

# Kendall Yards HOA

Run Date: 05/22/2026

Run Time: 06:41 AM

## BALANCE SHEET

As of: 04/30/2026

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market (Reserve)	\$167,220.31
01011-000	Alliance Bank - Operating	\$153,057.72
01013-000	Alliance Bank - Reserves/WC	\$87,684.94
01050-000	Accounts Receivable	\$210.00
	TOTAL ASSETS	<u>\$408,272.97</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)	\$129,127.25
	TOTAL EQUITY	<u>\$408,272.97</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$408,272.97</u>

# Kendall Yards HOA

Run Date: 05/22/2026

Run Time: 06:41 AM

## INCOME STATEMENT

Start: 04/01/2026 | End: 04/30/2026

### 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	6,200.00	6,200.00	0.00	18,600.00
05010-000 Dues	37,417.76	35,143.31	2,274.45	150,654.59	146,786.03	3,868.56	440,097.63
05010-100 Dues - Townhomes	28,101.44	26,977.16	1,124.28	126,139.89	129,336.25	(3,196.36)	345,259.79
05011-000 Dues - Apartments	290.00	290.00	0.00	1,160.00	1,160.00	0.00	22,794.00
05014-000 Transfer Fee	650.00	0.00	650.00	(400.00)	0.00	(400.00)	0.00
05020-000 Late Charges	75.00	25.00	50.00	250.00	75.00	175.00	275.00
05021-000 Late Interest	24.01	5.00	19.01	51.80	15.00	36.80	55.00
05025-000 NSF Income	0.00	0.00	0.00	160.00	0.00	160.00	0.00
05045-000 Initiation Fees	(100.00)	0.00	(100.00)	0.00	0.00	0.00	0.00
05045-900 Initiation Fees - Capital Rese...	100.00	0.00	100.00	100.00	0.00	100.00	0.00
05050-000 Interest Income	3.46	0.00	3.46	11.12	0.00	11.12	0.00
05050-900 Interest Income - Capital Rese...	490.11	475.00	15.11	1,950.52	1,900.00	50.52	5,700.00
05100-000 Misc. Income	421.95	500.00	(78.05)	621.95	650.00	(28.05)	1,300.00
<b>Income Total</b>	<b>69,023.73</b>	<b>64,965.47</b>	<b>4,058.26</b>	<b>286,899.87</b>	<b>286,122.28</b>	<b>777.59</b>	<b>834,081.42</b>
<b>Total Income</b>	<b>69,023.73</b>	<b>64,965.47</b>	<b>4,058.26</b>	<b>286,899.87</b>	<b>286,122.28</b>	<b>777.59</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	50.00	50.00	0.00	50.00	50.00	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	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)	162.79	164.57	1.78	651.99	658.31	6.32	2,012.87
06325-000 Community Center Expenses	139.01	150.79	11.78	1,260.38	1,350.42	90.04	2,630.30
06335-000 Fitness Center Lease	595.10	644.49	49.39	2,380.40	2,776.53	396.13	7,932.45
06336-000 Fitness Center - Op Costs	0.00	0.00	0.00	868.07	576.36	(291.71)	2,558.60
06345-000 Office Rent Expense	817.93	817.94	0.01	3,271.72	3,271.76	0.04	9,815.28
06410-000 Refuse Removal	42.45	38.81	(3.64)	177.06	188.87	11.81	560.16
06410-100 Refuse Removal - TH	5,320.23	5,334.97	14.74	21,169.41	21,186.61	17.20	63,156.46
06415-000 Electricity & Gas	329.16	322.95	(6.21)	1,488.07	1,291.80	(196.27)	3,875.40
06415-100 Electricity & Gas - TH	166.64	146.58	(20.06)	666.73	586.32	(80.41)	1,758.96
06420-000 Water	276.17	277.16	0.99	1,070.01	1,071.64	1.63	36,010.13
06420-100 Water - TH	2,979.17	2,929.48	(49.69)	11,905.86	11,491.23	(414.63)	60,018.99
06425-100 Sewer - TH	15,988.35	15,994.68	6.33	63,528.57	63,978.72	450.15	191,936.16
06435-100 Stormwater - TH	916.53	916.95	0.42	3,641.66	3,667.80	26.14	11,003.40
06615-000 Snow Removal	0.00	2,074.81	2,074.81	2,148.92	16,598.52	14,449.60	18,673.34
06620-000 Reserve Account Funding	1,550.00	1,550.00	0.00	6,200.00	6,200.00	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	214.61	290.00	75.39	769.55	975.00	205.45	2,425.00
06630-000 Repairs and Maint	1,558.37	1,592.16	33.79	5,867.54	6,368.65	501.11	19,106.00
06635-000 Special Projects	941.22	988.28	47.06	941.22	988.28	47.06	7,003.20
06810-000 Commons Mowing	0.00	4,132.46	4,132.46	(219.36)	4,132.46	4,351.82	113,481.26
06820-000 Commons Fertilizing	79.02	0.00	(79.02)	79.02	0.00	(79.02)	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	8,613.46	8,430.33	(183.13)	8,613.46	8,430.33	(183.13)	15,430.33
06850-000 Flowers	1,471.50	0.00	(1,471.50)	1,471.50	1,650.00	178.50	5,067.91

