

# Kendall Yards HOA

Run Date: 10/22/2025

Run Time: 08:13 AM

## BALANCE SHEET As of: 09/30/2025

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market (Reserve)	\$163,912.21
01011-000	Alliance Bank - Operating	\$78,965.46
01013-000	Alliance Bank - Reserves/WC	\$76,614.89
	TOTAL ASSETS	<u>\$319,592.56</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	(\$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)	\$50,389.63
	TOTAL EQUITY	<u>\$319,592.56</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$319,592.56</u>

# Kendall Yards HOA

Run Date: 10/22/2025

Run Time: 08:13 AM

## INCOME STATEMENT

Start: 09/01/2025 | End: 09/30/2025

### 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	13,950.00	13,950.00	0.00	18,600.00
05010-000 Dues	34,072.00	35,207.48	(1,135.48)	321,298.47	325,369.72	(4,071.25)	430,992.16
05010-100 Dues - Townhomes	21,263.61	30,319.44	(9,055.83)	244,319.18	252,613.75	(8,294.57)	319,103.75
05011-000 Dues - Apartments	284.00	284.00	0.00	2,556.00	2,556.00	0.00	22,322.40
05014-000 Transfer Fee	500.00	0.00	500.00	500.00	0.00	500.00	0.00
05020-000 Late Charges	0.00	25.00	(25.00)	150.00	200.00	(50.00)	275.00
05021-000 Late Interest	0.00	5.00	(5.00)	32.72	40.00	(7.28)	55.00
05025-000 NSF Income	40.00	0.00	40.00	40.00	0.00	40.00	0.00
05026-000 Fine Income	100.00	0.00	100.00	100.00	0.00	100.00	0.00
05032-000 Lien Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
05050-000 Interest Income	2.31	0.00	2.31	26.90	0.00	26.90	0.00
05050-900 Interest Income - Capital Rese...	478.54	475.00	3.54	4,295.08	4,275.00	20.08	5,700.00
05100-000 Misc. Income	150.00	50.00	100.00	1,490.00	1,010.00	480.00	1,110.00
<b>Income Total</b>	<b>58,440.46</b>	<b>67,915.92</b>	<b>(9,475.46)</b>	<b>588,808.35</b>	<b>600,014.47</b>	<b>(11,206.12)</b>	<b>798,158.31</b>
<b>Total Income</b>	<b>58,440.46</b>	<b>67,915.92</b>	<b>(9,475.46)</b>	<b>588,808.35</b>	<b>600,014.47</b>	<b>(11,206.12)</b>	<b>798,158.31</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06120-000 Community Events	200.00	4,195.00	3,995.00	5,427.50	9,630.00	4,202.50	9,630.00
06135-000 Board & Annual Meetings	60.00	200.00	140.00	134.68	267.55	132.87	267.55
06305-000 Accounting	0.00	0.00	0.00	2,785.00	2,485.00	(300.00)	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)	183.75	241.33	57.58	1,634.98	2,171.97	536.99	2,895.96
06325-000 Community Center Expenses	225.72	140.89	(84.83)	2,049.98	1,581.95	(468.03)	2,132.51
06330-000 Bank Charges	10.00	0.00	(10.00)	10.00	0.00	(10.00)	0.00
06335-000 Fitness Center Lease	843.06	843.06	0.00	7,587.54	7,587.54	0.00	10,116.71
06336-000 Fitness Center - Op Costs	706.66	851.70	145.04	2,150.78	2,657.10	506.32	4,017.95
06345-000 Office Rent Expense	817.93	817.94	0.01	7,361.37	7,361.46	0.09	9,815.28
06410-000 Refuse Removal	35.19	44.87	9.68	368.02	398.94	30.92	514.65
06410-100 Refuse Removal - TH	5,062.31	5,228.90	166.59	45,176.68	46,119.02	942.34	60,632.72
06415-000 Electricity & Gas	311.65	309.34	(2.31)	2,765.63	2,784.07	18.44	3,712.12
06415-100 Electricity & Gas - TH	141.88	134.36	(7.52)	1,265.03	1,209.24	(55.79)	1,612.35
06420-000 Water	9,084.54	7,115.14	(1,969.40)	31,062.38	25,863.02	(5,199.36)	32,806.62
06420-100 Water - TH	10,790.02	6,503.56	(4,286.46)	46,913.12	36,537.08	(10,376.04)	51,324.07
06425-100 Sewer - TH	15,165.15	15,069.36	(95.79)	136,092.16	135,624.29	(467.87)	180,832.41
06435-100 Stormwater - TH	869.39	851.96	(17.43)	7,796.14	7,652.26	(143.88)	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	13,950.00	13,950.00	0.00	18,600.00
06621-900 Capital Expenses	0.00	0.00	0.00	0.00	25,000.00	25,000.00	25,000.00
06626-000 Postage	7.47	15.00	7.53	1,537.89	1,762.97	225.08	2,387.97
06630-000 Repairs and Maint	1,254.62	1,458.34	203.72	14,643.40	13,125.01	(1,518.39)	17,500.00
06635-000 Special Projects	0.00	869.64	869.64	5,115.13	5,984.15	869.02	6,787.97
06810-000 Commons Mowing	16,978.08	19,723.34	2,745.26	84,763.44	82,838.03	(1,925.41)	112,268.91
06820-000 Commons Fertilizing	0.00	1,258.95	1,258.95	7,402.18	12,544.31	5,142.13	16,306.10
06830-000 Commons Turf Spraying	1,285.92	0.00	(1,285.92)	8,407.01	12,550.57	4,143.56	18,425.71

