start: 12/01/2022 | End: 12/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	26,537.76	27,830.00	(1,292.24)	332,654.88	333,960.00	(1,305.12)	333,960.00
05011-000 Dues - Apartments	220.00	220.00	0.00	17,292.00	17,292.00	0.00	17,292.00
05020-000 Late Charges	25.00	0.00	25.00	1,050.00	0.00	1,050.00	0.00
05021-000 Late Interest	1.55	0.00	1.55	287.23	0.00	287.23	0.00
05032-000 Lien Income	0.00	0.00	0.00	964.99	0.00	964.99	0.00
05050-000 Interest Income	2.94	0.00	2.94	34.41	0.00	34.41	0.00
05100-000 Misc. Income	335.00	0.00	335.00	1,435.00	1,300.00	135.00	1,300.00
Total	27,122.25	28,050.00	(927.75)	353,718.51	352,552.00	1,166.51	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	2,200.00	0.00	(2,200.00)	2,395.00	195.00	(2,200.00)	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	6,234.10	3,700.00	(2,534.10)	3,700.00
06320-000 Staffing (Admin & Maint)	1,231.21	440.19	(791.02)	2,595.90	5,282.35	2,686.45	5,282.35
06325-000 Community Center Expenses	460.45	345.00	(115.45)	2,475.75	4,140.00	1,664.25	4,140.00
06330-000 Bank Charges	0.00	55.00	55.00	139.50	660.00	520.50	660.00
06335-000 Fitness Center Lease	1,487.75	1,488.00	0.25	17,853.00	17,856.00	3.00	17,856.00
06336-000 Fitness Center - Op Costs	1,619.87	503.00	(1,116.87)	6,222.56	4,652.00	(1,570.56)	4,652.00
06345-000 Office Rent Expense	800.98	800.98	0.00	9,533.26	9,533.26	0.00	9,533.26
06410-000 Refuse Removal	28.25	0.00	(28.25)	364.90	0.00	(364.90)	0.00
06415-000 Electricity & Gas	164.32	180.00	15.68	1,879.94	2,160.00	280.06	2,160.00
06420-000 Water	0.00	50.00	50.00	17,513.30	22,950.00	5,436.70	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	5,764.75	1,000.00	(4,764.75)	15,407.15	13,000.00	(2,407.15)	13,000.00
06620-000 Reserve Account	17,710.00	17,710.00	0.00	17,710.00	17,710.00	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	15.00	50.00	35.00	2,231.79	2,925.00	693.21	2,925.00
06630-000 Repairs and Maint	618.66	2,108.00	1,489.34	9,766.71	25,296.00	15,529.29	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	0.00	5,027.00	5,027.00	70,936.38	72,924.00	1,987.62	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	0.00	0.00	0.00	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
06843-000 Tree Program	78.75	0.00	(78.75)	15,257.29	9,050.00	(6,207.29)	9,050.00
06850-000 Flowers	134.88	0.00	(134.88)	5,944.77	2,870.00	(3,074.77)	2,870.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	1,731.50	1,795.80	64.30	1,795.80
06880-000 Landscape Labor	0.00	0.00	0.00	10,362.55	6,500.00	(3,862.55)	6,500.00
06890-000 Misc. Landscape	30,431.84	18,985.00	(11,446.84)	54,607.99	55,111.00	503.01	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	30,600.00	30,600.00	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	65,296.71	51,292.17	(14,004.54)	335,201.14	348,196.71	12,995.57	348,196.71
Net Income	(38,174.46)	(23,242.17)	(14,932.29)	18,517.37	4,355.29	14,162.08	4,355.29

Kendall Yards HOA

Run Date: 01/20/2023

Run Time: 11:37 AM

INCOME STATEMENT

Townhomes

Start: 12/01/2022 | End: 12/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-100 Dues - Townhomes	18,161.30	22,890.00	(4,728.70)	281,295.74	274,680.00	6,615.74	274,680.00
Total	18,161.30	22,890.00	(4,728.70)	281,295.74	274,680.00	6,615.74	274,680.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06410-100 Refuse Removal - TH	4,222.26	4,200.00	(22.26)	51,143.22	50,400.00	(743.22)	50,400.00
06415-100 Electricity & Gas - TH	112.33	120.00	7.67	1,348.34	1,440.00	91.66	1,440.00
06420-100 Water - TH	2,342.36	2,600.00	257.64	45,237.80	51,000.00	5,762.20	51,000.00
06425-100 Sewer - TH	13,961.36	13,714.99	(246.37)	167,321.89	164,370.54	(2,951.35)	164,370.54
06435-100 Stormwater - TH	788.67	778.91	(9.76)	9,474.89	9,334.96	(139.93)	9,334.96
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	1,664.40	1,665.00	0.60	1,665.00
06880-100 Landscape Labor - TH	0.00	0.00	0.00	8,656.69	6,700.00	(1,956.69)	6,700.00
Total	21,426.98	21,413.90	(13.08)	284,847.23	284,910.50	63.27	284,910.50
Net Income	(3,265.68)	1,476.10	(4,741.78)	(3,551.49)	(10,230.50)	6,679.01	(10,230.50)

Kendall Yards HOA

Run Date: 01/20/2023

Run Time: 11:37 AM

INCOME STATEMENT

Capital Reserves

Start: 12/01/2022 | End: 12/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05000-900 Capital Reserve Funding	17,710.00	0.00	17,710.00	17,710.00	0.00	17,710.00	0.00
05050-900 Interest Income - Capital Reserves	36.94	98.00	(61.06)	360.07	1,176.00	(815.93)	1,176.00
Total	17,746.94	98.00	17,648.94	18,070.07	1,176.00	16,894.07	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	17,746.94	98.00	17,648.94	2,220.07	1,176.00	1,044.07	1,176.00
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