

# Kendall Yards HOA

Run Date: 02/23/2026

Run Time: 07:17 AM

## BALANCE SHEET

As of: 01/31/2026

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market (Reserve)	\$165,823.44
01011-000	Alliance Bank - Operating	\$79,950.85
01013-000	Alliance Bank - Reserves/WC	\$82,882.62
	TOTAL ASSETS	<u>\$328,756.91</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	(\$4,407.06)
03900-100	Retained Earnings - Townhomes	\$36,898.05
03900-900	Retained Earnings - Reserves Main	\$246,654.73
	Current Year Net Income/(Loss)	\$49,611.19
	TOTAL EQUITY	<u>\$328,756.91</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$328,756.91</u>

# Kendall Yards HOA

Run Date: 02/23/2026

Run Time: 07:17 AM

## INCOME STATEMENT

Start: 01/01/2026 | End: 01/31/2026

### 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	1,550.00	1,550.00	0.00	18,600.00
05010-000 Dues	40,905.59	38,163.01	2,742.58	40,905.59	38,163.01	2,742.58	440,097.63
05010-100 Dues - Townhomes	41,451.58	46,397.10	(4,945.52)	41,451.58	46,397.10	(4,945.52)	345,259.79
05011-000 Dues - Apartments	290.00	290.00	0.00	290.00	290.00	0.00	22,794.00
05014-000 Transfer Fee	(1,025.00)	0.00	(1,025.00)	(1,025.00)	0.00	(1,025.00)	0.00
05020-000 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	275.00
05021-000 Late Interest	0.00	0.00	0.00	0.00	0.00	0.00	55.00
05050-000 Interest Income	2.12	0.00	2.12	2.12	0.00	2.12	0.00
05050-900 Interest Income - Capital Rese...	501.33	475.00	26.33	501.33	475.00	26.33	5,700.00
05100-000 Misc. Income	0.00	50.00	(50.00)	0.00	50.00	(50.00)	1,300.00
<b>Income Total</b>	<b>83,675.62</b>	<b>86,925.11</b>	<b>(3,249.49)</b>	<b>83,675.62</b>	<b>86,925.11</b>	<b>(3,249.49)</b>	<b>834,081.42</b>
<b>Total Income</b>	<b>83,675.62</b>	<b>86,925.11</b>	<b>(3,249.49)</b>	<b>83,675.62</b>	<b>86,925.11</b>	<b>(3,249.49)</b>	<b>834,081.42</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	0.00	0.00	0.00	9,690.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	0.00	0.00	0.00	275.00
06305-000 Accounting	0.00	0.00	0.00	0.00	0.00	0.00	3,510.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	6,953.04
06320-000 Staffing (Admin & Maint)	162.14	164.58	2.44	162.14	164.58	2.44	2,012.87
06325-000 Community Center Expenses	694.14	797.97	103.83	694.14	797.97	103.83	2,630.30
06335-000 Fitness Center Lease	843.06	843.06	0.00	843.06	843.06	0.00	7,932.45
06336-000 Fitness Center - Op Costs	0.00	0.00	0.00	0.00	0.00	0.00	2,558.60
06345-000 Office Rent Expense	817.93	817.94	0.01	817.93	817.94	0.01	9,815.28
06410-000 Refuse Removal	42.16	49.43	7.27	42.16	49.43	7.27	560.16
06410-100 Refuse Removal - TH	5,121.63	5,157.92	36.29	5,121.63	5,157.92	36.29	63,156.46
06415-000 Electricity & Gas	501.20	322.95	(178.25)	501.20	322.95	(178.25)	3,875.40
06415-100 Electricity & Gas - TH	166.57	146.58	(19.99)	166.57	146.58	(19.99)	1,758.96
06420-000 Water	257.29	256.35	(0.94)	257.29	256.35	(0.94)	36,010.13
06420-100 Water - TH	2,887.03	2,787.83	(99.20)	2,887.03	2,787.83	(99.20)	60,018.99
06425-100 Sewer - TH	15,563.52	15,994.68	431.16	15,563.52	15,994.68	431.16	191,936.16
06435-100 Stormwater - TH	892.07	916.95	24.88	892.07	916.95	24.88	11,003.40
06615-000 Snow Removal	0.00	6,224.45	6,224.45	0.00	6,224.45	6,224.45	18,673.34
06620-000 Reserve Account Funding	1,550.00	1,550.00	0.00	1,550.00	1,550.00	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	522.28	625.00	102.72	522.28	625.00	102.72	2,425.00
06630-000 Repairs and Maint	1,457.77	1,592.17	134.40	1,457.77	1,592.17	134.40	19,106.00
06635-000 Special Projects	0.00	0.00	0.00	0.00	0.00	0.00	7,003.20
06810-000 Commons Mowing	(219.36)	0.00	219.36	(219.36)	0.00	219.36	113,481.26
06820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	11,356.71
06830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	20,997.01
06843-000 Tree Program	0.00	0.00	0.00	0.00	0.00	0.00	15,430.33
06850-000 Flowers	0.00	0.00	0.00	0.00	0.00	0.00	5,067.91
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	0.00	0.00	2,434.97
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	0.00	0.00	0.00	2,425.20
06880-000 Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	13,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06880-100 Landscape Labor - TH	0.00	0.00	0.00	0.00	0.00	0.00	13,000.00
06890-000 Misc. Landscape	0.00	0.00	0.00	0.00	0.00	0.00	80,834.62
06900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	205.48
07505-000 Management Fee	2,805.00	2,805.00	0.00	2,805.00	2,805.00	0.00	33,660.00
07508-000 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	89.46
07515-000 Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	1,694.09
<b>Expense Total</b>	<b>34,064.43</b>	<b>41,052.86</b>	<b>6,988.43</b>	<b>34,064.43</b>	<b>41,052.86</b>	<b>6,988.43</b>	<b>818,181.78</b>
<b>Total Expense</b>	<b>34,064.43</b>	<b>41,052.86</b>	<b>6,988.43</b>	<b>34,064.43</b>	<b>41,052.86</b>	<b>6,988.43</b>	<b>818,181.78</b>
<b>Net Income</b>	<b>49,611.19</b>	<b>45,872.25</b>	<b>3,738.94</b>	<b>49,611.19</b>	<b>45,872.25</b>	<b>3,738.94</b>	<b>15,899.64</b>