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06843-000 Tree Program	3,147.38	0.00	(3,147.38)	11,760.84	16,852.08	5,091.24	16,852.08
06850-000 Flowers	0.00	379.05	379.05	3,434.33	4,849.31	1,414.98	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
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	2,896.44	2,700.00	(196.44)	12,213.90	11,400.00	(813.90)	13,000.00
06880-100 Landscape Labor - TH	2,310.50	2,500.00	189.50	9,104.87	11,500.00	2,395.13	13,000.00
06890-000 Misc. Landscape	1,988.72	2,111.72	123.00	27,628.32	32,403.09	4,774.77	84,973.56
06900-000 Web Fees	0.00	0.00	0.00	0.00	45.48	45.48	205.48
07505-000 Management Fee	2,805.00	2,805.00	0.00	25,245.00	25,245.00	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
<b>Expense Total</b>	<b>78,731.38</b>	<b>77,918.45</b>	<b>(812.93)</b>	<b>538,418.72</b>	<b>580,314.41</b>	<b>41,895.69</b>	<b>799,641.82</b>
<b>Total Expense</b>	<b>78,731.38</b>	<b>77,918.45</b>	<b>(812.93)</b>	<b>538,418.72</b>	<b>580,314.41</b>	<b>41,895.69</b>	<b>799,641.82</b>
<b>Net Income</b>	<b>(20,290.92)</b>	<b>(10,002.53)</b>	<b>(10,288.39)</b>	<b>50,389.63</b>	<b>19,700.06</b>	<b>30,689.57</b>	<b>(1,483.51)</b>

