



Kennedy

House Condominium, Inc.

Special Assessment

Report For Owners

SPECIAL Kennedy House Condominium, Inc.
For the period ended December 31, 2021

Prepared by
HOA Books, LLC

Prepared on
January 20, 2022

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Balance Sheet

As of December 31, 2021

	Total
ASSETS	
Current Assets	
Bank Accounts	
1225 Checking #1879 SA - B. Popular	135,708.02
1226 Savings #2554 SA Money Market - B. Popular	1.45
Total Bank Accounts	135,709.47
Accounts Receivable	
1505 Special Assessments Receivable (A/R)	396,149.83
Total Accounts Receivable	396,149.83
Other Current Assets	
2045 Due From OPR to SPA (Asset)	0.70
Total Other Current Assets	0.70
Total Current Assets	531,860.00
Other Assets	
1506 Due From Operating Accounts	39,195.81
Total Other Assets	39,195.81
TOTAL ASSETS	\$571,055.81
LIABILITIES AND EQUITY	
Liabilities	
Long-Term Liabilities	
2701.1 SA Income 2015 To 2025	2,450,992.61
2701.2 SA Income (Opening Balance Difference 3/31/20)	-68,091.20
2701.3 SA Income (Projection Adjustment For SA 12/31/20)	-19,424.07
2702 SA Interest Income	295.71
2703 SA Other Fees Income	40.00
2704 SA Expenses 2015 to 2025	-1,056,571.25
2705 SA Loan Expenses 2015 To 2025	-1,020,431.32
2706 SA Loan Interest Expense 2015 To 2025	-234,498.01
2708 SA Due From Operating To SA	-35,575.93
2800 SA Loan Payable #8475	554,319.27
Total Long-Term Liabilities	571,055.81
Total Liabilities	571,055.81
Equity	
Retained Earnings	0.00
Net Income	
Total Equity	0.00
TOTAL LIABILITIES AND EQUITY	\$571,055.81

