

# Kendall Yards HOA

Run Date: 03/20/2026

Run Time: 08:50 AM

## BALANCE SHEET

As of: 02/28/2026

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market (Reserve)	\$166,261.68
01011-000	Alliance Bank - Operating	\$108,166.44
01013-000	Alliance Bank - Reserves/WC	\$84,448.77
	<b>TOTAL ASSETS</b>	<b>\$358,976.89</b>

### Liabilities

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
	<b>TOTAL LIABILITIES</b>	<b>\$0.00</b>

### 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)	\$79,831.17
	<b>TOTAL EQUITY</b>	<b>\$358,976.89</b>
	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$358,976.89</b>

# Kendall Yards HOA

Run Date: 03/20/2026

Run Time: 08:50 AM

## INCOME STATEMENT

Start: 02/01/2026 | End: 02/28/2026

### 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	3,100.00	3,100.00	0.00	18,600.00
05010-000 Dues	35,910.00	35,890.49	19.51	76,815.59	74,053.50	2,762.09	440,097.63
05010-100 Dues - Townhomes	29,085.11	27,262.80	1,822.31	70,536.69	73,659.90	(3,123.21)	345,259.79
05011-000 Dues - Apartments	290.00	290.00	0.00	580.00	580.00	0.00	22,794.00
05014-000 Transfer Fee	475.00	0.00	475.00	(550.00)	0.00	(550.00)	0.00
05020-000 Late Charges	0.00	25.00	(25.00)	0.00	25.00	(25.00)	275.00
05021-000 Late Interest	0.00	5.00	(5.00)	0.00	5.00	(5.00)	55.00
05025-000 NSF Income	40.00	0.00	40.00	40.00	0.00	40.00	0.00
05045-000 Initiation Fees	100.00	0.00	100.00	100.00	0.00	100.00	0.00
05050-000 Interest Income	2.33	0.00	2.33	4.45	0.00	4.45	0.00
05050-900 Interest Income - Capital Rese...	454.39	475.00	(20.61)	955.72	950.00	5.72	5,700.00
05100-000 Misc. Income	150.00	50.00	100.00	150.00	100.00	50.00	1,300.00
<b>Income Total</b>	<b>68,056.83</b>	<b>65,548.29</b>	<b>2,508.54</b>	<b>151,732.45</b>	<b>152,473.40</b>	<b>(740.95)</b>	<b>834,081.42</b>
<b>Total Income</b>	<b>68,056.83</b>	<b>65,548.29</b>	<b>2,508.54</b>	<b>151,732.45</b>	<b>152,473.40</b>	<b>(740.95)</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	285.00	285.00	0.00	285.00	285.00	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)	162.52	164.58	2.06	324.66	329.16	4.50	2,012.87
06325-000 Community Center Expenses	226.95	218.11	(8.84)	921.09	1,016.08	94.99	2,630.30
06335-000 Fitness Center Lease	347.14	644.49	297.35	1,190.20	1,487.55	297.35	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	1,635.86	1,635.88	0.02	9,815.28
06410-000 Refuse Removal	50.35	54.30	3.95	92.51	103.73	11.22	560.16
06410-100 Refuse Removal - TH	5,380.58	5,391.95	11.37	10,502.21	10,549.87	47.66	63,156.46
06415-000 Electricity & Gas	328.74	322.95	(5.79)	829.94	645.90	(184.04)	3,875.40
06415-100 Electricity & Gas - TH	167.00	146.58	(20.42)	333.57	293.16	(40.41)	1,758.96
06420-000 Water	265.68	266.45	0.77	522.97	522.80	(0.17)	36,010.13
06420-100 Water - TH	3,133.52	2,818.96	(314.56)	6,020.55	5,606.79	(413.76)	60,018.99
06425-100 Sewer - TH	15,988.35	15,994.68	6.33	31,551.87	31,989.36	437.49	191,936.16
06435-100 Stormwater - TH	916.53	916.95	0.42	1,808.60	1,833.90	25.30	11,003.40
06615-000 Snow Removal	2,148.92	6,224.45	4,075.53	2,148.92	12,448.90	10,299.98	18,673.34
06620-000 Reserve Account Funding	1,550.00	1,550.00	0.00	3,100.00	3,100.00	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	26.14	30.00	3.86	548.42	655.00	106.58	2,425.00
06630-000 Repairs and Maint	1,467.50	1,592.16	124.66	2,925.27	3,184.33	259.06	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	0.00	0.00	0.00	(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