# Kendall Yards HOA

Run Date: 02/23/2026

Run Time: 07:17 AM

## INCOME STATEMENT

Main

Start: 01/01/2026 | End: 01/31/2026

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-000 Dues	40,905.59	38,163.01	2,742.58	40,905.59	38,163.01	2,742.58	440,097.63
05011-000 Dues - Apartments	290.00	290.00	0.00	290.00	290.00	0.00	22,794.00
05014-000 Transfer Fee	(1,025.00)	0.00	(1,025.00)	(1,025.00)	0.00	(1,025.00)	0.00
05020-000 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	275.00
05021-000 Late Interest	0.00	0.00	0.00	0.00	0.00	0.00	55.00
05050-000 Interest Income	2.12	0.00	2.12	2.12	0.00	2.12	0.00
05100-000 Misc. Income	0.00	50.00	(50.00)	0.00	50.00	(50.00)	1,300.00
<b>Income Total</b>	<b>40,172.71</b>	<b>38,503.01</b>	<b>1,669.70</b>	<b>40,172.71</b>	<b>38,503.01</b>	<b>1,669.70</b>	<b>464,521.63</b>
<b>Total Income</b>	<b>40,172.71</b>	<b>38,503.01</b>	<b>1,669.70</b>	<b>40,172.71</b>	<b>38,503.01</b>	<b>1,669.70</b>	<b>464,521.63</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	0.00	0.00	0.00	9,690.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	0.00	0.00	0.00	275.00
06305-000 Accounting	0.00	0.00	0.00	0.00	0.00	0.00	3,510.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	6,953.04
06320-000 Staffing (Admin & Maint)	162.14	164.58	2.44	162.14	164.58	2.44	2,012.87
06325-000 Community Center Expenses	694.14	797.97	103.83	694.14	797.97	103.83	2,630.30
06335-000 Fitness Center Lease	843.06	843.06	0.00	843.06	843.06	0.00	7,932.45
06336-000 Fitness Center - Op Costs	0.00	0.00	0.00	0.00	0.00	0.00	2,558.60
06345-000 Office Rent Expense	817.93	817.94	0.01	817.93	817.94	0.01	9,815.28
06410-000 Refuse Removal	42.16	49.43	7.27	42.16	49.43	7.27	560.16
06415-000 Electricity & Gas	501.20	322.95	(178.25)	501.20	322.95	(178.25)	3,875.40
06420-000 Water	257.29	256.35	(0.94)	257.29	256.35	(0.94)	36,010.13
06615-000 Snow Removal	0.00	6,224.45	6,224.45	0.00	6,224.45	6,224.45	18,673.34
06620-000 Reserve Account Funding	1,550.00	1,550.00	0.00	1,550.00	1,550.00	0.00	18,600.00
06626-000 Postage	522.28	625.00	102.72	522.28	625.00	102.72	2,425.00
06630-000 Repairs and Maint	1,457.77	1,592.17	134.40	1,457.77	1,592.17	134.40	19,106.00
06635-000 Special Projects	0.00	0.00	0.00	0.00	0.00	0.00	7,003.20
06810-000 Commons Mowing	(219.36)	0.00	219.36	(219.36)	0.00	219.36	113,481.26
06820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	11,356.71
06830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	20,997.01
06843-000 Tree Program	0.00	0.00	0.00	0.00	0.00	0.00	15,430.33
06850-000 Flowers	0.00	0.00	0.00	0.00	0.00	0.00	5,067.91
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	0.00	0.00	2,434.97
06880-000 Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	13,000.00
06890-000 Misc. Landscape	0.00	0.00	0.00	0.00	0.00	0.00	80,834.62
06900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	205.48
07505-000 Management Fee	2,805.00	2,805.00	0.00	2,805.00	2,805.00	0.00	33,660.00
07508-000 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	89.46
07515-000 Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	1,694.09
<b>Expense Total</b>	<b>9,433.61</b>	<b>16,048.90</b>	<b>6,615.29</b>	<b>9,433.61</b>	<b>16,048.90</b>	<b>6,615.29</b>	<b>449,882.61</b>
<b>Total Expense</b>	<b>9,433.61</b>	<b>16,048.90</b>	<b>6,615.29</b>	<b>9,433.61</b>	<b>16,048.90</b>	<b>6,615.29</b>	<b>449,882.61</b>

