

Kendall Yards HOA

Run Date: 01/22/2025

Run Time: 07:43 AM

BALANCE SHEET

As of: 12/31/2024

Assets

Account #	Account Name	Total
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market (Reserve)	\$159,748.48
01011-000	Alliance Bank - Operating	\$46,820.91
01013-000	Alliance Bank - Reserves/WC	\$62,533.54
	TOTAL ASSETS	<u>\$269,202.93</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)	\$44,915.46
	TOTAL EQUITY	<u>\$269,202.93</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$269,202.93</u>

Kendall Yards HOA

Run Date: 01/22/2025

Run Time: 07:43 AM

INCOME STATEMENT

Start: 12/01/2024 | End: 12/31/2024

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	18,600.00	18,600.00	0.00	18,600.00
05010-000 Dues	36,301.66	33,719.84	2,581.82	411,699.44	412,781.23	(1,081.79)	412,781.23
05010-100 Dues - Townhomes	29,500.31	20,928.00	8,572.31	320,671.71	313,872.53	6,799.18	313,872.53
05011-000 Dues - Apartments	272.00	272.00	0.00	21,379.20	21,379.20	0.00	21,379.20
05014-000 Transfer Fee	(250.00)	0.00	(250.00)	(25.00)	0.00	(25.00)	0.00
05020-000 Late Charges	25.00	25.00	0.00	425.00	275.00	150.00	275.00
05021-000 Late Interest	0.53	5.00	(4.47)	87.13	55.00	32.13	55.00
05025-000 NSF Income	0.00	0.00	0.00	(80.00)	0.00	(80.00)	0.00
05032-000 Lien Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
05050-000 Interest Income	1.85	0.00	1.85	28.48	0.00	28.48	0.00
05050-900 Interest Income - Capital Rese...	478.00	300.00	178.00	5,524.79	3,600.00	1,924.79	3,600.00
05100-000 Misc. Income	390.00	50.00	340.00	1,405.00	1,110.00	295.00	1,110.00
Income Total	68,269.35	56,849.84	11,419.51	779,765.75	771,672.96	8,092.79	771,672.96
Total Income	68,269.35	56,849.84	11,419.51	779,765.75	771,672.96	8,092.79	771,672.96

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	0.00	0.00	0.00	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	2,400.00	0.00	(2,400.00)	2,670.00	2,470.00	(200.00)	2,470.00
06308-000 Lien Filing Fees	50.00	0.00	(50.00)	353.50	0.00	(353.50)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	6,142.00	6,438.41	296.41	6,438.41
06320-000 Staffing (Admin & Maint)	374.80	436.25	61.45	1,674.39	5,235.00	3,560.61	5,235.00
06325-000 Community Center Expenses	290.81	206.70	(84.11)	2,332.31	2,303.47	(28.84)	2,303.47
06335-000 Fitness Center Lease	1,239.79	1,239.79	0.00	14,877.48	14,877.51	0.03	14,877.51
06336-000 Fitness Center - Op Costs	1,125.03	1,358.61	233.58	4,558.85	5,834.44	1,275.59	5,834.44
06345-000 Office Rent Expense	817.93	800.98	(16.95)	9,815.16	9,611.76	(203.40)	9,611.76
06410-000 Refuse Removal	47.38	36.05	(11.33)	501.37	566.65	65.28	566.65
06410-100 Refuse Removal - TH	4,718.29	4,521.40	(196.89)	57,358.01	53,979.46	(3,378.55)	53,979.46
06415-000 Electricity & Gas	313.69	185.40	(128.29)	3,365.68	2,539.47	(826.22)	2,539.47
06415-100 Electricity & Gas - TH	119.15	121.44	2.29	1,424.25	1,457.24	32.99	1,457.24
06420-000 Water	684.80	50.00	(634.80)	33,720.81	28,100.00	(5,620.81)	28,100.00
06420-100 Water - TH	2,702.94	2,755.66	52.72	46,445.14	52,305.37	5,860.23	52,305.37
06425-100 Sewer - TH	14,375.46	14,796.42	420.96	172,485.52	177,557.09	5,071.57	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	9,746.04	10,038.42	292.38	10,038.42
06615-000 Snow Removal	0.00	2,057.94	2,057.94	9,885.09	18,521.40	8,636.31	18,521.40
06620-000 Reserve Account Funding	1,550.00	1,550.00	0.00	18,600.00	18,600.00	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	952.67	300.00	(652.67)	2,785.02	2,387.97	(397.05)	2,387.97
06630-000 Repairs and Maint	1,391.15	1,151.25	(239.90)	18,204.08	15,115.00	(3,089.08)	15,115.00
06635-000 Special Projects	0.00	0.00	0.00	5,262.36	6,583.76	1,321.40	6,583.76
06810-000 Commons Mowing	27,272.94	5,227.10	(22,045.85)	122,085.70	101,831.07	(20,254.63)	101,831.07
06820-000 Commons Fertilizing	68.68	0.00	(68.68)	10,510.66	14,648.20	4,137.54	14,648.20
06830-000 Commons Turf Spraying	1,282.66	0.00	(1,282.66)	15,184.42	16,107.23	922.81	16,107.23
06843-000 Tree Program	0.00	0.00	0.00	15,252.28	16,029.10	776.82	16,029.10