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	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
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	5,610.00	5,610.00	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	1,769.00	1,694.09	(74.91)	1,769.00	1,694.09	(74.91)	1,694.09
<b>Expense Total</b>	<b>37,836.85</b>	<b>41,938.64</b>	<b>4,101.79</b>	<b>71,901.28</b>	<b>82,991.50</b>	<b>11,090.22</b>	<b>818,181.78</b>
<b>Total Expense</b>	<b>37,836.85</b>	<b>41,938.64</b>	<b>4,101.79</b>	<b>71,901.28</b>	<b>82,991.50</b>	<b>11,090.22</b>	<b>818,181.78</b>
<b>Net Income</b>	<b>30,219.98</b>	<b>23,609.65</b>	<b>6,610.33</b>	<b>79,831.17</b>	<b>69,481.90</b>	<b>10,349.27</b>	<b>15,899.64</b>

# Kendall Yards HOA

Run Date: 03/20/2026

Run Time: 08:50 AM

## INCOME STATEMENT

Main

Start: 02/01/2026 | End: 02/28/2026

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-000 Dues	35,910.00	35,890.49	19.51	76,815.59	74,053.50	2,762.09	440,097.63
05011-000 Dues - Apartments	290.00	290.00	0.00	580.00	580.00	0.00	22,794.00
05014-000 Transfer Fee	475.00	0.00	475.00	(550.00)	0.00	(550.00)	0.00
05020-000 Late Charges	0.00	25.00	(25.00)	0.00	25.00	(25.00)	275.00
05021-000 Late Interest	0.00	5.00	(5.00)	0.00	5.00	(5.00)	55.00
05025-000 NSF Income	40.00	0.00	40.00	40.00	0.00	40.00	0.00
05045-000 Initiation Fees	100.00	0.00	100.00	100.00	0.00	100.00	0.00
05050-000 Interest Income	2.33	0.00	2.33	4.45	0.00	4.45	0.00
05100-000 Misc. Income	150.00	50.00	100.00	150.00	100.00	50.00	1,300.00
<b>Income Total</b>	<b>36,967.33</b>	<b>36,260.49</b>	<b>706.84</b>	<b>77,140.04</b>	<b>74,763.50</b>	<b>2,376.54</b>	<b>464,521.63</b>
<b>Total Income</b>	<b>36,967.33</b>	<b>36,260.49</b>	<b>706.84</b>	<b>77,140.04</b>	<b>74,763.50</b>	<b>2,376.54</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	285.00	285.00	0.00	285.00	285.00	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)	162.52	164.58	2.06	324.66	329.16	4.50	2,012.87
06325-000 Community Center Expenses	226.95	218.11	(8.84)	921.09	1,016.08	94.99	2,630.30
06335-000 Fitness Center Lease	347.14	644.49	297.35	1,190.20	1,487.55	297.35	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	1,635.86	1,635.88	0.02	9,815.28
06410-000 Refuse Removal	50.35	54.30	3.95	92.51	103.73	11.22	560.16
06415-000 Electricity & Gas	328.74	322.95	(5.79)	829.94	645.90	(184.04)	3,875.40
06420-000 Water	265.68	266.45	0.77	522.97	522.80	(0.17)	36,010.13
06615-000 Snow Removal	2,148.92	6,224.45	4,075.53	2,148.92	12,448.90	10,299.98	18,673.34
06620-000 Reserve Account Funding	1,550.00	1,550.00	0.00	3,100.00	3,100.00	0.00	18,600.00
06626-000 Postage	26.14	30.00	3.86	548.42	655.00	106.58	2,425.00
06630-000 Repairs and Maint	1,467.50	1,592.16	124.66	2,925.27	3,184.33	259.06	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	0.00	0.00	0.00	(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	5,610.00	5,610.00	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	1,769.00	1,694.09	(74.91)	1,769.00	1,694.09	(74.91)	1,694.09
<b>Expense Total</b>	<b>12,250.87</b>	<b>16,669.52</b>	<b>4,418.65</b>	<b>21,684.48</b>	<b>32,718.42</b>	<b>11,033.94</b>	<b>449,882.61</b>