<b>Net Income</b>	<b>30,739.10</b>	<b>22,454.11</b>	<b>8,284.99</b>	<b>30,739.10</b>	<b>22,454.11</b>	<b>8,284.99</b>	<b>14,639.02</b>
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# Kendall Yards HOA

Run Date: 02/23/2026

Run Time: 07:17 AM

## INCOME STATEMENT

Townhomes

Start: 01/01/2026 | End: 01/31/2026

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-100 Dues - Townhomes	41,451.58	46,397.10	(4,945.52)	41,451.58	46,397.10	(4,945.52)	345,259.79
<b>Income Total</b>	<b>41,451.58</b>	<b>46,397.10</b>	<b>(4,945.52)</b>	<b>41,451.58</b>	<b>46,397.10</b>	<b>(4,945.52)</b>	<b>345,259.79</b>
<b>Total Income</b>	<b>41,451.58</b>	<b>46,397.10</b>	<b>(4,945.52)</b>	<b>41,451.58</b>	<b>46,397.10</b>	<b>(4,945.52)</b>	<b>345,259.79</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06410-100 Refuse Removal - TH	5,121.63	5,157.92	36.29	5,121.63	5,157.92	36.29	63,156.46
06415-100 Electricity & Gas - TH	166.57	146.58	(19.99)	166.57	146.58	(19.99)	1,758.96
06420-100 Water - TH	2,887.03	2,787.83	(99.20)	2,887.03	2,787.83	(99.20)	60,018.99
06425-100 Sewer - TH	15,563.52	15,994.68	431.16	15,563.52	15,994.68	431.16	191,936.16
06435-100 Stormwater - TH	892.07	916.95	24.88	892.07	916.95	24.88	11,003.40
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	0.00	0.00	0.00	2,425.20
06880-100 Landscape Labor - TH	0.00	0.00	0.00	0.00	0.00	0.00	13,000.00
<b>Expense Total</b>	<b>24,630.82</b>	<b>25,003.96</b>	<b>373.14</b>	<b>24,630.82</b>	<b>25,003.96</b>	<b>373.14</b>	<b>343,299.17</b>
<b>Total Expense</b>	<b>24,630.82</b>	<b>25,003.96</b>	<b>373.14</b>	<b>24,630.82</b>	<b>25,003.96</b>	<b>373.14</b>	<b>343,299.17</b>
<b>Net Income</b>	<b>16,820.76</b>	<b>21,393.14</b>	<b>(4,572.38)</b>	<b>16,820.76</b>	<b>21,393.14</b>	<b>(4,572.38)</b>	<b>1,960.62</b>

# Kendall Yards HOA

Run Date: 02/23/2026

Run Time: 07:17 AM

## INCOME STATEMENT

Capital Reserves

Start: 01/01/2026 | End: 01/31/2026

### 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	1,550.00	1,550.00	0.00	18,600.00
05050-900 Interest Income - Capital Rese...	501.33	475.00	26.33	501.33	475.00	26.33	5,700.00
<b>Income Total</b>	<b>2,051.33</b>	<b>2,025.00</b>	<b>26.33</b>	<b>2,051.33</b>	<b>2,025.00</b>	<b>26.33</b>	<b>24,300.00</b>
<b>Total Income</b>	<b>2,051.33</b>	<b>2,025.00</b>	<b>26.33</b>	<b>2,051.33</b>	<b>2,025.00</b>	<b>26.33</b>	<b>24,300.00</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>2,051.33</b>	<b>2,025.00</b>	<b>26.33</b>	<b>2,051.33</b>	<b>2,025.00</b>	<b>26.33</b>	<b>(700.00)</b>