

Kendall Yards HOA

Run Date: 03/29/2021
Run Time: 12:46 PM

BALANCE SHEET As of: 12/31/2020 Assets

Account #	Account Name	Total
01001-000	Banner - Operating Account	\$100,658.84
01002-000	GESA - Savings	\$100.00
01003-000	Banner - Working Capital	\$12,405.57
01004-000	GESA - Money Market	\$100,393.82
	TOTAL ASSETS	<u>\$213,558.23</u>

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES	\$0.00

Equity

Account #	Account Name	Total
03900-000	Retained Earnings	\$165,465.49
	TOTAL NET INCOME (LOSS)	\$48,092.74
	TOTAL EQUITY	<u>\$213,558.23</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$213,558.23</u>

Kendall Yards HOA

INCOME STATEMENT

Start: 12/01/2020 | End: 12/31/2020

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	25,263.15	25,100.00	163.15	301,333.95	301,200.00	133.95	301,200.00
05010-100 Dues - Townhomes	24,205.41	21,800.00	2,405.41	264,008.37	261,600.00	2,408.37	261,600.00
05011-000 Dues - Apartments	1,245.00	1,290.00	(45.00)	13,860.00	14,400.00	(540.00)	14,400.00
05020-000 Late Charges	0.00	0.00	0.00	125.00	0.00	125.00	0.00
05021-000 Late Interest	0.00	0.00	0.00	10.22	0.00	10.22	0.00
05045-000 Initiation Fees	0.00	0.00	0.00	(100.00)	0.00	(100.00)	0.00
05045-900 Initiation Fees - Capital Reserves	0.00	0.00	0.00	300.00	850.00	(550.00)	850.00
05050-900 Interest Income - Capital Reserves	73.24	425.00	(351.76)	400.54	1,700.00	(1,299.46)	1,700.00
05100-000 Misc. Income	0.00	0.00	0.00	1,190.00	250.00	940.00	250.00
Total	50,786.80	48,615.00	2,171.80	581,128.08	580,000.00	1,128.08	580,000.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	0.00	3,000.00	3,000.00	1,143.94	10,700.00	9,556.06	10,700.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	160.83	285.00	124.17	285.00
06305-000 Accounting	0.00	0.00	0.00	170.00	170.00	0.00	170.00
06306-000 Legal	0.00	0.00	0.00	0.00	250.00	250.00	250.00
06310-000 Insurance Expense	0.00	0.00	0.00	3,380.00	4,000.00	620.00	4,000.00
06320-000 Staffing (Admin & Maint)	287.91	457.03	169.12	2,338.74	5,484.36	3,145.62	5,484.36
06325-000 Community Center Expenses	393.39	345.00	(48.39)	2,654.25	4,140.00	1,485.75	4,140.00
06330-000 Bank Charges	199.25	20.00	(179.25)	417.85	240.00	(177.85)	240.00
06335-000 Fitness Center Lease	2,102.19	2,130.00	27.81	24,203.14	25,560.00	1,356.86	25,560.00
06345-000 Office Rent Expense	769.88	770.00	0.12	9,163.11	9,165.00	1.89	9,165.00
06410-100 Refuse Removal - TH	3,937.61	3,948.00	10.39	47,435.92	47,376.00	(59.92)	47,376.00
06415-000 Electricity & Gas	147.92	190.00	42.08	1,814.24	2,240.00	425.76	2,240.00
06415-100 Electricity & Gas - TH	112.26	110.00	(2.26)	1,344.54	1,320.00	(24.54)	1,320.00
06420-000 Water	0.00	650.00	650.00	16,156.07	15,800.00	(356.07)	15,800.00
06420-100 Water - TH	2,431.07	2,500.00	68.93	46,124.81	44,000.00	(2,124.81)	44,000.00
06425-100 Sewer - TH	13,125.59	12,950.00	(175.59)	157,305.70	155,400.00	(1,905.70)	155,400.00
06435-100 Stormwater - TH	745.34	735.00	(10.34)	8,932.39	8,820.00	(112.39)	8,820.00
06440-000 Street Maint	0.00	0.00	0.00	0.00	600.00	600.00	600.00
06615-000 Snow Removal	163.35	0.00	(163.35)	10,630.30	13,000.00	2,369.70	13,000.00
06620-000 Reserve Account Funding	0.00	18,060.00	18,060.00	0.00	18,060.00	18,060.00	18,060.00
06625-000 Supplies	0.00	0.00	0.00	0.00	50.00	50.00	50.00
06626-000 Postage	5.00	350.00	345.00	1,620.89	2,170.00	549.11	2,170.00
06630-000 Repairs and Maint	2,136.92	1,983.00	(153.92)	24,546.65	24,796.00	249.35	24,796.00
06632-000 Dog Repairs	0.00	0.00	0.00	287.14	700.00	412.86	700.00
06635-000 Special Projects	0.00	0.00	0.00	4,258.19	5,000.00	741.81	5,000.00
06810-000 Commons Mowing	6,403.59	4,500.00	(1,903.59)	63,201.74	65,250.00	2,048.26	65,250.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	10,490.36	11,340.00	849.64	11,340.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06830-000 Commons Turf Spraying	0.00	0.00	0.00	10,559.36	9,340.00	(1,219.36)	9,340.00
06843-000 Tree Program	329.42	0.00	(329.42)	8,175.13	11,000.00	2,824.87	11,000.00
06850-000 Flowers	114.35	0.00	(114.35)	1,835.79	2,400.00	564.21	2,400.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	1,513.36	2,520.00	1,006.64	2,520.00
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	1,571.24	1,680.00	108.76	1,680.00
06880-000 Landscape Labor	0.00	0.00	0.00	4,662.05	6,300.00	1,637.95	6,300.00
06880-100 Landscape Labor - TH	0.00	0.00	0.00	4,646.12	5,350.00	703.88	5,350.00
06890-000 Misc. Landscape	17,671.75	7,000.00	(10,671.75)	31,837.82	30,200.00	(1,637.82)	30,200.00
06900-000 Web Fees	0.00	0.00	0.00	197.63	67.00	(130.63)	67.00
07505-000 Management Fee	2,540.00	2,520.00	(20.00)	30,150.00	30,240.00	90.00	30,240.00
07508-000 Property Taxes	0.00	0.00	0.00	106.04	100.00	(6.04)	100.00
Total	53,616.79	62,218.03	8,601.24	533,035.34	575,113.36	42,078.02	575,113.36
Net Income	(2,829.99)	(13,603.03)	10,773.04	48,092.74	4,886.64	43,206.10	4,886.64