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06850-000 Flowers	197.84	197.84	(0.01)	3,814.67	5,052.28	1,237.61	5,052.28
06860-000 Sprinkler Turn On/Off	1,335.90	0.00	(1,335.90)	2,284.75	2,208.58	(76.17)	2,208.58
06860-100 Sprinkler Turn On/Off - TH	1,259.40	0.00	(1,259.40)	2,208.25	2,208.25	0.00	2,208.25
06880-000 Landscape Labor	0.00	0.00	0.00	14,147.50	12,000.00	(2,147.50)	12,000.00
06880-100 Landscape Labor - TH	0.00	0.00	0.00	11,084.47	13,000.00	1,915.53	13,000.00
06890-000 Misc. Landscape	42,293.10	40,355.88	(1,937.22)	76,976.76	75,259.45	(1,717.31)	75,259.45
06900-000 Web Fees	0.00	0.00	0.00	202.44	160.00	(42.44)	160.00
07505-000 Management Fee	2,805.00	2,805.00	0.00	33,660.00	33,660.00	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	110,481.58	80,990.24	(29,491.34)	734,850.29	757,263.89	22,413.60	757,263.89
Total Expense	110,481.58	80,990.24	(29,491.34)	734,850.29	757,263.89	22,413.60	757,263.89
Net Income	(42,212.23)	(24,140.40)	(18,071.83)	44,915.46	14,409.07	30,506.39	14,409.07

Kendall Yards HOA

Run Date: 01/22/2025

Run Time: 07:43 AM

INCOME STATEMENT

Main

Start: 12/01/2024 | End: 12/31/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-000 Dues	36,301.66	33,719.84	2,581.82	411,699.44	412,781.23	(1,081.79)	412,781.23
05011-000 Dues - Apartments	272.00	272.00	0.00	21,379.20	21,379.20	0.00	21,379.20
05014-000 Transfer Fee	(250.00)	0.00	(250.00)	(25.00)	0.00	(25.00)	0.00
05020-000 Late Charges	25.00	25.00	0.00	425.00	275.00	150.00	275.00
05021-000 Late Interest	0.53	5.00	(4.47)	87.13	55.00	32.13	55.00
05025-000 NSF Income	0.00	0.00	0.00	(80.00)	0.00	(80.00)	0.00
05032-000 Lien Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
05050-000 Interest Income	1.85	0.00	1.85	28.48	0.00	28.48	0.00
05100-000 Misc. Income	390.00	50.00	340.00	1,405.00	1,110.00	295.00	1,110.00
Income Total	36,741.04	34,071.84	2,669.20	434,969.25	435,600.43	(631.18)	435,600.43
Total Income	36,741.04	34,071.84	2,669.20	434,969.25	435,600.43	(631.18)	435,600.43