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06860-000 Sprinkler Turn On/Off	1,004.35	0.00	(1,004.35)	1,004.35	0.00	(1,004.35)	2,434.97
06860-100 Sprinkler Turn On/Off - TH	908.05	0.00	(908.05)	908.05	0.00	(908.05)	2,425.20
06880-000 Landscape Labor	1,244.79	0.00	(1,244.79)	1,244.79	0.00	(1,244.79)	13,000.00
06880-100 Landscape Labor - TH	1,222.10	0.00	(1,222.10)	1,222.10	0.00	(1,222.10)	13,000.00
06890-000 Misc. Landscape	0.00	5,682.28	5,682.28	0.00	5,682.28	5,682.28	80,834.62
06891-000 Swale Maintenance	1,625.00	0.00	(1,625.00)	1,625.00	0.00	(1,625.00)	0.00
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	11,220.00	11,220.00	0.00	33,660.00
07508-000 Property Taxes	100.55	89.46	(11.09)	100.55	89.46	(11.09)	89.46
07515-000 Income Tax	442.00	0.00	(442.00)	2,211.00	1,694.09	(516.91)	1,694.09
<b>Expense Total</b>	<b>51,513.55</b>	<b>55,424.15</b>	<b>3,910.60</b>	<b>157,772.62</b>	<b>176,460.44</b>	<b>18,687.82</b>	<b>818,181.78</b>
<b>Total Expense</b>	<b>51,513.55</b>	<b>55,424.15</b>	<b>3,910.60</b>	<b>157,772.62</b>	<b>176,460.44</b>	<b>18,687.82</b>	<b>818,181.78</b>
<b>Net Income</b>	<b>17,510.18</b>	<b>9,541.32</b>	<b>7,968.86</b>	<b>129,127.25</b>	<b>109,661.84</b>	<b>19,465.41</b>	<b>15,899.64</b>