Kendall Yards HOA

INCOME STATEMENT

Main

Start: 12/01/2020 | End: 12/31/2020

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues	25,263.15	25,100.00	163.15	301,333.95	301,200.00	133.95	301,200.00
05011-000 Dues - Apartments	1,245.00	1,290.00	(45.00)	13,860.00	14,400.00	(540.00)	14,400.00
05020-000 Late Charges	0.00	0.00	0.00	125.00	0.00	125.00	0.00
05021-000 Late Interest	0.00	0.00	0.00	10.22	0.00	10.22	0.00
05045-000 Initiation Fees	0.00	0.00	0.00	(100.00)	0.00	(100.00)	0.00
05100-000 Misc. Income	0.00	0.00	0.00	1,190.00	250.00	940.00	250.00
Total	26,508.15	26,390.00	118.15	316,419.17	315,850.00	569.17	315,850.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	0.00	3,000.00	3,000.00	1,143.94	10,700.00	9,556.06	10,700.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	160.83	285.00	124.17	285.00
06305-000 Accounting	0.00	0.00	0.00	170.00	170.00	0.00	170.00
06306-000 Legal	0.00	0.00	0.00	0.00	250.00	250.00	250.00
06310-000 Insurance Expense	0.00	0.00	0.00	3,380.00	4,000.00	620.00	4,000.00
06320-000 Staffing (Admin & Maint)	287.91	457.03	169.12	2,338.74	5,484.36	3,145.62	5,484.36
06325-000 Community Center Expenses	393.39	345.00	(48.39)	2,654.25	4,140.00	1,485.75	4,140.00
06330-000 Bank Charges	199.25	20.00	(179.25)	417.85	240.00	(177.85)	240.00
06335-000 Fitness Center Lease	2,102.19	2,130.00	27.81	24,203.14	25,560.00	1,356.86	25,560.00
06345-000 Office Rent Expense	769.88	770.00	0.12	9,163.11	9,165.00	1.89	9,165.00
06415-000 Electricity & Gas	147.92	190.00	42.08	1,814.24	2,240.00	425.76	2,240.00
06420-000 Water	0.00	650.00	650.00	16,156.07	15,800.00	(356.07)	15,800.00
06440-000 Street Maint	0.00	0.00	0.00	0.00	600.00	600.00	600.00
06615-000 Snow Removal	163.35	0.00	(163.35)	10,630.30	13,000.00	2,369.70	13,000.00
06620-000 Reserve Account	0.00	18,060.00	18,060.00	0.00	18,060.00	18,060.00	18,060.00
Funding							
06625-000 Supplies	0.00	0.00	0.00	0.00	50.00	50.00	50.00
06626-000 Postage	5.00	350.00	345.00	1,620.89	2,170.00	549.11	2,170.00
06630-000 Repairs and Maint	2,136.92	1,983.00	(153.92)	24,546.65	24,796.00	249.35	24,796.00
06632-000 Dog Repairs	0.00	0.00	0.00	287.14	700.00	412.86	700.00
06635-000 Special Projects	0.00	0.00	0.00	4,258.19	5,000.00	741.81	5,000.00
06810-000 Commons Mowing	6,403.59	4,500.00	(1,903.59)	63,201.74	65,250.00	2,048.26	65,250.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	10,490.36	11,340.00	849.64	11,340.00
06830-000 Commons Turf	0.00	0.00	0.00	10,559.36	9,340.00	(1,219.36)	9,340.00
Spraying							
