

# Kendall Yards HOA

Run Date: 01/22/2024

Run Time: 09:11 AM

## BALANCE SHEET

As of: 12/31/2023

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market (Reserve)	\$154,346.37
01011-000	Alliance Bank - Operating	\$26,030.24
01013-000	Alliance Bank - Reserves/WC	\$43,810.86
	TOTAL ASSETS	<u>\$224,287.47</u>

### Liabilities

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
	TOTAL LIABILITIES	\$0.00

### Equity

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
03900-000	Retained Earnings - Main	\$27,008.72
03900-100	Retained Earnings - Townhomes	\$41,823.68
03900-900	Retained Earnings - Reserves Main	\$183,949.63
	Current Year Net Income/(Loss)	(\$28,494.56)
	TOTAL EQUITY	<u>\$224,287.47</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$224,287.47</u>

# Kendall Yards HOA

Run Date: 01/22/2024

Run Time: 09:11 AM

## INCOME STATEMENT

Start: 12/01/2023 | End: 12/31/2023

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05000-900 Capital Reserve Funding	17,710.00	17,710.00	0.00	17,710.00	17,710.00	0.00	17,710.00
05010-000 Dues	30,416.35	30,000.74	415.61	364,946.06	367,253.89	(2,307.83)	367,253.89
05010-100 Dues - Townhomes	21,366.22	17,985.00	3,381.22	288,422.35	287,760.00	662.35	287,760.00
05011-000 Dues - Apartments	242.00	242.00	0.00	19,021.20	19,021.20	0.00	19,021.20
05014-000 Transfer Fee	(225.00)	0.00	(225.00)	(75.00)	0.00	(75.00)	0.00
05020-000 Late Charges	25.00	0.00	25.00	750.00	0.00	750.00	0.00
05021-000 Late Interest	3.90	0.00	3.90	246.86	0.00	246.86	0.00
05025-000 NSF Income	80.00	0.00	80.00	80.00	0.00	80.00	0.00
05032-000 Lien Income	0.00	0.00	0.00	100.00	0.00	100.00	0.00
05050-000 Interest Income	1.48	0.00	1.48	31.99	0.00	31.99	0.00
05050-900 Interest Income - Capital Rese...	455.07	400.00	55.07	2,846.62	400.00	2,446.62	400.00
05100-000 Misc. Income	102.00	0.00	102.00	1,002.00	1,250.00	(248.00)	1,250.00
<b>Income Total</b>	<b>70,177.02</b>	<b>66,337.74</b>	<b>3,839.28</b>	<b>695,082.08</b>	<b>693,395.09</b>	<b>1,686.99</b>	<b>693,395.09</b>
<b>Total Income</b>	<b>70,177.02</b>	<b>66,337.74</b>	<b>3,839.28</b>	<b>695,082.08</b>	<b>693,395.09</b>	<b>1,686.99</b>	<b>693,395.09</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06120-000 Community Events	0.00	0.00	0.00	4,829.11	5,500.00	670.89	5,500.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	67.55	335.00	267.45	335.00
06305-000 Accounting	0.00	0.00	0.00	2,670.00	2,395.00	(275.00)	2,395.00
06306-000 Legal	0.00	0.00	0.00	420.00	0.00	(420.00)	0.00
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	5,594.00	4,739.28	(854.72)	4,739.28
06320-000 Staffing (Admin & Maint)	355.23	440.20	84.97	3,828.52	5,282.35	1,453.83	5,282.35
06325-000 Community Center Expenses	293.20	215.00	(78.20)	2,724.19	2,580.00	(144.19)	2,580.00
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	1,685.42	1,890.00	204.58	6,257.42	7,560.00	1,302.58	7,560.00
06345-000 Office Rent Expense	817.93	800.98	(16.95)	9,730.41	9,580.36	(150.05)	9,580.36
06410-000 Refuse Removal	36.85	35.00	(1.85)	563.01	395.00	(168.01)	395.00
06410-100 Refuse Removal - TH	4,391.46	4,389.71	(1.75)	52,135.42	52,676.57	541.15	52,676.57
06415-000 Electricity & Gas	272.07	180.00	(92.07)	2,905.85	2,160.00	(745.85)	2,160.00
06415-100 Electricity & Gas - TH	118.11	120.00	1.89	1,415.92	1,440.00	24.08	1,440.00
06420-000 Water	271.43	50.00	(221.43)	28,121.26	20,750.00	(7,371.26)	20,750.00
06420-100 Water - TH	2,502.66	2,675.40	172.74	45,807.85	52,160.33	6,352.48	52,160.33
06425-100 Sewer - TH	14,375.46	14,366.23	(9.23)	172,239.54	172,394.87	155.33	172,394.87
06435-100 Stormwater - TH	812.17	814.88	2.71	9,734.63	9,779.00	44.37	9,779.00
06615-000 Snow Removal	0.00	1,000.00	1,000.00	14,287.44	13,500.00	(787.44)	13,500.00
06620-000 Reserve Account Funding	17,710.00	17,710.00	0.00	17,710.00	17,710.00	0.00	17,710.00
06621-900 Capital Expenses	0.00	0.00	0.00	6,349.02	0.00	(6,349.02)	0.00
06626-000 Postage	1.78	300.00	298.22	2,499.30	2,330.00	(169.30)	2,330.00
06630-000 Repairs and Maint	922.81	1,425.00	502.19	9,695.72	18,100.00	8,404.28	18,100.00
06635-000 Special Projects	0.00	0.00	0.00	2,970.06	5,277.87	2,307.81	5,277.87
06810-000 Commons Mowing	8,925.48	5,227.10	(3,698.38)	107,748.05	101,831.07	(5,916.98)	101,831.07
06820-000 Commons Fertilizing	0.00	0.00	0.00	14,626.11	13,607.48	(1,018.63)	13,607.48
06830-000 Commons Turf Spraying	0.00	0.00	0.00	16,692.43	14,661.25	(2,031.18)	14,661.25
06843-000 Tree Program	(9,294.70)	0.00	9,294.70	18,465.98	13,299.19	(5,166.80)	13,299.19

