

Kendall Yards HOA

Run Date: 11/21/2025

Run Time: 08:47 AM

BALANCE SHEET

As of: 10/31/2025

Assets

Account #	Account Name	Total
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market (Reserve)	\$164,391.81
01011-000	Alliance Bank - Operating	\$81,078.33
01013-000	Alliance Bank - Reserves/WC	\$78,181.47
	TOTAL ASSETS	\$323,751.61

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)	\$54,548.68
	TOTAL EQUITY	\$323,751.61
	TOTAL LIABILITIES AND EQUITY	\$323,751.61

Kendall Yards HOA

Run Date: 11/21/2025

Run Time: 08:47 AM

INCOME STATEMENT

Start: 10/01/2025 | End: 10/31/2025

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	15,500.00	15,500.00	0.00	18,600.00
05010-000 Dues	36,896.24	35,207.48	1,688.76	358,194.71	360,577.20	(2,382.49)	430,992.16
05010-100 Dues - Townhomes	25,005.78	23,936.40	1,069.38	269,324.96	276,550.15	(7,225.19)	319,103.75
05011-000 Dues - Apartments	19,198.40	19,198.40	0.00	21,754.40	21,754.40	0.00	22,322.40
05014-000 Transfer Fee	275.00	0.00	275.00	775.00	0.00	775.00	0.00
05020-000 Late Charges	25.00	25.00	0.00	175.00	225.00	(50.00)	275.00
05021-000 Late Interest	3.90	5.00	(1.10)	36.62	45.00	(8.38)	55.00
05025-000 NSF Income	0.00	0.00	0.00	40.00	0.00	40.00	0.00
05026-000 Fine Income	0.00	0.00	0.00	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	2.41	0.00	2.41	29.31	0.00	29.31	0.00
05050-900 Interest Income - Capital Rese...	496.18	475.00	21.18	4,791.26	4,750.00	41.26	5,700.00
05100-000 Misc. Income	0.00	0.00	0.00	1,490.00	1,010.00	480.00	1,110.00
Income Total	83,452.91	80,397.28	3,055.63	672,261.26	680,411.75	(8,150.49)	798,158.31
Total Income	83,452.91	80,397.28	3,055.63	672,261.26	680,411.75	(8,150.49)	798,158.31

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	721.63	0.00	(721.63)	6,149.13	9,630.00	3,480.87	9,630.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	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)	171.50	241.33	69.83	1,806.48	2,413.30	606.82	2,895.96
06325-000 Community Center Expenses	295.78	222.36	(73.42)	2,345.76	1,804.31	(541.45)	2,132.51
06330-000 Bank Charges	0.00	0.00	0.00	10.00	0.00	(10.00)	0.00
06335-000 Fitness Center Lease	843.06	843.05	(0.01)	8,430.60	8,430.59	(0.01)	10,116.71
06336-000 Fitness Center - Op Costs	0.00	0.00	0.00	2,150.78	2,657.10	506.32	4,017.95
06345-000 Office Rent Expense	817.93	817.94	0.01	8,179.30	8,179.40	0.10	9,815.28
06410-000 Refuse Removal	67.16	38.57	(28.59)	435.18	437.51	2.33	514.65
06410-100 Refuse Removal - TH	4,948.28	4,837.90	(110.38)	50,124.96	50,956.92	831.96	60,632.72
06415-000 Electricity & Gas	310.82	309.35	(1.47)	3,076.45	3,093.42	16.97	3,712.12
06415-100 Electricity & Gas - TH	140.25	134.37	(5.88)	1,405.28	1,343.61	(61.67)	1,612.35
06420-000 Water	7,078.21	4,900.50	(2,177.71)	38,140.59	30,763.52	(7,377.07)	32,806.62
06420-100 Water - TH	9,825.21	6,893.18	(2,932.03)	56,738.33	43,430.26	(13,308.07)	51,324.07
06425-100 Sewer - TH	15,165.15	15,069.37	(95.78)	151,257.31	150,693.66	(563.65)	180,832.41
06435-100 Stormwater - TH	869.39	851.96	(17.43)	8,665.53	8,504.22	(161.31)	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	15,500.00	15,500.00	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	4.06	25.00	20.94	1,541.95	1,787.97	246.02	2,387.97
06630-000 Repairs and Maint	895.72	1,458.33	562.61	15,539.12	14,583.34	(955.78)	17,500.00
06635-000 Special Projects	267.32	803.82	536.50	5,382.45	6,787.97	1,405.52	6,787.97
06810-000 Commons Mowing	16,758.72	15,778.67	(980.05)	101,522.16	98,616.70	(2,905.46)	112,268.91
06820-000 Commons Fertilizing	3,661.58	3,761.79	100.21	11,063.76	16,306.10	5,242.34	16,306.10
06830-000 Commons Turf Spraying	5,922.78	5,875.14	(47.64)	14,329.79	18,425.71	4,095.92	18,425.71