06843-000 Tree Program	329.42	0.00	(329.42)	8,175.13	11,000.00	2,824.87	11,000.00
06850-000 Flowers	114.35	0.00	(114.35)	1,835.79	2,400.00	564.21	2,400.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	1,513.36	2,520.00	1,006.64	2,520.00
06880-000 Landscape Labor	0.00	0.00	0.00	4,662.05	6,300.00	1,637.95	6,300.00
06890-000 Misc. Landscape	17,671.75	7,000.00	(10,671.75)	31,837.82	30,200.00	(1,637.82)	30,200.00
06900-000 Web Fees	0.00	0.00	0.00	197.63	67.00	(130.63)	67.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
07505-000 Management Fee	2,540.00	2,520.00	(20.00)	30,150.00	30,240.00	90.00	30,240.00
07508-000 Property Taxes	0.00	0.00	0.00	106.04	100.00	(6.04)	100.00
Total	33,264.92	41,975.03	8,710.11	265,674.62	311,167.36	45,492.74	311,167.36
Net Income	(6,756.77)	(15,585.03)	8,828.26	50,744.55	4,682.64	46,061.91	4,682.64

Kendall Yards HOA

Run Date: 03/29/2021
Run Time: 12:47 PM

INCOME STATEMENT

Townhomes

Start: 12/01/2020 | End: 12/31/2020

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-100 Dues - Townhomes	24,205.41	21,800.00	2,405.41	264,008.37	261,600.00	2,408.37	261,600.00
Total	24,205.41	21,800.00	2,405.41	264,008.37	261,600.00	2,408.37	261,600.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06410-100 Refuse Removal - TH	3,937.61	3,948.00	10.39	47,435.92	47,376.00	(59.92)	47,376.00
06415-100 Electricity & Gas - TH	112.26	110.00	(2.26)	1,344.54	1,320.00	(24.54)	1,320.00
06420-100 Water - TH	2,431.07	2,500.00	68.93	46,124.81	44,000.00	(2,124.81)	44,000.00
06425-100 Sewer - TH	13,125.59	12,950.00	(175.59)	157,305.70	155,400.00	(1,905.70)	155,400.00
06435-100 Stormwater - TH	745.34	735.00	(10.34)	8,932.39	8,820.00	(112.39)	8,820.00
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	1,571.24	1,680.00	108.76	1,680.00
06880-100 Landscape Labor - TH	0.00	0.00	0.00	4,646.12	5,350.00	703.88	5,350.00
Total	20,351.87	20,243.00	(108.87)	267,360.72	263,946.00	(3,414.72)	263,946.00
Net Income	3,853.54	1,557.00	2,296.54	(3,352.35)	(2,346.00)	(1,006.35)	(2,346.00)

Kendall Yards HOA

Run Date: 03/29/2021

Run Time: 12:47 PM

INCOME STATEMENT

Capital Reserves

Start: 12/01/2020 | End: 12/31/2020

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	300.00	850.00	(550.00)	850.00
05050-900 Interest Income - Capital Reserves	73.24	425.00	(351.76)	400.54	1,700.00	(1,299.46)	1,700.00
Total	73.24	425.00	(351.76)	700.54	2,550.00	(1,849.46)	2,550.00

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	73.24	425.00	(351.76)	700.54	2,550.00	(1,849.46)	2,550.00