Balance Sheet by Month

As of December 31, 2021

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021
ASSETS												
Current Assets												
Bank Accounts												
1225 Checking #1879 SA - B. Popular	101,968.63	104,861.74	102,449.40	110,935.27	114,148.81	112,178.63	114,288.78	112,391.06	114,120.26	112,044.97	118,432.60	135,708.02
1226 Savings #2554 SA Money Market - B. Popular	39,132.07	39,147.09	39,164.79	39,180.89	39,195.81	1.45	1.45	1.45	1.45	1.45	1.45	1.45
Total Bank Accounts	141,100.70	144,008.83	141,614.19	150,116.16	153,344.62	112,180.08	114,290.23	112,392.51	114,121.71	112,046.42	118,434.05	135,709.47
Accounts Receivable												
1505 Special Assessments Receivable (A/R)	3,553.94	2,610.55	3,515.43	4,069.67	7,151.93	7,151.72	8,302.24	6,370.59	5,049.46	5,039.04	5,310.53	396,149.83
Total Accounts Receivable	3,553.94	2,610.55	3,515.43	4,069.67	7,151.93	7,151.72	8,302.24	6,370.59	5,049.46	5,039.04	5,310.53	396,149.83
Other Current Assets												
2010 Undeposited Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,784.63	-100.88	0.00
2045 Due From OPR to SPA (Asset)	1,757.49	2,247.84	2,738.19	776.09	615.97	973.05	640.00	2,797.29	3,669.03	3,976.62	8,529.17	0.70
Total Other Current Assets	1,757.49	2,247.84	2,738.19	776.09	615.97	973.05	640.00	2,797.29	3,669.03	9,761.25	8,428.29	0.70
Total Current Assets	146,412.13	148,867.22	147,867.81	154,961.92	161,112.52	120,304.85	123,232.47	121,560.39	122,840.20	126,846.71	132,172.87	531,860.00
Other Assets												
1506 Due From Operating Accounts						39,195.81	39,195.81	39,195.81	39,195.81	39,195.81	39,195.81	39,195.81
Total Other Assets	0.00	0.00	0.00	0.00	0.00	39,195.81	39,195.81	39,195.81	39,195.81	39,195.81	39,195.81	39,195.81
TOTAL ASSETS	\$146,412.13	\$148,867.22	\$147,867.81	\$154,961.92	\$161,112.52	\$159,500.66	\$162,428.28	\$160,756.20	\$162,036.01	\$166,042.52	\$171,368.68	\$571,055.81
LIABILITIES AND EQUITY												
Liabilities												
Current Liabilities												
Other Current Liabilities												
2555 Prepaid Special Assessments	0.00	0.00	0.00	0.00	2,579.60	2,247.15	1,914.70	1,582.25	1,316.29	984.51	818.02	0.00
Total Other Current Liabilities	0.00	0.00	0.00	0.00	2,579.60	2,247.15	1,914.70	1,582.25	1,316.29	984.51	818.02	0.00
Total Current Liabilities	0.00	0.00	0.00	0.00	2,579.60	2,247.15	1,914.70	1,582.25	1,316.29	984.51	818.02	0.00
Long-Term Liabilities												
2701.1 SA Income 2015 To 2025	1,897,711.55	1,911,855.77	1,922,542.51	1,941,324.54	1,956,584.63	1,967,007.44	1,981,971.37	1,992,295.46	2,005,545.11	2,021,587.34	2,038,783.76	2,450,992.61
2701.2 SA Income (Opening Balance Difference 3/31/20)	-68,091.20	-68,091.20	-68,091.20	-68,091.20	-68,091.20	-68,091.20	-68,091.20	-68,091.20	-68,091.20	-68,091.20	-68,091.20	-68,091.20
2701.3 SA Income (Projection Adjustment For SA 12/31/20)	-19,424.07	-19,424.07	-19,424.07	-19,424.07	-19,424.07	-19,424.07	-19,424.07	-19,424.07	-19,424.07	-19,424.07	-19,424.07	-19,424.07
2702 SA Interest Income	211.05	227.56	247.05	264.77	281.32	284.74	286.52	288.44	290.20	291.90	293.77	295.71
2703 SA Other Fees Income								40.00	40.00	40.00	40.00	40.00
2704 SA Expenses 2015 to 2025	-1,056,571.25	-1,056,571.25	-1,056,571.25	-1,056,571.25	-1,056,571.25	-1,056,571.25	-1,056,571.25	-1,056,571.25	-1,056,571.25	-1,056,571.25	-1,056,571.25	-1,056,571.25
2705 SA Loan Expenses 2015 To 2025	-1,020,431.32	-1,020,431.32	-1,020,431.32	-1,020,431.32	-1,020,431.32	-1,020,431.32	-1,020,431.32	-1,020,431.32	-1,020,431.32	-1,020,431.32	-1,020,431.32	-1,020,431.32
2706 SA Loan Interest Expense 2015 To 2025	-210,385.07	-212,796.72	-214,944.25	-217,286.90	-219,520.82	-221,794.53	-223,961.50	-226,165.79	-228,335.31	-230,401.07	-232,500.41	-234,498.01
2708 SA Due From Operating To SA	-35,575.93	-35,575.93	-35,575.93	-35,575.93	-35,575.93	-35,575.93	-35,575.93	-35,575.93	-35,575.93	-35,575.93	-35,575.93	-35,575.93
2800 SA Loan Payable #8475	658,968.37	649,674.38	640,116.27	630,753.28	621,281.56	611,849.63	602,310.96	592,809.61	583,273.49	573,633.61	564,027.31	554,319.27
Total Long-Term Liabilities	146,412.13	148,867.22	147,867.81	154,961.92	158,532.92	157,253.51	160,513.58	159,173.95	160,719.72	165,058.01	170,550.86	571,055.81
Total Liabilities	146,412.13	148,867.22	147,867.81	154,961.92	161,112.52	159,500.66	162,428.28	160,756.20	162,036.01	166,042.52	171,368.68	571,055.81
Equity												
Retained Earnings	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income												
Total Equity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL LIABILITIES AND EQUITY	\$146,412.13	\$148,867.22	\$147,867.81	\$154,961.92	\$161,112.52	\$159,500.66	\$162,428.28	\$160,756.20	\$162,036.01	\$166,042.52	\$171,368.68	\$571,055.81

Comparative Balance Sheet

As of December 31, 2021

	As of Dec 31, 2021	As of Dec 31, 2020 (PP)	Total Change
ASSETS			
Current Assets			
Bank Accounts			
1225 Checking #1879 SA - B. Popular	135,708.02	103,421.87	32,286.15
1226 Savings #2554 SA Money Market - B. Popular	1.45	39,114.28	-39,112.83
Total Bank Accounts	135,709.47	142,536.15	-6,826.68
Accounts Receivable			
1505 Special Assessments Receivable (A/R)	396,149.83	8,144.91	388,004.92
Total Accounts Receivable	396,149.83	8,144.91	388,004.92
Other Current Assets			
2045 Due From OPR to SPA (Asset)	0.70	157.37	-156.67
Total Other Current Assets	0.70	157.37	-156.67
Total Current Assets	531,860.00	150,838.43	381,021.57
Other Assets			
1506 Due From Operating Accounts	39,195.81		39,195.81
Total Other Assets	39,195.81	0.00	39,195.81
TOTAL ASSETS	\$571,055.81	\$150,838.43	\$420,217.38
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
2555 Prepaid Special Assessments	0.00	3,493.25	-3,493.25
Total Other Current Liabilities	0.00	3,493.25	-3,493.25
Total Current Liabilities	0.00	3,493.25	-3,493.25
Long-Term Liabilities			
2701.1 SA Income 2015 To 2025	2,450,992.61	1,886,958.32	564,034.29
2701.2 SA Income (Opening Balance Difference 3/31/20)	-68,091.20	-68,091.20	0.00

