

# Kendall Yards HOA

Run Date: 01/21/2026

Run Time: 06:47 AM

## BALANCE SHEET

As of: 12/31/2025

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market (Reserve)	\$165,339.66
01011-000	Alliance Bank - Operating	\$32,390.99
01013-000	Alliance Bank - Reserves/WC	\$81,315.07
	TOTAL ASSETS	<u>\$279,145.72</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)	\$9,942.79
	TOTAL EQUITY	<u>\$279,145.72</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$279,145.72</u>

# Kendall Yards HOA

Run Date: 01/21/2026

Run Time: 06:47 AM

## INCOME STATEMENT

Start: 12/01/2025 | End: 12/31/2025

### 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	18,600.00	18,600.00	0.00	18,600.00
05010-000 Dues	35,950.41	35,207.48	742.93	428,362.88	430,992.16	(2,629.28)	430,992.16
05010-100 Dues - Townhomes	26,488.75	21,276.80	5,211.95	313,495.13	319,103.75	(5,608.62)	319,103.75
05011-000 Dues - Apartments	284.00	284.00	0.00	22,322.40	22,322.40	0.00	22,322.40
05014-000 Transfer Fee	775.00	0.00	775.00	1,150.00	0.00	1,150.00	0.00
05020-000 Late Charges	65.28	25.00	40.28	265.28	275.00	(9.72)	275.00
05021-000 Late Interest	0.00	5.00	(5.00)	40.66	55.00	(14.34)	55.00
05025-000 NSF Income	(80.00)	0.00	(80.00)	0.00	0.00	0.00	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	2.16	0.00	2.16	33.55	0.00	33.55	0.00
05050-900 Interest Income - Capital Rese...	499.60	475.00	24.60	5,772.71	5,700.00	72.71	5,700.00
05100-000 Misc. Income	290.50	50.00	240.50	1,780.50	1,110.00	670.50	1,110.00
<b>Income Total</b>	<b>65,825.70</b>	<b>58,873.28</b>	<b>6,952.42</b>	<b>791,973.11</b>	<b>798,158.31</b>	<b>(6,185.20)</b>	<b>798,158.31</b>
<b>Total Income</b>	<b>65,825.70</b>	<b>58,873.28</b>	<b>6,952.42</b>	<b>791,973.11</b>	<b>798,158.31</b>	<b>(6,185.20)</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	0.00	0.00	0.00	8,531.13	9,630.00	1,098.87	9,630.00
06135-000 Board & Annual Meetings	100.00	0.00	(100.00)	234.68	267.55	32.87	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	5,949.00	6,953.04	1,004.04	6,953.04
06320-000 Staffing (Admin & Maint)	176.49	241.33	64.84	2,162.54	2,895.96	733.42	2,895.96
06325-000 Community Center Expenses	228.78	172.80	(55.98)	2,718.20	2,132.51	(585.69)	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	843.06	0.00	10,116.72	10,116.71	(0.01)	10,116.71
06336-000 Fitness Center - Op Costs	1,124.51	1,360.85	236.34	3,275.29	4,017.95	742.66	4,017.95
06345-000 Office Rent Expense	817.93	817.94	0.01	9,815.16	9,815.28	0.12	9,815.28
06410-000 Refuse Removal	19.17	38.57	19.40	505.52	514.65	9.13	514.65