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06843-000 Tree Program	0.00	0.00	0.00	11,760.84	16,852.08	5,091.24	16,852.08
06850-000 Flowers	0.00	379.05	379.05	3,434.33	5,228.36	1,794.03	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	1,100.36	1,000.00	(100.36)	13,314.26	12,400.00	(914.26)	13,000.00
06880-100 Landscape Labor - TH	1,216.15	1,000.00	(216.15)	10,321.02	12,500.00	2,178.98	13,000.00
06890-000 Misc. Landscape	3,700.84	2,111.72	(1,589.12)	31,329.16	34,514.81	3,185.65	84,973.56
06900-000 Web Fees	156.96	160.00	3.04	156.96	205.48	48.52	205.48
07505-000 Management Fee	2,805.00	2,805.00	0.00	28,050.00	28,050.00	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	79,293.86	71,868.40	(7,425.46)	617,712.58	652,182.81	34,470.23	799,641.82
Total Expense	79,293.86	71,868.40	(7,425.46)	617,712.58	652,182.81	34,470.23	799,641.82
Net Income	4,159.05	8,528.88	(4,369.83)	54,548.68	28,228.94	26,319.74	(1,483.51)

Kendall Yards HOA

INCOME STATEMENT

Run Date: 11/21/2025
Run Time: 08:47 AM

Main

Start: 10/01/2025 | End: 10/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-000 Dues	36,896.24	35,207.48	1,688.76	358,194.71	360,577.20	(2,382.49)	430,992.16
05011-000 Dues - Apartments	19,198.40	19,198.40	0.00	21,754.40	21,754.40	0.00	22,322.40
05014-000 Transfer Fee	275.00	0.00	275.00	775.00	0.00	775.00	0.00
05020-000 Late Charges	25.00	25.00	0.00	175.00	225.00	(50.00)	275.00
05021-000 Late Interest	3.90	5.00	(1.10)	36.62	45.00	(8.38)	55.00
05025-000 NSF Income	0.00	0.00	0.00	40.00	0.00	40.00	0.00
05026-000 Fine Income	0.00	0.00	0.00	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	2.41	0.00	2.41	29.31	0.00	29.31	0.00
05100-000 Misc. Income	0.00	0.00	0.00	1,490.00	1,010.00	480.00	1,110.00
Income Total	56,400.95	54,435.88	1,965.07	382,645.04	383,611.60	(966.56)	454,754.56
Total Income	56,400.95	54,435.88	1,965.07	382,645.04	383,611.60	(966.56)	454,754.56