# Kendall Yards HOA

Run Date: 05/22/2026

Run Time: 06:41 AM

## INCOME STATEMENT

Main

Start: 04/01/2026 | End: 04/30/2026

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-000 Dues	37,417.76	35,143.31	2,274.45	150,654.59	146,786.03	3,868.56	440,097.63
05011-000 Dues - Apartments	290.00	290.00	0.00	1,160.00	1,160.00	0.00	22,794.00
05014-000 Transfer Fee	650.00	0.00	650.00	(400.00)	0.00	(400.00)	0.00
05020-000 Late Charges	75.00	25.00	50.00	250.00	75.00	175.00	275.00
05021-000 Late Interest	24.01	5.00	19.01	51.80	15.00	36.80	55.00
05025-000 NSF Income	0.00	0.00	0.00	160.00	0.00	160.00	0.00
05045-000 Initiation Fees	(100.00)	0.00	(100.00)	0.00	0.00	0.00	0.00
05050-000 Interest Income	3.46	0.00	3.46	11.12	0.00	11.12	0.00
05100-000 Misc. Income	421.95	500.00	(78.05)	621.95	650.00	(28.05)	1,300.00
<b>Income Total</b>	<b>38,782.18</b>	<b>35,963.31</b>	<b>2,818.87</b>	<b>152,509.46</b>	<b>148,686.03</b>	<b>3,823.43</b>	<b>464,521.63</b>
<b>Total Income</b>	<b>38,782.18</b>	<b>35,963.31</b>	<b>2,818.87</b>	<b>152,509.46</b>	<b>148,686.03</b>	<b>3,823.43</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	50.00	50.00	0.00	50.00	50.00	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	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)	162.79	164.57	1.78	651.99	658.31	6.32	2,012.87
06325-000 Community Center Expenses	139.01	150.79	11.78	1,260.38	1,350.42	90.04	2,630.30
06335-000 Fitness Center Lease	595.10	644.49	49.39	2,380.40	2,776.53	396.13	7,932.45
06336-000 Fitness Center - Op Costs	0.00	0.00	0.00	868.07	576.36	(291.71)	2,558.60
06345-000 Office Rent Expense	817.93	817.94	0.01	3,271.72	3,271.76	0.04	9,815.28
06410-000 Refuse Removal	42.45	38.81	(3.64)	177.06	188.87	11.81	560.16
06415-000 Electricity & Gas	329.16	322.95	(6.21)	1,488.07	1,291.80	(196.27)	3,875.40
06420-000 Water	276.17	277.16	0.99	1,070.01	1,071.64	1.63	36,010.13
06615-000 Snow Removal	0.00	2,074.81	2,074.81	2,148.92	16,598.52	14,449.60	18,673.34
06620-000 Reserve Account Funding	1,550.00	1,550.00	0.00	6,200.00	6,200.00	0.00	18,600.00
06626-000 Postage	214.61	290.00	75.39	769.55	975.00	205.45	2,425.00
06630-000 Repairs and Maint	1,558.37	1,592.16	33.79	5,867.54	6,368.65	501.11	19,106.00
06635-000 Special Projects	941.22	988.28	47.06	941.22	988.28	47.06	7,003.20
06810-000 Commons Mowing	0.00	4,132.46	4,132.46	(219.36)	4,132.46	4,351.82	113,481.26
06820-000 Commons Fertilizing	79.02	0.00	(79.02)	79.02	0.00	(79.02)	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	8,613.46	8,430.33	(183.13)	8,613.46	8,430.33	(183.13)	15,430.33
06850-000 Flowers	1,471.50	0.00	(1,471.50)	1,471.50	1,650.00	178.50	5,067.91
06860-000 Sprinkler Turn On/Off	1,004.35	0.00	(1,004.35)	1,004.35	0.00	(1,004.35)	2,434.97
06880-000 Landscape Labor	1,244.79	0.00	(1,244.79)	1,244.79	0.00	(1,244.79)	13,000.00
06890-000 Misc. Landscape	0.00	5,682.28	5,682.28	0.00	5,682.28	5,682.28	80,834.62
06891-000 Swale Maintenance	1,625.00	0.00	(1,625.00)	1,625.00	0.00	(1,625.00)	0.00
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	11,220.00	11,220.00	0.00	33,660.00
07508-000 Property Taxes	100.55	89.46	(11.09)	100.55	89.46	(11.09)	89.46
07515-000 Income Tax	442.00	0.00	(442.00)	2,211.00	1,694.09	(516.91)	1,694.09