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	0.00	0.00	0.00	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	2,400.00	0.00	(2,400.00)	2,670.00	2,470.00	(200.00)	2,470.00
06308-000 Lien Filing Fees	50.00	0.00	(50.00)	353.50	0.00	(353.50)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	6,142.00	6,438.41	296.41	6,438.41
06320-000 Staffing (Admin & Maint)	374.80	436.25	61.45	1,674.39	5,235.00	3,560.61	5,235.00
06325-000 Community Center Expenses	290.81	206.70	(84.11)	2,332.31	2,303.47	(28.84)	2,303.47
06335-000 Fitness Center Lease	1,239.79	1,239.79	0.00	14,877.48	14,877.51	0.03	14,877.51
06336-000 Fitness Center - Op Costs	1,125.03	1,358.61	233.58	4,558.85	5,834.44	1,275.59	5,834.44
06345-000 Office Rent Expense	817.93	800.98	(16.95)	9,815.16	9,611.76	(203.40)	9,611.76
06410-000 Refuse Removal	47.38	36.05	(11.33)	501.37	566.65	65.28	566.65
06415-000 Electricity & Gas	313.69	185.40	(128.29)	3,365.68	2,539.47	(826.22)	2,539.47
06420-000 Water	684.80	50.00	(634.80)	33,720.81	28,100.00	(5,620.81)	28,100.00
06615-000 Snow Removal	0.00	2,057.94	2,057.94	9,885.09	18,521.40	8,636.31	18,521.40
06620-000 Reserve Account Funding	1,550.00	1,550.00	0.00	18,600.00	18,600.00	0.00	18,600.00
06626-000 Postage	952.67	300.00	(652.67)	2,785.02	2,387.97	(397.05)	2,387.97
06630-000 Repairs and Maint	1,391.15	1,151.25	(239.90)	18,204.08	15,115.00	(3,089.08)	15,115.00
06635-000 Special Projects	0.00	0.00	0.00	5,262.36	6,583.76	1,321.40	6,583.76
06810-000 Commons Mowing	27,272.94	5,227.10	(22,045.85)	122,085.70	101,831.07	(20,254.63)	101,831.07
06820-000 Commons Fertilizing	68.68	0.00	(68.68)	10,510.66	14,648.20	4,137.54	14,648.20
06830-000 Commons Turf Spraying	1,282.66	0.00	(1,282.66)	15,184.42	16,107.23	922.81	16,107.23
06843-000 Tree Program	0.00	0.00	0.00	15,252.28	16,029.10	776.82	16,029.10
06850-000 Flowers	197.84	197.84	(0.01)	3,814.67	5,052.28	1,237.61	5,052.28
06860-000 Sprinkler Turn On/Off	1,335.90	0.00	(1,335.90)	2,284.75	2,208.58	(76.17)	2,208.58
06880-000 Landscape Labor	0.00	0.00	0.00	14,147.50	12,000.00	(2,147.50)	12,000.00
06890-000 Misc. Landscape	42,293.10	40,355.88	(1,937.22)	76,976.76	75,259.45	(1,717.31)	75,259.45
06900-000 Web Fees	0.00	0.00	0.00	202.44	160.00	(42.44)	160.00
07505-000 Management Fee	2,805.00	2,805.00	0.00	33,660.00	33,660.00	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

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense Total	86,494.17	57,958.78	(28,535.39)	434,129.69	421,718.06	(12,411.63)	421,718.06
Total Expense	86,494.17	57,958.78	(28,535.39)	434,129.69	421,718.06	(12,411.63)	421,718.06
Net Income	(49,753.13)	(23,886.94)	(25,866.19)	839.56	13,882.37	(13,042.81)	13,882.37

Kendall Yards HOA

Run Date: 01/22/2025

Run Time: 07:43 AM

INCOME STATEMENT

Townhomes

Start: 12/01/2024 | End: 12/31/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-100 Dues - Townhomes	29,500.31	20,928.00	8,572.31	320,671.71	313,872.53	6,799.18	313,872.53
Income Total	29,500.31	20,928.00	8,572.31	320,671.71	313,872.53	6,799.18	313,872.53
Total Income	29,500.31	20,928.00	8,572.31	320,671.71	313,872.53	6,799.18	313,872.53

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06410-100 Refuse Removal - TH	4,718.29	4,521.40	(196.89)	57,358.01	53,979.46	(3,378.55)	53,979.46
06415-100 Electricity & Gas - TH	119.15	121.44	2.29	1,424.25	1,457.24	32.99	1,457.24
06420-100 Water - TH	2,702.94	2,755.66	52.72	46,445.14	52,305.37	5,860.23	52,305.37
06425-100 Sewer - TH	14,375.46	14,796.42	420.96	172,485.52	177,557.09	5,071.57	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	9,746.04	10,038.42	292.38	10,038.42
06860-100 Sprinkler Turn On/Off - TH	1,259.40	0.00	(1,259.40)	2,208.25	2,208.25	0.00	2,208.25
06880-100 Landscape Labor - TH	0.00	0.00	0.00	11,084.47	13,000.00	1,915.53	13,000.00
Expense Total	23,987.41	23,031.46	(955.95)	300,720.60	310,545.83	9,825.23	310,545.83
Total Expense	23,987.41	23,031.46	(955.95)	300,720.60	310,545.83	9,825.23	310,545.83
Net Income	5,512.90	(2,103.46)	7,616.36	19,951.11	3,326.70	16,624.41	3,326.70

Kendall Yards HOA

Run Date: 01/22/2025

Run Time: 07:43 AM

INCOME STATEMENT

Capital Reserves

Start: 12/01/2024 | End: 12/31/2024

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	18,600.00	18,600.00	0.00	18,600.00
05050-900 Interest Income - Capital Rese...	478.00	300.00	178.00	5,524.79	3,600.00	1,924.79	3,600.00
Income Total	2,028.00	1,850.00	178.00	24,124.79	22,200.00	1,924.79	22,200.00
Total Income	2,028.00	1,850.00	178.00	24,124.79	22,200.00	1,924.79	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	2,028.00	1,850.00	178.00	24,124.79	(2,800.00)	26,924.79	(2,800.00)