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	721.63	0.00	(721.63)	6,149.13	9,630.00	3,480.87	9,630.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	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)	171.50	241.33	69.83	1,806.48	2,413.30	606.82	2,895.96
06325-000 Community Center Expenses	295.78	222.36	(73.42)	2,345.76	1,804.31	(541.45)	2,132.51
06330-000 Bank Charges	0.00	0.00	0.00	10.00	0.00	(10.00)	0.00
06335-000 Fitness Center Lease	843.06	843.05	(0.01)	8,430.60	8,430.59	(0.01)	10,116.71
06336-000 Fitness Center - Op Costs	0.00	0.00	0.00	2,150.78	2,657.10	506.32	4,017.95
06345-000 Office Rent Expense	817.93	817.94	0.01	8,179.30	8,179.40	0.10	9,815.28
06410-000 Refuse Removal	67.16	38.57	(28.59)	435.18	437.51	2.33	514.65
06415-000 Electricity & Gas	310.82	309.35	(1.47)	3,076.45	3,093.42	16.97	3,712.12
06420-000 Water	7,078.21	4,900.50	(2,177.71)	38,140.59	30,763.52	(7,377.07)	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	15,500.00	15,500.00	0.00	18,600.00
06626-000 Postage	4.06	25.00	20.94	1,541.95	1,787.97	246.02	2,387.97
06630-000 Repairs and Maint	895.72	1,458.33	562.61	15,539.12	14,583.34	(955.78)	17,500.00
06635-000 Special Projects	267.32	803.82	536.50	5,382.45	6,787.97	1,405.52	6,787.97
06810-000 Commons Mowing	16,758.72	15,778.67	(980.05)	101,522.16	98,616.70	(2,905.46)	112,268.91
06820-000 Commons Fertilizing	3,661.58	3,761.79	100.21	11,063.76	16,306.10	5,242.34	16,306.10
06830-000 Commons Turf Spraying	5,922.78	5,875.14	(47.64)	14,329.79	18,425.71	4,095.92	18,425.71
06843-000 Tree Program	0.00	0.00	0.00	11,760.84	16,852.08	5,091.24	16,852.08
06850-000 Flowers	0.00	379.05	379.05	3,434.33	5,228.36	1,794.03	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	1,100.36	1,000.00	(100.36)	13,314.26	12,400.00	(914.26)	13,000.00
06890-000 Misc. Landscape	3,700.84	2,111.72	(1,589.12)	31,329.16	34,514.81	3,185.65	84,973.56
06900-000 Web Fees	156.96	160.00	3.04	156.96	205.48	48.52	205.48
07505-000 Management Fee	2,805.00	2,805.00	0.00	28,050.00	28,050.00	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
Expense Total	47,129.43	43,081.62	(4,047.81)	338,292.10	358,750.16	20,458.06	454,597.51
Total Expense	47,129.43	43,081.62	(4,047.81)	338,292.10	358,750.16	20,458.06	454,597.51
Net Income	9,271.52	11,354.26	(2,082.74)	44,352.94	24,861.44	19,491.50	157.05

Kendall Yards HOA

Run Date: 11/21/2025

Run Time: 08:47 AM

INCOME STATEMENT

Townhomes

Start: 10/01/2025 | End: 10/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-100 Dues - Townhomes	25,005.78	23,936.40	1,069.38	269,324.96	276,550.15	(7,225.19)	319,103.75
Income Total	25,005.78	23,936.40	1,069.38	269,324.96	276,550.15	(7,225.19)	319,103.75
Total Income	25,005.78	23,936.40	1,069.38	269,324.96	276,550.15	(7,225.19)	319,103.75

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06410-100 Refuse Removal - TH	4,948.28	4,837.90	(110.38)	50,124.96	50,956.92	831.96	60,632.72
06415-100 Electricity & Gas - TH	140.25	134.37	(5.88)	1,405.28	1,343.61	(61.67)	1,612.35
06420-100 Water - TH	9,825.21	6,893.18	(2,932.03)	56,738.33	43,430.26	(13,308.07)	51,324.07
06425-100 Sewer - TH	15,165.15	15,069.37	(95.78)	151,257.31	150,693.66	(563.65)	180,832.41
06435-100 Stormwater - TH	869.39	851.96	(17.43)	8,665.53	8,504.22	(161.31)	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	1,216.15	1,000.00	(216.15)	10,321.02	12,500.00	2,178.98	13,000.00
Expense Total	32,164.43	28,786.78	(3,377.65)	279,420.48	268,432.65	(10,987.83)	320,044.31
Total Expense	32,164.43	28,786.78	(3,377.65)	279,420.48	268,432.65	(10,987.83)	320,044.31
Net Income	(7,158.65)	(4,850.38)	(2,308.27)	(10,095.52)	8,117.50	(18,213.02)	(940.56)

Kendall Yards HOA

Run Date: 11/21/2025

Run Time: 08:47 AM

INCOME STATEMENT

Capital Reserves

Start: 10/01/2025 | End: 10/31/2025

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	15,500.00	15,500.00	0.00	18,600.00
05050-900 Interest Income - Capital Rese...	496.18	475.00	21.18	4,791.26	4,750.00	41.26	5,700.00
Income Total	2,046.18	2,025.00	21.18	20,291.26	20,250.00	41.26	24,300.00
Total Income	2,046.18	2,025.00	21.18	20,291.26	20,250.00	41.26	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	25,000.00	25,000.00	25,000.00
Expense Total	0.00	0.00	0.00	0.00	25,000.00	25,000.00	25,000.00
Total Expense	0.00	0.00	0.00	0.00	25,000.00	25,000.00	25,000.00
Net Income	2,046.18	2,025.00	21.18	20,291.26	(4,750.00)	25,041.26	(700.00)