Account	Current			Year to Date		Yearly	
	Actual	Budget	Variance	Actual	Budget	Budget	
Total Expense	12,250.87	16,669.52	4,418.65	21,684.48	32,718.42	11,033.94	449,882.61
Net Income	24,716.46	19,590.97	5,125.49	55,455.56	42,045.08	13,410.48	14,639.02

# Kendall Yards HOA

Run Date: 03/20/2026

Run Time: 08:50 AM

## INCOME STATEMENT

Townhomes

Start: 02/01/2026 | End: 02/28/2026

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-100 Dues - Townhomes	29,085.11	27,262.80	1,822.31	70,536.69	73,659.90	(3,123.21)	345,259.79
<b>Income Total</b>	<b>29,085.11</b>	<b>27,262.80</b>	<b>1,822.31</b>	<b>70,536.69</b>	<b>73,659.90</b>	<b>(3,123.21)</b>	<b>345,259.79</b>
<b>Total Income</b>	<b>29,085.11</b>	<b>27,262.80</b>	<b>1,822.31</b>	<b>70,536.69</b>	<b>73,659.90</b>	<b>(3,123.21)</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	5,380.58	5,391.95	11.37	10,502.21	10,549.87	47.66	63,156.46
06415-100 Electricity & Gas - TH	167.00	146.58	(20.42)	333.57	293.16	(40.41)	1,758.96
06420-100 Water - TH	3,133.52	2,818.96	(314.56)	6,020.55	5,606.79	(413.76)	60,018.99
06425-100 Sewer - TH	15,988.35	15,994.68	6.33	31,551.87	31,989.36	437.49	191,936.16
06435-100 Stormwater - TH	916.53	916.95	0.42	1,808.60	1,833.90	25.30	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>25,585.98</b>	<b>25,269.12</b>	<b>(316.86)</b>	<b>50,216.80</b>	<b>50,273.08</b>	<b>56.28</b>	<b>343,299.17</b>
<b>Total Expense</b>	<b>25,585.98</b>	<b>25,269.12</b>	<b>(316.86)</b>	<b>50,216.80</b>	<b>50,273.08</b>	<b>56.28</b>	<b>343,299.17</b>
<b>Net Income</b>	<b>3,499.13</b>	<b>1,993.68</b>	<b>1,505.45</b>	<b>20,319.89</b>	<b>23,386.82</b>	<b>(3,066.93)</b>	<b>1,960.62</b>

# Kendall Yards HOA

Run Date: 03/20/2026  
Run Time: 08:50 AM

## INCOME STATEMENT

Capital Reserves

Start: 02/01/2026 | End: 02/28/2026

### 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	3,100.00	3,100.00	0.00	18,600.00
05050-900 Interest Income - Capital Rese...	454.39	475.00	(20.61)	955.72	950.00	5.72	5,700.00
<b>Income Total</b>	<b>2,004.39</b>	<b>2,025.00</b>	<b>(20.61)</b>	<b>4,055.72</b>	<b>4,050.00</b>	<b>5.72</b>	<b>24,300.00</b>
<b>Total Income</b>	<b>2,004.39</b>	<b>2,025.00</b>	<b>(20.61)</b>	<b>4,055.72</b>	<b>4,050.00</b>	<b>5.72</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>2,004.39</b>	<b>2,025.00</b>	<b>(20.61)</b>	<b>4,055.72</b>	<b>4,050.00</b>	<b>5.72</b>	<b>(700.00)</b>