

Kendall Yards HOA

Run Date: 08/21/2025

Run Time: 06:38 AM

BALANCE SHEET

As of: 07/31/2025

Assets

Account #	Account Name	Total
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market (Reserve)	\$162,972.54
01011-000	Alliance Bank - Operating	\$124,985.96
01013-000	Alliance Bank - Reserves/WC	\$73,483.27
	TOTAL ASSETS	\$361,541.77

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES	\$0.00

Equity

Account #	Account Name	Total
03900-000	Retained Earnings - Main	(\$8,059.40)
03900-100	Retained Earnings - Townhomes	\$54,980.31
03900-900	Retained Earnings - Reserves Main	\$222,282.02
	Current Year Net Income/(Loss)	\$92,338.84
	TOTAL EQUITY	\$361,541.77
	TOTAL LIABILITIES AND EQUITY	\$361,541.77

Kendall Yards HOA

Run Date: 08/21/2025

Run Time: 06:38 AM

INCOME STATEMENT

Start: 07/01/2025 | End: 07/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-900 Capital Reserve Funding	1,550.00	1,550.00	0.00	10,850.00	10,850.00	0.00	18,600.00
05010-000 Dues	35,441.72	37,058.18	(1,616.46)	251,340.38	255,518.64	(4,178.26)	430,992.16
05010-100 Dues - Townhomes	28,939.39	28,855.06	84.33	196,553.81	199,129.13	(2,575.32)	319,103.75
05011-000 Dues - Apartments	284.00	284.00	0.00	1,988.00	1,988.00	0.00	22,322.40
05014-000 Transfer Fee	750.00	0.00	750.00	750.00	0.00	750.00	0.00
05020-000 Late Charges	0.00	25.00	(25.00)	125.00	150.00	(25.00)	275.00
05021-000 Late Interest	0.00	5.00	(5.00)	28.68	30.00	(1.32)	55.00
05032-000 Lien Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
05050-000 Interest Income	3.33	0.00	3.33	21.59	0.00	21.59	0.00
05050-900 Interest Income - Capital Rese...	491.03	475.00	16.03	3,323.79	3,325.00	(1.21)	5,700.00
05100-000 Misc. Income	0.00	50.00	(50.00)	1,290.00	910.00	380.00	1,110.00
Income Total	67,459.47	68,302.24	(842.77)	466,321.25	471,900.77	(5,579.52)	798,158.31
Total Income	67,459.47	68,302.24	(842.77)	466,321.25	471,900.77	(5,579.52)	798,158.31

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	0.00	195.00	195.00	5,000.00	5,240.00	240.00	9,630.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	74.68	67.55	(7.13)	267.55
06305-000 Accounting	0.00	0.00	0.00	2,785.00	285.00	(2,500.00)	2,485.00
06308-000 Lien Filing Fees	0.00	0.00	0.00	50.00	0.00	(50.00)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	6,953.04
06320-000 Staffing (Admin & Maint)	180.36	241.33	60.97	1,274.88	1,689.31	414.43	2,895.96
06325-000 Community Center Expenses	112.42	116.82	4.40	1,661.69	1,303.32	(358.37)	2,132.51
06335-000 Fitness Center Lease	843.06	843.06	0.00	5,901.42	5,901.42	0.00	10,116.71
06336-000 Fitness Center - Op Costs	0.00	0.00	0.00	1,444.12	1,805.40	361.28	4,017.95
06345-000 Office Rent Expense	817.93	817.94	0.01	5,725.51	5,725.58	0.07	9,815.28
06410-000 Refuse Removal	44.15	44.87	0.72	278.99	315.81	36.82	514.65
06410-100 Refuse Removal - TH	4,988.03	5,101.17	113.14	35,185.06	35,736.40	551.34	60,632.72
06415-000 Electricity & Gas	308.62	309.34	0.72	2,145.07	2,165.39	20.32	3,712.12
06415-100 Electricity & Gas - TH	140.95	134.36	(6.59)	982.45	940.52	(41.93)	1,612.35
06420-000 Water	6,189.37	5,228.01	(961.36)	12,932.34	12,156.68	(775.66)	32,806.62
06420-100 Water - TH	7,063.66	5,553.11	(1,510.55)	26,492.63	24,027.94	(2,464.69)	51,324.07
06425-100 Sewer - TH	15,165.15	15,069.37	(95.78)	105,761.86	105,485.57	(276.29)	180,832.41
06435-100 Stormwater - TH	869.39	851.97	(17.42)	6,057.36	5,948.34	(109.02)	10,208.16
06615-000 Snow Removal	0.00	0.00	0.00	8,944.25	16,598.52	7,654.27	18,673.34
06620-000 Reserve Account Funding	1,550.00	1,550.00	0.00	10,850.00	10,850.00	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	386.12	171.89	(214.23)	1,521.13	1,732.97	211.84	2,387.97
06630-000 Repairs and Maint	1,570.88	1,458.33	(112.55)	10,106.25	10,208.33	102.08	17,500.00
06635-000 Special Projects	0.00	803.82	803.82	1,745.31	2,614.51	869.20	6,787.97
06810-000 Commons Mowing	16,758.72	19,723.34	2,964.62	45,832.52	47,336.02	1,503.50	112,268.91
06820-000 Commons Fertilizing	3,582.56	3,761.79	179.23	7,323.16	7,523.58	200.42	16,306.10
06830-000 Commons Turf Spraying	1,285.92	1,338.05	52.13	5,835.17	5,804.76	(30.41)	18,425.71
06843-000 Tree Program	0.00	0.00	0.00	8,613.46	16,852.08	8,238.62	16,852.08
06850-000 Flowers	0.00	379.05	379.05	3,434.33	4,091.21	656.88	5,446.96
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	1,004.35	1,004.35	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	908.05	1,003.98	95.93	2,434.60
06880-000 Landscape Labor	1,670.79	3,750.00	2,079.21	6,925.34	4,950.00	(1,975.34)	13,000.00
06880-100 Landscape Labor - TH	1,387.51	3,000.00	1,612.49	3,887.50	6,000.00	2,112.50	13,000.00
06890-000 Misc. Landscape	10,154.20	9,762.35	(391.85)	21,938.76	28,179.65	6,240.89	84,973.56
06900-000 Web Fees	0.00	0.00	0.00	0.00	22.74	22.74	205.48
07505-000 Management Fee	2,805.00	2,805.00	0.00	19,635.00	19,635.00	0.00	33,660.00
07508-000 Property Taxes	0.00	0.00	0.00	88.77	88.32	(0.45)	88.32
07515-000 Income Tax	0.00	0.00	0.00	1,636.00	1,638.75	2.75	1,638.75
Expense Total	77,874.79	83,009.97	5,135.18	373,982.41	394,929.00	20,946.59	799,641.82
Total Expense	77,874.79	83,009.97	5,135.18	373,982.41	394,929.00	20,946.59	799,641.82
Net Income	(10,415.32)	(14,707.73)	4,292.41	92,338.84	76,971.77	15,367.07	(1,483.51)

