

# Kendall Yards HOA

Run Date: 07/24/2024

Run Time: 08:31 AM

## BALANCE SHEET

As of: 06/30/2024

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market (Reserve)	\$157,009.46
01013-000	Alliance Bank - Reserves/WC	\$53,160.04
01011-000	Alliance Bank - Operating	\$108,567.72
	TOTAL ASSETS	<u>\$318,837.22</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>
03900-100	Retained Earnings - Townhomes	\$35,029.20
03900-000	Retained Earnings - Main	(\$8,898.96)
03900-900	Retained Earnings - Reserves Main	\$198,157.23
	Current Year Net Income/(Loss)	\$94,549.75
	TOTAL EQUITY	<u>\$318,837.22</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$318,837.22</u>

# Kendall Yards HOA

Run Date: 07/24/2024

Run Time: 08:31 AM

## INCOME STATEMENT

Start: 06/01/2024 | End: 06/30/2024

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05000-900 Capital Reserve Funding	1,550.00	1,550.00	0.00	9,300.00	9,300.00	0.00	18,600.00
05010-000 Dues	33,381.24	35,129.26	(1,748.02)	205,864.66	209,229.75	(3,365.09)	412,781.23
05010-100 Dues - Townhomes	25,087.73	27,922.47	(2,834.74)	163,458.34	167,482.67	(4,024.33)	313,872.53
05011-000 Dues - Apartments	272.00	272.00	0.00	1,632.00	1,632.00	0.00	21,379.20
05014-000 Transfer Fee	900.00	0.00	900.00	975.00	0.00	975.00	0.00
05020-000 Late Charges	50.00	25.00	25.00	100.00	125.00	(25.00)	275.00
05021-000 Late Interest	11.59	5.00	6.59	22.06	25.00	(2.94)	55.00
05025-000 NSF Income	0.00	0.00	0.00	(80.00)	0.00	(80.00)	0.00
05050-000 Interest Income	2.77	0.00	2.77	15.07	0.00	15.07	0.00
05050-900 Interest Income - Capital Rese...	452.99	300.00	152.99	2,712.27	1,800.00	912.27	3,600.00
05100-000 Misc. Income	70.00	0.00	70.00	965.00	860.00	105.00	1,110.00
<b>Income Total</b>	<b>61,778.32</b>	<b>65,203.73</b>	<b>(3,425.41)</b>	<b>384,964.40</b>	<b>390,454.42</b>	<b>(5,490.02)</b>	<b>771,672.96</b>
<b>Total Income</b>	<b>61,778.32</b>	<b>65,203.73</b>	<b>(3,425.41)</b>	<b>384,964.40</b>	<b>390,454.42</b>	<b>(5,490.02)</b>	<b>771,672.96</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	45.00	45.00	0.00	5,130.00
06135-000 Board & Annual Meetings	88.77	67.55	(21.22)	88.77	67.55	(21.22)	267.55
06305-000 Accounting	0.00	0.00	0.00	270.00	270.00	0.00	2,470.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	6,438.41
06320-000 Staffing (Admin & Maint)	239.51	436.25	196.74	1,033.34	2,617.50	1,584.16	5,235.00
06325-000 Community Center Expenses	159.79	140.34	(19.45)	1,288.98	1,214.23	(74.75)	2,303.47
06335-000 Fitness Center Lease	1,239.79	1,239.79	0.00	7,438.74	7,438.76	0.02	14,877.51
06336-000 Fitness Center - Op Costs	1,276.74	1,358.61	81.87	2,398.38	2,917.22	518.84	5,834.44
06345-000 Office Rent Expense	817.93	800.98	(16.95)	4,907.58	4,805.88	(101.70)	9,611.76
06410-000 Refuse Removal	52.11	163.65	111.54	250.74	330.31	79.57	566.65
06410-100 Refuse Removal - TH	4,799.91	4,494.37	(305.54)	28,631.06	26,821.16	(1,809.90)	53,979.46
06415-000 Electricity & Gas	277.94	271.88	(6.06)	1,652.01	1,340.29	(311.72)	2,539.47
06415-100 Electricity & Gas - TH	118.80	121.44	2.64	709.84	728.62	18.78	1,457.24
06420-000 Water	3,840.05	3,500.00	(340.05)	6,605.03	4,885.00	(1,720.03)	28,100.00
06420-100 Water - TH	4,235.68	5,081.73	846.05	17,611.85	17,467.05	(144.80)	52,305.37
06425-100 Sewer - TH	14,375.46	14,796.42	420.96	86,252.76	88,778.54	2,525.78	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	4,873.02	5,019.21	146.19	10,038.42
06615-000 Snow Removal	0.00	0.00	0.00	9,885.09	16,463.46	6,578.37	18,521.40
06620-000 Reserve Account Funding	1,550.00	1,550.00	0.00	9,300.00	9,300.00	0.00	18,600.00
06621-900 Capital Expenses	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00
06626-000 Postage	4.67	15.00	10.33	1,460.11	1,561.08	100.97	2,387.97
06630-000 Repairs and Maint	1,332.75	1,251.25	(81.50)	9,401.50	7,107.50	(2,294.00)	15,115.00
06635-000 Special Projects	0.00	828.20	828.20	0.00	1,724.46	1,724.46	6,583.76
06810-000 Commons Mowing	19,926.60	14,311.70	(5,614.90)	27,111.92	25,045.48	(2,066.45)	101,831.07
06820-000 Commons Fertilizing	0.00	0.00	0.00	3,480.66	3,412.05	(68.61)	14,648.20
06830-000 Commons Turf Spraying	3,754.64	3,075.88	(678.76)	4,650.90	4,051.43	(599.47)	16,107.23
06843-000 Tree Program	5,067.82	2,000.00	(3,067.82)	13,302.78	16,029.10	2,726.32	16,029.10
06850-000 Flowers	2,123.19	1,870.44	(252.75)	3,538.89	3,410.44	(128.45)	5,052.28
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	948.85	910.97	(37.88)	2,208.58