06410-100 Refuse Removal - TH	5,113.66	4,837.90	(275.76)	60,344.45	60,632.72	288.27	60,632.72
06415-000 Electricity & Gas	367.18	309.35	(57.83)	3,753.79	3,712.12	(41.67)	3,712.12
06415-100 Electricity & Gas - TH	140.30	134.37	(5.93)	1,685.14	1,612.35	(72.79)	1,612.35
06420-000 Water	281.86	50.00	(231.86)	41,256.95	32,806.62	(8,450.33)	32,806.62
06420-100 Water - TH	2,775.07	2,890.69	115.62	64,708.10	51,324.07	(13,384.03)	51,324.07
06425-100 Sewer - TH	15,165.15	15,069.37	(95.78)	181,587.61	180,832.41	(755.20)	180,832.41
06435-100 Stormwater - TH	869.39	851.97	(17.42)	10,404.31	10,208.16	(196.15)	10,208.16
06615-000 Snow Removal	0.00	2,074.82	2,074.82	8,944.25	18,673.34	9,729.09	18,673.34
06620-000 Reserve Account Funding	1,550.00	1,550.00	0.00	18,600.00	18,600.00	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	593.52	300.00	(293.52)	2,149.53	2,387.97	238.44	2,387.97
06630-000 Repairs and Maint	1,022.25	1,458.33	436.08	18,448.47	17,500.00	(948.47)	17,500.00
06635-000 Special Projects	0.00	0.00	0.00	5,382.45	6,787.97	1,405.52	6,787.97
06810-000 Commons Mowing	10,313.30	5,762.88	(4,550.42)	128,594.18	112,268.91	(16,325.27)	112,268.91
06820-000 Commons Fertilizing	0.00	0.00	0.00	11,063.76	16,306.10	5,242.34	16,306.10
06830-000 Commons Turf Spraying	0.00	0.00	0.00	15,615.71	18,425.71	2,810.00	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	13,891.80	16,852.08	2,960.28	16,852.08
06850-000 Flowers	0.00	218.60	218.60	3,641.97	5,446.96	1,804.99	5,446.96
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	2,434.98	2,434.97	(0.01)	2,434.97
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	2,202.42	2,434.60	232.18	2,434.60
06880-000 Landscape Labor	0.00	0.00	0.00	13,314.26	13,000.00	(314.26)	13,000.00
06880-100 Landscape Labor - TH	0.00	0.00	0.00	10,645.36	13,000.00	2,354.64	13,000.00
06890-000 Misc. Landscape	48,347.98	44,492.36	(3,855.62)	81,665.86	84,973.56	3,307.70	84,973.56
06900-000 Web Fees	0.00	0.00	0.00	156.96	205.48	48.52	205.48
07505-000 Management Fee	2,805.00	2,805.00	0.00	33,660.00	33,660.00	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>92,654.60</b>	<b>86,280.19</b>	<b>(6,374.41)</b>	<b>782,030.32</b>	<b>799,641.82</b>	<b>17,611.50</b>	<b>799,641.82</b>
<b>Total Expense</b>	<b>92,654.60</b>	<b>86,280.19</b>	<b>(6,374.41)</b>	<b>782,030.32</b>	<b>799,641.82</b>	<b>17,611.50</b>	<b>799,641.82</b>
<b>Net Income</b>	<b>(26,828.90)</b>	<b>(27,406.91)</b>	<b>578.01</b>	<b>9,942.79</b>	<b>(1,483.51)</b>	<b>11,426.30</b>	<b>(1,483.51)</b>