Account	Current			Year to Date		Yearly	
	Actual	Budget	Variance	Actual	Budget	Budget	
Total Expense	48,260.10	53,299.99	5,039.89	194,707.50	215,786.25	21,078.75	454,597.51
Net Income	(11,781.05)	(15,877.81)	4,096.76	60,886.15	42,810.39	18,075.76	157.05

Kendall Yards HOA

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INCOME STATEMENT

Townhomes

Start: 07/01/2025 | End: 07/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-100 Dues - Townhomes	28,939.39	28,855.06	84.33	196,553.81	199,129.13	(2,575.32)	319,103.75
Income Total	28,939.39	28,855.06	84.33	196,553.81	199,129.13	(2,575.32)	319,103.75
Total Income	28,939.39	28,855.06	84.33	196,553.81	199,129.13	(2,575.32)	319,103.75

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06410-100 Refuse Removal - TH	4,988.03	5,101.17	113.14	35,185.06	35,736.40	551.34	60,632.72
06415-100 Electricity & Gas - TH	140.95	134.36	(6.59)	982.45	940.52	(41.93)	1,612.35
06420-100 Water - TH	7,063.66	5,553.11	(1,510.55)	26,492.63	24,027.94	(2,464.69)	51,324.07
06425-100 Sewer - TH	15,165.15	15,069.37	(95.78)	105,761.86	105,485.57	(276.29)	180,832.41
06435-100 Stormwater - TH	869.39	851.97	(17.42)	6,057.36	5,948.34	(109.02)	10,208.16
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	908.05	1,003.98	95.93	2,434.60
06880-100 Landscape Labor - TH	1,387.51	3,000.00	1,612.49	3,887.50	6,000.00	2,112.50	13,000.00
Expense Total	29,614.69	29,709.98	95.29	179,274.91	179,142.75	(132.16)	320,044.31
Total Expense	29,614.69	29,709.98	95.29	179,274.91	179,142.75	(132.16)	320,044.31
Net Income	(675.30)	(854.92)	179.62	17,278.90	19,986.38	(2,707.48)	(940.56)

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INCOME STATEMENT

Capital Reserves

Start: 07/01/2025 | End: 07/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-900 Capital Reserve Funding	1,550.00	1,550.00	0.00	10,850.00	10,850.00	0.00	18,600.00
05050-900 Interest Income - Capital Rese...	491.03	475.00	16.03	3,323.79	3,325.00	(1.21)	5,700.00
Income Total	2,041.03	2,025.00	16.03	14,173.79	14,175.00	(1.21)	24,300.00
Total Income	2,041.03	2,025.00	16.03	14,173.79	14,175.00	(1.21)	24,300.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06621-900 Capital Expenses	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00
Expense Total	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00
Total Expense	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00
Net Income	2,041.03	2,025.00	16.03	14,173.79	14,175.00	(1.21)	(700.00)