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06850-000 Flowers	179.86	179.85	(0.01)	5,094.30	4,088.75	(1,005.55)	4,088.75
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	2,266.47	2,007.51	(258.96)	2,007.51
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	2,007.51	2,007.51	0.00	2,007.51
06880-000 Landscape Labor	0.00	0.00	0.00	13,373.80	10,684.25	(2,689.55)	10,684.25
06880-100 Landscape Labor - TH	0.00	0.00	0.00	11,875.96	9,984.25	(1,891.71)	9,984.25
06890-000 Misc. Landscape	41,606.66	36,686.95	(4,919.71)	76,850.95	64,828.30	(12,022.65)	64,828.30
06900-000 Web Fees	0.00	0.00	0.00	179.54	180.00	0.46	180.00
07505-000 Management Fee	2,805.00	2,783.00	(22.00)	33,660.00	33,396.00	(264.00)	33,396.00
07508-000 Property Taxes	0.00	0.00	0.00	88.32	100.00	11.68	100.00
07515-000 Income Tax	0.00	0.00	0.00	88.00	225.00	137.00	225.00
<b>Expense Total</b>	<b>90,276.63</b>	<b>92,777.30</b>	<b>2,500.67</b>	<b>723,576.64</b>	<b>695,402.18</b>	<b>(28,174.46)</b>	<b>695,402.18</b>
<b>Total Expense</b>	<b>90,276.63</b>	<b>92,777.30</b>	<b>2,500.67</b>	<b>723,576.64</b>	<b>695,402.18</b>	<b>(28,174.46)</b>	<b>695,402.18</b>
<b>Net Income</b>	<b>(20,099.61)</b>	<b>(26,439.56)</b>	<b>6,339.95</b>	<b>(28,494.56)</b>	<b>(2,007.09)</b>	<b>(26,487.47)</b>	<b>(2,007.09)</b>