# Kendall Yards HOA

Run Date: 01/21/2026

Run Time: 06:47 AM

## INCOME STATEMENT

Main

Start: 12/01/2025 | End: 12/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-000 Dues	35,950.41	35,207.48	742.93	428,362.88	430,992.16	(2,629.28)	430,992.16
05011-000 Dues - Apartments	284.00	284.00	0.00	22,322.40	22,322.40	0.00	22,322.40
05014-000 Transfer Fee	775.00	0.00	775.00	1,150.00	0.00	1,150.00	0.00
05020-000 Late Charges	65.28	25.00	40.28	265.28	275.00	(9.72)	275.00
05021-000 Late Interest	0.00	5.00	(5.00)	40.66	55.00	(14.34)	55.00
05025-000 NSF Income	(80.00)	0.00	(80.00)	0.00	0.00	0.00	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	2.16	0.00	2.16	33.55	0.00	33.55	0.00
05100-000 Misc. Income	290.50	50.00	240.50	1,780.50	1,110.00	670.50	1,110.00
<b>Income Total</b>	<b>37,287.35</b>	<b>35,571.48</b>	<b>1,715.87</b>	<b>454,105.27</b>	<b>454,754.56</b>	<b>(649.29)</b>	<b>454,754.56</b>
<b>Total Income</b>	<b>37,287.35</b>	<b>35,571.48</b>	<b>1,715.87</b>	<b>454,105.27</b>	<b>454,754.56</b>	<b>(649.29)</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	0.00	0.00	0.00	8,531.13	9,630.00	1,098.87	9,630.00
06135-000 Board & Annual Meetings	100.00	0.00	(100.00)	234.68	267.55	32.87	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	5,949.00	6,953.04	1,004.04	6,953.04
06320-000 Staffing (Admin & Maint)	176.49	241.33	64.84	2,162.54	2,895.96	733.42	2,895.96
06325-000 Community Center Expenses	228.78	172.80	(55.98)	2,718.20	2,132.51	(585.69)	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	843.06	0.00	10,116.72	10,116.71	(0.01)	10,116.71
06336-000 Fitness Center - Op Costs	1,124.51	1,360.85	236.34	3,275.29	4,017.95	742.66	4,017.95
06345-000 Office Rent Expense	817.93	817.94	0.01	9,815.16	9,815.28	0.12	9,815.28
06410-000 Refuse Removal	19.17	38.57	19.40	505.52	514.65	9.13	514.65
06415-000 Electricity & Gas	367.18	309.35	(57.83)	3,753.79	3,712.12	(41.67)	3,712.12
06420-000 Water	281.86	50.00	(231.86)	41,256.95	32,806.62	(8,450.33)	32,806.62
06615-000 Snow Removal	0.00	2,074.82	2,074.82	8,944.25	18,673.34	9,729.09	18,673.34
06620-000 Reserve Account Funding	1,550.00	1,550.00	0.00	18,600.00	18,600.00	0.00	18,600.00
06626-000 Postage	593.52	300.00	(293.52)	2,149.53	2,387.97	238.44	2,387.97
06630-000 Repairs and Maint	1,022.25	1,458.33	436.08	18,448.47	17,500.00	(948.47)	17,500.00
06635-000 Special Projects	0.00	0.00	0.00	5,382.45	6,787.97	1,405.52	6,787.97
06810-000 Commons Mowing	10,313.30	5,762.88	(4,550.42)	128,594.18	112,268.91	(16,325.27)	112,268.91
06820-000 Commons Fertilizing	0.00	0.00	0.00	11,063.76	16,306.10	5,242.34	16,306.10
06830-000 Commons Turf Spraying	0.00	0.00	0.00	15,615.71	18,425.71	2,810.00	18,425.71
06843-000 Tree Program	0.00	0.00	0.00	13,891.80	16,852.08	2,960.28	16,852.08
06850-000 Flowers	0.00	218.60	218.60	3,641.97	5,446.96	1,804.99	5,446.96
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	2,434.98	2,434.97	(0.01)	2,434.97
06880-000 Landscape Labor	0.00	0.00	0.00	13,314.26	13,000.00	(314.26)	13,000.00
06890-000 Misc. Landscape	48,347.98	44,492.36	(3,855.62)	81,665.86	84,973.56	3,307.70	84,973.56
06900-000 Web Fees	0.00	0.00	0.00	156.96	205.48	48.52	205.48
07505-000 Management Fee	2,805.00	2,805.00	0.00	33,660.00	33,660.00	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>68,591.03</b>	<b>62,495.89</b>	<b>(6,095.14)</b>	<b>450,452.93</b>	<b>454,597.51</b>	<b>4,144.58</b>	<b>454,597.51</b>
<b>Total Expense</b>	<b>68,591.03</b>	<b>62,495.89</b>	<b>(6,095.14)</b>	<b>450,452.93</b>	<b>454,597.51</b>	<b>4,144.58</b>	<b>454,597.51</b>
<b>Net Income</b>	<b>(31,303.68)</b>	<b>(26,924.41)</b>	<b>(4,379.27)</b>	<b>3,652.34</b>	<b>157.05</b>	<b>3,495.29</b>	<b>157.05</b>