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	948.85	910.64	(38.21)	2,208.25
06880-000 Landscape Labor	2,480.17	2,500.00	19.83	4,897.23	3,000.00	(1,897.23)	12,000.00
06880-100 Landscape Labor - TH	2,432.25	2,500.00	67.75	4,849.31	3,000.00	(1,849.31)	13,000.00
06890-000 Misc. Landscape	2,573.22	1,915.39	(657.83)	14,837.72	14,890.97	53.25	75,259.45
06900-000 Web Fees	22.74	0.00	(22.74)	22.74	0.00	(22.74)	160.00
07505-000 Management Fee	2,805.00	2,805.00	0.00	16,830.00	16,830.00	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
<b>Expense Total</b>	<b>76,407.70</b>	<b>67,932.42</b>	<b>(8,475.28)</b>	<b>290,414.65</b>	<b>292,573.66</b>	<b>2,159.01</b>	<b>757,263.89</b>
<b>Total Expense</b>	<b>76,407.70</b>	<b>67,932.42</b>	<b>(8,475.28)</b>	<b>290,414.65</b>	<b>292,573.66</b>	<b>2,159.01</b>	<b>757,263.89</b>
<b>Net Income</b>	<b>(14,629.38)</b>	<b>(2,728.69)</b>	<b>(11,900.69)</b>	<b>94,549.75</b>	<b>97,880.76</b>	<b>(3,331.01)</b>	<b>14,409.07</b>