# Kendall Yards HOA

Run Date: 01/22/2024

Run Time: 09:11 AM

## INCOME STATEMENT

Main

Start: 12/01/2023 | End: 12/31/2023

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-000 Dues	30,416.35	30,000.74	415.61	364,946.06	367,253.89	(2,307.83)	367,253.89
05011-000 Dues - Apartments	242.00	242.00	0.00	19,021.20	19,021.20	0.00	19,021.20
05014-000 Transfer Fee	(225.00)	0.00	(225.00)	(75.00)	0.00	(75.00)	0.00
05020-000 Late Charges	25.00	0.00	25.00	750.00	0.00	750.00	0.00
05021-000 Late Interest	3.90	0.00	3.90	246.86	0.00	246.86	0.00
05025-000 NSF Income	80.00	0.00	80.00	80.00	0.00	80.00	0.00
05032-000 Lien Income	0.00	0.00	0.00	100.00	0.00	100.00	0.00
05050-000 Interest Income	1.48	0.00	1.48	31.99	0.00	31.99	0.00
05100-000 Misc. Income	102.00	0.00	102.00	1,002.00	1,250.00	(248.00)	1,250.00
<b>Income Total</b>	<b>30,645.73</b>	<b>30,242.74</b>	<b>402.99</b>	<b>386,103.11</b>	<b>387,525.09</b>	<b>(1,421.98)</b>	<b>387,525.09</b>
<b>Total Income</b>	<b>30,645.73</b>	<b>30,242.74</b>	<b>402.99</b>	<b>386,103.11</b>	<b>387,525.09</b>	<b>(1,421.98)</b>	<b>387,525.09</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06120-000 Community Events	0.00	0.00	0.00	4,829.11	5,500.00	670.89	5,500.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	67.55	335.00	267.45	335.00
06305-000 Accounting	0.00	0.00	0.00	2,670.00	2,395.00	(275.00)	2,395.00
06306-000 Legal	0.00	0.00	0.00	420.00	0.00	(420.00)	0.00
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	5,594.00	4,739.28	(854.72)	4,739.28
06320-000 Staffing (Admin & Maint)	355.23	440.20	84.97	3,828.52	5,282.35	1,453.83	5,282.35
06325-000 Community Center Expenses	293.20	215.00	(78.20)	2,724.19	2,580.00	(144.19)	2,580.00
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	1,685.42	1,890.00	204.58	6,257.42	7,560.00	1,302.58	7,560.00
06345-000 Office Rent Expense	817.93	800.98	(16.95)	9,730.41	9,580.36	(150.05)	9,580.36
06410-000 Refuse Removal	36.85	35.00	(1.85)	563.01	395.00	(168.01)	395.00
06415-000 Electricity & Gas	272.07	180.00	(92.07)	2,905.85	2,160.00	(745.85)	2,160.00
06420-000 Water	271.43	50.00	(221.43)	28,121.26	20,750.00	(7,371.26)	20,750.00
06615-000 Snow Removal	0.00	1,000.00	1,000.00	14,287.44	13,500.00	(787.44)	13,500.00
06620-000 Reserve Account Funding	17,710.00	17,710.00	0.00	17,710.00	17,710.00	0.00	17,710.00
06626-000 Postage	1.78	300.00	298.22	2,499.30	2,330.00	(169.30)	2,330.00
06630-000 Repairs and Maint	922.81	1,425.00	502.19	9,695.72	18,100.00	8,404.28	18,100.00
06635-000 Special Projects	0.00	0.00	0.00	2,970.06	5,277.87	2,307.81	5,277.87
06810-000 Commons Mowing	8,925.48	5,227.10	(3,698.38)	107,748.05	101,831.07	(5,916.98)	101,831.07
06820-000 Commons Fertilizing	0.00	0.00	0.00	14,626.11	13,607.48	(1,018.63)	13,607.48
06830-000 Commons Turf Spraying	0.00	0.00	0.00	16,692.43	14,661.25	(2,031.18)	14,661.25
06843-000 Tree Program	(9,294.70)	0.00	9,294.70	18,465.98	13,299.19	(5,166.80)	13,299.19
06850-000 Flowers	179.86	179.85	(0.01)	5,094.30	4,088.75	(1,005.55)	4,088.75
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	2,266.47	2,007.51	(258.96)	2,007.51
06880-000 Landscape Labor	0.00	0.00	0.00	13,373.80	10,684.25	(2,689.55)	10,684.25
06890-000 Misc. Landscape	41,606.66	36,686.95	(4,919.71)	76,850.95	64,828.30	(12,022.65)	64,828.30
06900-000 Web Fees	0.00	0.00	0.00	179.54	180.00	0.46	180.00
07505-000 Management Fee	2,805.00	2,783.00	(22.00)	33,660.00	33,396.00	(264.00)	33,396.00
07508-000 Property Taxes	0.00	0.00	0.00	88.32	100.00	11.68	100.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
07515-000 Income Tax	0.00	0.00	0.00	88.00	225.00	137.00	225.00
<b>Expense Total</b>	<b>68,076.77</b>	<b>70,411.08</b>	<b>2,334.31</b>	<b>422,010.79</b>	<b>394,959.65</b>	<b>(27,051.14)</b>	<b>394,959.65</b>
<b>Total Expense</b>	<b>68,076.77</b>	<b>70,411.08</b>	<b>2,334.31</b>	<b>422,010.79</b>	<b>394,959.65</b>	<b>(27,051.14)</b>	<b>394,959.65</b>
<b>Net Income</b>	<b>(37,431.04)</b>	<b>(40,168.34)</b>	<b>2,737.30</b>	<b>(35,907.68)</b>	<b>(7,434.57)</b>	<b>(28,473.12)</b>	<b>(7,434.57)</b>