# Kendall Yards HOA

Run Date: 01/21/2026

Run Time: 06:47 AM

## INCOME STATEMENT

Townhomes

Start: 12/01/2025 | End: 12/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-100 Dues - Townhomes	26,488.75	21,276.80	5,211.95	313,495.13	319,103.75	(5,608.62)	319,103.75
<b>Income Total</b>	<b>26,488.75</b>	<b>21,276.80</b>	<b>5,211.95</b>	<b>313,495.13</b>	<b>319,103.75</b>	<b>(5,608.62)</b>	<b>319,103.75</b>
<b>Total Income</b>	<b>26,488.75</b>	<b>21,276.80</b>	<b>5,211.95</b>	<b>313,495.13</b>	<b>319,103.75</b>	<b>(5,608.62)</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	5,113.66	4,837.90	(275.76)	60,344.45	60,632.72	288.27	60,632.72
06415-100 Electricity & Gas - TH	140.30	134.37	(5.93)	1,685.14	1,612.35	(72.79)	1,612.35
06420-100 Water - TH	2,775.07	2,890.69	115.62	64,708.10	51,324.07	(13,384.03)	51,324.07
06425-100 Sewer - TH	15,165.15	15,069.37	(95.78)	181,587.61	180,832.41	(755.20)	180,832.41
06435-100 Stormwater - TH	869.39	851.97	(17.42)	10,404.31	10,208.16	(196.15)	10,208.16
06860-100 Sprinkler Turn On/Off - TH	0.00	0.00	0.00	2,202.42	2,434.60	232.18	2,434.60
06880-100 Landscape Labor - TH	0.00	0.00	0.00	10,645.36	13,000.00	2,354.64	13,000.00
<b>Expense Total</b>	<b>24,063.57</b>	<b>23,784.30</b>	<b>(279.27)</b>	<b>331,577.39</b>	<b>320,044.31</b>	<b>(11,533.08)</b>	<b>320,044.31</b>
<b>Total Expense</b>	<b>24,063.57</b>	<b>23,784.30</b>	<b>(279.27)</b>	<b>331,577.39</b>	<b>320,044.31</b>	<b>(11,533.08)</b>	<b>320,044.31</b>
<b>Net Income</b>	<b>2,425.18</b>	<b>(2,507.50)</b>	<b>4,932.68</b>	<b>(18,082.26)</b>	<b>(940.56)</b>	<b>(17,141.70)</b>	<b>(940.56)</b>

# Kendall Yards HOA

Run Date: 01/21/2026

Run Time: 06:47 AM

## INCOME STATEMENT

Capital Reserves

Start: 12/01/2025 | End: 12/31/2025

### 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	18,600.00	18,600.00	0.00	18,600.00
05050-900 Interest Income - Capital Rese...	499.60	475.00	24.60	5,772.71	5,700.00	72.71	5,700.00
<b>Income Total</b>	<b>2,049.60</b>	<b>2,025.00</b>	<b>24.60</b>	<b>24,372.71</b>	<b>24,300.00</b>	<b>72.71</b>	<b>24,300.00</b>
<b>Total Income</b>	<b>2,049.60</b>	<b>2,025.00</b>	<b>24.60</b>	<b>24,372.71</b>	<b>24,300.00</b>	<b>72.71</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>2,049.60</b>	<b>2,025.00</b>	<b>24.60</b>	<b>24,372.71</b>	<b>(700.00)</b>	<b>25,072.71</b>	<b>(700.00)</b>