# Kendall Yards HOA

Run Date: 07/24/2024

Run Time: 08:31 AM

## INCOME STATEMENT

Main

Start: 06/01/2024 | End: 06/30/2024

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-000 Dues	33,381.24	35,129.26	(1,748.02)	205,864.66	209,229.75	(3,365.09)	412,781.23
05011-000 Dues - Apartments	272.00	272.00	0.00	1,632.00	1,632.00	0.00	21,379.20
05014-000 Transfer Fee	900.00	0.00	900.00	975.00	0.00	975.00	0.00
05020-000 Late Charges	50.00	25.00	25.00	100.00	125.00	(25.00)	275.00
05021-000 Late Interest	11.59	5.00	6.59	22.06	25.00	(2.94)	55.00
05025-000 NSF Income	0.00	0.00	0.00	(80.00)	0.00	(80.00)	0.00
05050-000 Interest Income	2.77	0.00	2.77	15.07	0.00	15.07	0.00
05100-000 Misc. Income	70.00	0.00	70.00	965.00	860.00	105.00	1,110.00
<b>Income Total</b>	<b>34,687.60</b>	<b>35,431.26</b>	<b>(743.66)</b>	<b>209,493.79</b>	<b>211,871.75</b>	<b>(2,377.96)</b>	<b>435,600.43</b>
<b>Total Income</b>	<b>34,687.60</b>	<b>35,431.26</b>	<b>(743.66)</b>	<b>209,493.79</b>	<b>211,871.75</b>	<b>(2,377.96)</b>	<b>435,600.43</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	45.00	45.00	0.00	5,130.00
06135-000 Board & Annual Meetings	88.77	67.55	(21.22)	88.77	67.55	(21.22)	267.55
06305-000 Accounting	0.00	0.00	0.00	270.00	270.00	0.00	2,470.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	6,438.41
06320-000 Staffing (Admin & Maint)	239.51	436.25	196.74	1,033.34	2,617.50	1,584.16	5,235.00
06325-000 Community Center Expenses	159.79	140.34	(19.45)	1,288.98	1,214.23	(74.75)	2,303.47
06335-000 Fitness Center Lease	1,239.79	1,239.79	0.00	7,438.74	7,438.76	0.02	14,877.51
06336-000 Fitness Center - Op Costs	1,276.74	1,358.61	81.87	2,398.38	2,917.22	518.84	5,834.44
06345-000 Office Rent Expense	817.93	800.98	(16.95)	4,907.58	4,805.88	(101.70)	9,611.76
06410-000 Refuse Removal	52.11	163.65	111.54	250.74	330.31	79.57	566.65
06415-000 Electricity & Gas	277.94	271.88	(6.06)	1,652.01	1,340.29	(311.72)	2,539.47
06420-000 Water	3,840.05	3,500.00	(340.05)	6,605.03	4,885.00	(1,720.03)	28,100.00
06615-000 Snow Removal	0.00	0.00	0.00	9,885.09	16,463.46	6,578.37	18,521.40
06620-000 Reserve Account Funding	1,550.00	1,550.00	0.00	9,300.00	9,300.00	0.00	18,600.00
06626-000 Postage	4.67	15.00	10.33	1,460.11	1,561.08	100.97	2,387.97
06630-000 Repairs and Maint	1,332.75	1,251.25	(81.50)	9,401.50	7,107.50	(2,294.00)	15,115.00
06635-000 Special Projects	0.00	828.20	828.20	0.00	1,724.46	1,724.46	6,583.76
06810-000 Commons Mowing	19,926.60	14,311.70	(5,614.90)	27,111.92	25,045.48	(2,066.45)	101,831.07
06820-000 Commons Fertilizing	0.00	0.00	0.00	3,480.66	3,412.05	(68.61)	14,648.20
06830-000 Commons Turf Spraying	3,754.64	3,075.88	(678.76)	4,650.90	4,051.43	(599.47)	16,107.23
06843-000 Tree Program	5,067.82	2,000.00	(3,067.82)	13,302.78	16,029.10	2,726.32	16,029.10
06850-000 Flowers	2,123.19	1,870.44	(252.75)	3,538.89	3,410.44	(128.45)	5,052.28
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	948.85	910.97	(37.88)	2,208.58
06880-000 Landscape Labor	2,480.17	2,500.00	19.83	4,897.23	3,000.00	(1,897.23)	12,000.00
06890-000 Misc. Landscape	2,573.22	1,915.39	(657.83)	14,837.72	14,890.97	53.25	75,259.45
06900-000 Web Fees	22.74	0.00	(22.74)	22.74	0.00	(22.74)	160.00
07505-000 Management Fee	2,805.00	2,805.00	0.00	16,830.00	16,830.00	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
<b>Expense Total</b>	<b>49,633.43</b>	<b>40,101.92</b>	<b>(9,531.51)</b>	<b>146,569.04</b>	<b>149,848.44</b>	<b>3,279.40</b>	<b>421,718.06</b>