# Kendall Yards HOA

Run Date: 10/22/2025

Run Time: 08:13 AM

## INCOME STATEMENT

Main

Start: 09/01/2025 | End: 09/30/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-000 Dues	34,072.00	35,207.48	(1,135.48)	321,298.47	325,369.72	(4,071.25)	430,992.16
05011-000 Dues - Apartments	284.00	284.00	0.00	2,556.00	2,556.00	0.00	22,322.40
05014-000 Transfer Fee	500.00	0.00	500.00	500.00	0.00	500.00	0.00
05020-000 Late Charges	0.00	25.00	(25.00)	150.00	200.00	(50.00)	275.00
05021-000 Late Interest	0.00	5.00	(5.00)	32.72	40.00	(7.28)	55.00
05025-000 NSF Income	40.00	0.00	40.00	40.00	0.00	40.00	0.00
05026-000 Fine Income	100.00	0.00	100.00	100.00	0.00	100.00	0.00
05032-000 Lien Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
05050-000 Interest Income	2.31	0.00	2.31	26.90	0.00	26.90	0.00
05100-000 Misc. Income	150.00	50.00	100.00	1,490.00	1,010.00	480.00	1,110.00
<b>Income Total</b>	<b>35,148.31</b>	<b>35,571.48</b>	<b>(423.17)</b>	<b>326,244.09</b>	<b>329,175.72</b>	<b>(2,931.63)</b>	<b>454,754.56</b>
<b>Total Income</b>	<b>35,148.31</b>	<b>35,571.48</b>	<b>(423.17)</b>	<b>326,244.09</b>	<b>329,175.72</b>	<b>(2,931.63)</b>	<b>454,754.56</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06120-000 Community Events	200.00	4,195.00	3,995.00	5,427.50	9,630.00	4,202.50	9,630.00
06135-000 Board & Annual Meetings	60.00	200.00	140.00	134.68	267.55	132.87	267.55
06305-000 Accounting	0.00	0.00	0.00	2,785.00	2,485.00	(300.00)	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)	183.75	241.33	57.58	1,634.98	2,171.97	536.99	2,895.96
06325-000 Community Center Expenses	225.72	140.89	(84.83)	2,049.98	1,581.95	(468.03)	2,132.51
06330-000 Bank Charges	10.00	0.00	(10.00)	10.00	0.00	(10.00)	0.00
06335-000 Fitness Center Lease	843.06	843.06	0.00	7,587.54	7,587.54	0.00	10,116.71
06336-000 Fitness Center - Op Costs	706.66	851.70	145.04	2,150.78	2,657.10	506.32	4,017.95
06345-000 Office Rent Expense	817.93	817.94	0.01	7,361.37	7,361.46	0.09	9,815.28
06410-000 Refuse Removal	35.19	44.87	9.68	368.02	398.94	30.92	514.65
06415-000 Electricity & Gas	311.65	309.34	(2.31)	2,765.63	2,784.07	18.44	3,712.12
06420-000 Water	9,084.54	7,115.14	(1,969.40)	31,062.38	25,863.02	(5,199.36)	32,806.62
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	13,950.00	13,950.00	0.00	18,600.00
06626-000 Postage	7.47	15.00	7.53	1,537.89	1,762.97	225.08	2,387.97
06630-000 Repairs and Maint	1,254.62	1,458.34	203.72	14,643.40	13,125.01	(1,518.39)	17,500.00
06635-000 Special Projects	0.00	869.64	869.64	5,115.13	5,984.15	869.02	6,787.97
06810-000 Commons Mowing	16,978.08	19,723.34	2,745.26	84,763.44	82,838.03	(1,925.41)	112,268.91
06820-000 Commons Fertilizing	0.00	1,258.95	1,258.95	7,402.18	12,544.31	5,142.13	16,306.10
06830-000 Commons Turf Spraying	1,285.92	0.00	(1,285.92)	8,407.01	12,550.57	4,143.56	18,425.71
06843-000 Tree Program	3,147.38	0.00	(3,147.38)	11,760.84	16,852.08	5,091.24	16,852.08
06850-000 Flowers	0.00	379.05	379.05	3,434.33	4,849.31	1,414.98	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
06880-000 Landscape Labor	2,896.44	2,700.00	(196.44)	12,213.90	11,400.00	(813.90)	13,000.00
06890-000 Misc. Landscape	1,988.72	2,111.72	123.00	27,628.32	32,403.09	4,774.77	84,973.56
06900-000 Web Fees	0.00	0.00	0.00	0.00	45.48	45.48	205.48
07505-000 Management Fee	2,805.00	2,805.00	0.00	25,245.00	25,245.00	0.00	33,660.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
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
<b>Expense Total</b>	<b>44,392.13</b>	<b>47,630.31</b>	<b>3,238.18</b>	<b>291,162.67</b>	<b>315,668.54</b>	<b>24,505.87</b>	<b>454,597.51</b>
<b>Total Expense</b>	<b>44,392.13</b>	<b>47,630.31</b>	<b>3,238.18</b>	<b>291,162.67</b>	<b>315,668.54</b>	<b>24,505.87</b>	<b>454,597.51</b>
<b>Net Income</b>	<b>(9,243.82)</b>	<b>(12,058.83)</b>	<b>2,815.01</b>	<b>35,081.42</b>	<b>13,507.18</b>	<b>21,574.24</b>	<b>157.05</b>