# Kendall Yards HOA

Run Date: 01/22/2024

Run Time: 09:11 AM

## INCOME STATEMENT

Townhomes

Start: 12/01/2023 | End: 12/31/2023

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-100 Dues - Townhomes	21,366.22	17,985.00	3,381.22	288,422.35	287,760.00	662.35	287,760.00
<b>Income Total</b>	<b>21,366.22</b>	<b>17,985.00</b>	<b>3,381.22</b>	<b>288,422.35</b>	<b>287,760.00</b>	<b>662.35</b>	<b>287,760.00</b>
<b>Total Income</b>	<b>21,366.22</b>	<b>17,985.00</b>	<b>3,381.22</b>	<b>288,422.35</b>	<b>287,760.00</b>	<b>662.35</b>	<b>287,760.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06410-100 Refuse Removal - TH	4,391.46	4,389.71	(1.75)	52,135.42	52,676.57	541.15	52,676.57
06415-100 Electricity & Gas - TH	118.11	120.00	1.89	1,415.92	1,440.00	24.08	1,440.00
06420-100 Water - TH	2,502.66	2,675.40	172.74	45,807.85	52,160.33	6,352.48	52,160.33
06425-100 Sewer - TH	14,375.46	14,366.23	(9.23)	172,239.54	172,394.87	155.33	172,394.87
06435-100 Stormwater - TH	812.17	814.88	2.71	9,734.63	9,779.00	44.37	9,779.00
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	2,007.51	2,007.51	0.00	2,007.51
06880-100 Landscape Labor - TH	0.00	0.00	0.00	11,875.96	9,984.25	(1,891.71)	9,984.25
<b>Expense Total</b>	<b>22,199.86</b>	<b>22,366.22</b>	<b>166.36</b>	<b>295,216.83</b>	<b>300,442.53</b>	<b>5,225.70</b>	<b>300,442.53</b>
<b>Total Expense</b>	<b>22,199.86</b>	<b>22,366.22</b>	<b>166.36</b>	<b>295,216.83</b>	<b>300,442.53</b>	<b>5,225.70</b>	<b>300,442.53</b>
<b>Net Income</b>	<b>(833.64)</b>	<b>(4,381.22)</b>	<b>3,547.58</b>	<b>(6,794.48)</b>	<b>(12,682.53)</b>	<b>5,888.05</b>	<b>(12,682.53)</b>

# Kendall Yards HOA

Run Date: 01/22/2024

Run Time: 09:11 AM

## INCOME STATEMENT

Capital Reserves

Start: 12/01/2023 | End: 12/31/2023

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05000-900 Capital Reserve Funding	17,710.00	17,710.00	0.00	17,710.00	17,710.00	0.00	17,710.00
05050-900 Interest Income - Capital Rese...	455.07	400.00	55.07	2,846.62	400.00	2,446.62	400.00
<b>Income Total</b>	<b>18,165.07</b>	<b>18,110.00</b>	<b>55.07</b>	<b>20,556.62</b>	<b>18,110.00</b>	<b>2,446.62</b>	<b>18,110.00</b>
<b>Total Income</b>	<b>18,165.07</b>	<b>18,110.00</b>	<b>55.07</b>	<b>20,556.62</b>	<b>18,110.00</b>	<b>2,446.62</b>	<b>18,110.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06621-900 Capital Expenses	0.00	0.00	0.00	6,349.02	0.00	(6,349.02)	0.00
<b>Expense Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,349.02</b>	<b>0.00</b>	<b>(6,349.02)</b>	<b>0.00</b>
<b>Total Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,349.02</b>	<b>0.00</b>	<b>(6,349.02)</b>	<b>0.00</b>
<b>Net Income</b>	<b>18,165.07</b>	<b>18,110.00</b>	<b>55.07</b>	<b>14,207.60</b>	<b>18,110.00</b>	<b>(3,902.40)</b>	<b>18,110.00</b>