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Total Expense</b>	<b>49,633.43</b>	<b>40,101.92</b>	<b>(9,531.51)</b>	<b>146,569.04</b>	<b>149,848.44</b>	<b>3,279.40</b>	<b>421,718.06</b>
<b>Net Income</b>	<b>(14,945.83)</b>	<b>(4,670.66)</b>	<b>(10,275.17)</b>	<b>62,924.75</b>	<b>62,023.31</b>	<b>901.44</b>	<b>13,882.37</b>

# Kendall Yards HOA

Run Date: 07/24/2024

Run Time: 08:31 AM

## INCOME STATEMENT

Townhomes

Start: 06/01/2024 | End: 06/30/2024

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-100 Dues - Townhomes	25,087.73	27,922.47	(2,834.74)	163,458.34	167,482.67	(4,024.33)	313,872.53
<b>Income Total</b>	<b>25,087.73</b>	<b>27,922.47</b>	<b>(2,834.74)</b>	<b>163,458.34</b>	<b>167,482.67</b>	<b>(4,024.33)</b>	<b>313,872.53</b>
<b>Total Income</b>	<b>25,087.73</b>	<b>27,922.47</b>	<b>(2,834.74)</b>	<b>163,458.34</b>	<b>167,482.67</b>	<b>(4,024.33)</b>	<b>313,872.53</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06410-100 Refuse Removal - TH	4,799.91	4,494.37	(305.54)	28,631.06	26,821.16	(1,809.90)	53,979.46
06415-100 Electricity & Gas - TH	118.80	121.44	2.64	709.84	728.62	18.78	1,457.24
06420-100 Water - TH	4,235.68	5,081.73	846.05	17,611.85	17,467.05	(144.80)	52,305.37
06425-100 Sewer - TH	14,375.46	14,796.42	420.96	86,252.76	88,778.54	2,525.78	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	4,873.02	5,019.21	146.19	10,038.42
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	948.85	910.64	(38.21)	2,208.25
06880-100 Landscape Labor - TH	2,432.25	2,500.00	67.75	4,849.31	3,000.00	(1,849.31)	13,000.00
<b>Expense Total</b>	<b>26,774.27</b>	<b>27,830.50</b>	<b>1,056.23</b>	<b>143,845.61</b>	<b>142,725.22</b>	<b>(1,120.39)</b>	<b>310,545.83</b>
<b>Total Expense</b>	<b>26,774.27</b>	<b>27,830.50</b>	<b>1,056.23</b>	<b>143,845.61</b>	<b>142,725.22</b>	<b>(1,120.39)</b>	<b>310,545.83</b>
<b>Net Income</b>	<b>(1,686.54)</b>	<b>91.97</b>	<b>(1,778.51)</b>	<b>19,612.73</b>	<b>24,757.45</b>	<b>(5,144.72)</b>	<b>3,326.70</b>

# Kendall Yards HOA

Run Date: 07/24/2024  
Run Time: 08:31 AM

## INCOME STATEMENT

Capital Reserves

Start: 06/01/2024 | End: 06/30/2024

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05000-900 Capital Reserve Funding	1,550.00	1,550.00	0.00	9,300.00	9,300.00	0.00	18,600.00
05050-900 Interest Income - Capital Rese...	452.99	300.00	152.99	2,712.27	1,800.00	912.27	3,600.00
<b>Income Total</b>	<b>2,002.99</b>	<b>1,850.00</b>	<b>152.99</b>	<b>12,012.27</b>	<b>11,100.00</b>	<b>912.27</b>	<b>22,200.00</b>
<b>Total Income</b>	<b>2,002.99</b>	<b>1,850.00</b>	<b>152.99</b>	<b>12,012.27</b>	<b>11,100.00</b>	<b>912.27</b>	<b>22,200.00</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	0.00	0.00	0.00	25,000.00
<b>Expense Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>25,000.00</b>
<b>Total Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>25,000.00</b>
<b>Net Income</b>	<b>2,002.99</b>	<b>1,850.00</b>	<b>152.99</b>	<b>12,012.27</b>	<b>11,100.00</b>	<b>912.27</b>	<b>(2,800.00)</b>