	As of Dec 31, 2021	As of Dec 31, 2020 (PP)	Total Change
2701.3 SA Income (Projection Adjustment For SA 12/31/20)	-19,424.07	-19,424.07	0.00
2702 SA Interest Income	295.71	191.69	104.02
2703 SA Other Fees Income	40.00		40.00
2704 SA Expenses 2015 to 2025	-1,056,571.25	-1,056,571.25	0.00
2705 SA Loan Expenses 2015 To 2025	-1,020,431.32	-1,020,431.32	0.00
2706 SA Loan Interest Expense 2015 To 2025	-234,498.01	-207,939.54	-26,558.47
2708 SA Due From Operating To SA	-35,575.93	-35,575.93	0.00
2800 SA Loan Payable #8475	554,319.27	668,228.48	-113,909.21
Total Long-Term Liabilities	571,055.81	147,345.18	423,710.63
Total Liabilities	571,055.81	150,838.43	420,217.38
Equity			
Retained Earnings	0.00		0.00
Net Income		0.00	0.00
Total Equity	0.00	0.00	0.00
TOTAL LIABILITIES AND EQUITY	\$571,055.81	\$150,838.43	\$420,217.38

Loan Balance

All Dates

Date	Transaction Type	Name	Memo/Description	Amount
03/31/2020	Journal Entry		Loan Beginning Balance as of 3/31/2020	750,393.22
04/01/2020	Check	Popular Bank	Principal Payment Amount	-8,959.41
05/01/2020	Check	Popular Bank	Principal Payment Amount	-9,079.73
06/01/2020	Check	Popular Bank	Principal Payment Amount	-9,025.42
07/01/2020	Check	Popular Bank	Principal Payment Amount	-9,143.86
08/01/2020	Check	Popular Bank	Principal Payment Amount	-9,091.92
09/01/2020	Check	Popular Bank	Principal Payment Amount	-9,125.19
10/01/2020	Check	Popular Bank	Principal Payment Amount	-9,240.76
11/02/2020	Check	Popular Bank	Principal Payment Amount	-9,192.41
12/01/2020	Check	Popular Bank	Principal Payment Amount	-9,306.04
01/04/2021	Check	Popular Bank	Principal Payment Amount	-9,260.11
02/01/2021	Check	Popular Bank	Principal Payment Amount	-9,293.99
03/01/2021	Check	Popular Bank	Principal Payment Amount	-9,558.11
04/01/2021	Check	Popular Bank	Principal Payment Amount	-9,362.99
05/03/2021	Check	Popular Bank	Principal Payment Amount	-9,471.72
06/01/2021	Check	Popular Bank	Principal Payment Amount	-9,431.93
07/01/2021	Check	Popular Bank	Principal Payment Amount	-9,538.67
08/02/2021	Check	Popular Bank	Principal Payment Amount	-9,501.35
09/01/2021	Check	Popular Bank	Principal Payment Amount	-9,536.12
10/01/2021	Check	Popular Bank	Principal Payment Amount	-9,639.88
11/01/2021	Check	Popular Bank	Principal Payment Amount	-9,606.30
12/01/2021	Check	Popular Bank	Principal Payment Amount	-9,708.04
01/03/2022	Check	Popular Bank	Principal Payment Amount	-9,676.99
TOTAL				\$544,642.28

Loan Interest Expense

All Dates

Date	Transaction Type	Name	Memo/Description	Amount
03/31/2020	Journal Entry		Accumulated Interest Paid Per Associa's Financial Report (Attached)	-184,753.52
04/01/2020	Check	Popular Bank	Interest Payment Amount	-2,746.23
05/01/2020	Check	Popular Bank	Interest Amount Paid	-2,625.91
06/01/2020	Check	Popular Bank	Interest Payment Amount	-2,680.22
07/01/2020	Check	Popular Bank	Interest Payment Amount	-2,561.78
08/01/2020	Check	Popular Bank	Interest Payment Amount	-2,613.72
09/01/2020	Check	Popular Bank	Interest Payment Amount	-2,580.45
10/01/2020	Check	Popular Bank	Interest Payment Amount	-2,464.88
11/02/2020	Check	Popular Bank	Interest Payment Amount	-2,513.23
12/01/2020	Check	Popular Bank	Interest Payment Amount	-2,399.60
01/04/2021	Check	Popular Bank	Interest Payment Amount	-2,445.53
02/01/2021	Check	Popular Bank	Interest Payment Amount	-2,411.65
03/01/2021	Check	Popular Bank	Interest Payment Amount	-2,147.53
04/01/2021	Check	Popular Bank	Interest Payment Amount	-2,342.65
05/03/2021	Check	Popular Bank	Interest Payment Amount	-2,233.92
06/01/2021	Check	Popular Bank	Interest Payment Amount	-2,273.71
07/01/2021	Check	Popular Bank	Interest Payment Amount	-2,166.97
08/02/2021	Check	Popular Bank	Interest Payment Amount	-2,204.29
09/01/2021	Check	Popular Bank	Interest Payment Amount	-2,169.52
10/01/2021	Check	Popular Bank	Interest Payment Amount	-2,065.76
11/01/2021	Check	Popular Bank	Interest Payment Amount	-2,099.34
12/01/2021	Check	Popular Bank	Interest Payment Amount	-1,997.60
01/03/2022	Check	Popular Bank	Interest Payment Amount	-2,028.65
TOTAL				\$ -236,526.66