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense Total	24,012.48	30,101.49	6,089.01	54,730.24	75,549.76	20,819.52	449,882.61
Total Expense	24,012.48	30,101.49	6,089.01	54,730.24	75,549.76	20,819.52	449,882.61
Net Income	14,769.70	5,861.82	8,907.88	97,779.22	73,136.27	24,642.95	14,639.02

# Kendall Yards HOA

Run Date: 05/22/2026

Run Time: 06:41 AM

## INCOME STATEMENT

Townhomes

Start: 04/01/2026 | End: 04/30/2026

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-100 Dues - Townhomes	28,101.44	26,977.16	1,124.28	126,139.89	129,336.25	(3,196.36)	345,259.79
<b>Income Total</b>	<b>28,101.44</b>	<b>26,977.16</b>	<b>1,124.28</b>	<b>126,139.89</b>	<b>129,336.25</b>	<b>(3,196.36)</b>	<b>345,259.79</b>
<b>Total Income</b>	<b>28,101.44</b>	<b>26,977.16</b>	<b>1,124.28</b>	<b>126,139.89</b>	<b>129,336.25</b>	<b>(3,196.36)</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	5,320.23	5,334.97	14.74	21,169.41	21,186.61	17.20	63,156.46
06415-100 Electricity & Gas - TH	166.64	146.58	(20.06)	666.73	586.32	(80.41)	1,758.96
06420-100 Water - TH	2,979.17	2,929.48	(49.69)	11,905.86	11,491.23	(414.63)	60,018.99
06425-100 Sewer - TH	15,988.35	15,994.68	6.33	63,528.57	63,978.72	450.15	191,936.16
06435-100 Stormwater - TH	916.53	916.95	0.42	3,641.66	3,667.80	26.14	11,003.40
06860-100 Sprinkler Turn On/Off - TH	908.05	0.00	(908.05)	908.05	0.00	(908.05)	2,425.20
06880-100 Landscape Labor - TH	1,222.10	0.00	(1,222.10)	1,222.10	0.00	(1,222.10)	13,000.00
<b>Expense Total</b>	<b>27,501.07</b>	<b>25,322.66</b>	<b>(2,178.41)</b>	<b>103,042.38</b>	<b>100,910.68</b>	<b>(2,131.70)</b>	<b>343,299.17</b>
<b>Total Expense</b>	<b>27,501.07</b>	<b>25,322.66</b>	<b>(2,178.41)</b>	<b>103,042.38</b>	<b>100,910.68</b>	<b>(2,131.70)</b>	<b>343,299.17</b>
<b>Net Income</b>	<b>600.37</b>	<b>1,654.50</b>	<b>(1,054.13)</b>	<b>23,097.51</b>	<b>28,425.57</b>	<b>(5,328.06)</b>	<b>1,960.62</b>

# Kendall Yards HOA

Run Date: 05/22/2026

Run Time: 06:41 AM

## INCOME STATEMENT

Capital Reserves

Start: 04/01/2026 | End: 04/30/2026

### 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	6,200.00	6,200.00	0.00	18,600.00
05045-900 Initiation Fees - Capital Rese...	100.00	0.00	100.00	100.00	0.00	100.00	0.00
05050-900 Interest Income - Capital Rese...	490.11	475.00	15.11	1,950.52	1,900.00	50.52	5,700.00
<b>Income Total</b>	<b>2,140.11</b>	<b>2,025.00</b>	<b>115.11</b>	<b>8,250.52</b>	<b>8,100.00</b>	<b>150.52</b>	<b>24,300.00</b>
<b>Total Income</b>	<b>2,140.11</b>	<b>2,025.00</b>	<b>115.11</b>	<b>8,250.52</b>	<b>8,100.00</b>	<b>150.52</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>2,140.11</b>	<b>2,025.00</b>	<b>115.11</b>	<b>8,250.52</b>	<b>8,100.00</b>	<b>150.52</b>	<b>(700.00)</b>