# Kendall Yards HOA

Run Date: 10/22/2025

Run Time: 08:13 AM

## INCOME STATEMENT

Townhomes

Start: 09/01/2025 | End: 09/30/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-100 Dues - Townhomes	21,263.61	30,319.44	(9,055.83)	244,319.18	252,613.75	(8,294.57)	319,103.75
<b>Income Total</b>	<b>21,263.61</b>	<b>30,319.44</b>	<b>(9,055.83)</b>	<b>244,319.18</b>	<b>252,613.75</b>	<b>(8,294.57)</b>	<b>319,103.75</b>
<b>Total Income</b>	<b>21,263.61</b>	<b>30,319.44</b>	<b>(9,055.83)</b>	<b>244,319.18</b>	<b>252,613.75</b>	<b>(8,294.57)</b>	<b>319,103.75</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
06410-100 Refuse Removal - TH	5,062.31	5,228.90	166.59	45,176.68	46,119.02	942.34	60,632.72
06415-100 Electricity & Gas - TH	141.88	134.36	(7.52)	1,265.03	1,209.24	(55.79)	1,612.35
06420-100 Water - TH	10,790.02	6,503.56	(4,286.46)	46,913.12	36,537.08	(10,376.04)	51,324.07
06425-100 Sewer - TH	15,165.15	15,069.36	(95.79)	136,092.16	135,624.29	(467.87)	180,832.41
06435-100 Stormwater - TH	869.39	851.96	(17.43)	7,796.14	7,652.26	(143.88)	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	2,310.50	2,500.00	189.50	9,104.87	11,500.00	2,395.13	13,000.00
<b>Expense Total</b>	<b>34,339.25</b>	<b>30,288.14</b>	<b>(4,051.11)</b>	<b>247,256.05</b>	<b>239,645.87</b>	<b>(7,610.18)</b>	<b>320,044.31</b>
<b>Total Expense</b>	<b>34,339.25</b>	<b>30,288.14</b>	<b>(4,051.11)</b>	<b>247,256.05</b>	<b>239,645.87</b>	<b>(7,610.18)</b>	<b>320,044.31</b>
<b>Net Income</b>	<b>(13,075.64)</b>	<b>31.30</b>	<b>(13,106.94)</b>	<b>(2,936.87)</b>	<b>12,967.88</b>	<b>(15,904.75)</b>	<b>(940.56)</b>

# Kendall Yards HOA

Run Date: 10/22/2025

Run Time: 08:13 AM

## INCOME STATEMENT

Capital Reserves

Start: 09/01/2025 | End: 09/30/2025

### 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	13,950.00	13,950.00	0.00	18,600.00
05050-900 Interest Income - Capital Rese...	478.54	475.00	3.54	4,295.08	4,275.00	20.08	5,700.00
<b>Income Total</b>	<b>2,028.54</b>	<b>2,025.00</b>	<b>3.54</b>	<b>18,245.08</b>	<b>18,225.00</b>	<b>20.08</b>	<b>24,300.00</b>
<b>Total Income</b>	<b>2,028.54</b>	<b>2,025.00</b>	<b>3.54</b>	<b>18,245.08</b>	<b>18,225.00</b>	<b>20.08</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	25,000.00	25,000.00	25,000.00
<b>Expense Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>25,000.00</b>	<b>25,000.00</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>25,000.00</b>	<b>25,000.00</b>	<b>25,000.00</b>
<b>Net Income</b>	<b>2,028.54</b>	<b>2,025.00</b>	<b>3.54</b>	<b>18,245.08</b>	<b>(6,775.00)</b>	<b>25,020.08</b>	<b>(700.00)</b>