

# Kendall Yards HOA

Run Date: 12/23/2025

Run Time: 08:17 AM

## BALANCE SHEET

As of: 11/30/2025

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
01002-000	GESA - Savings	\$100.00
01004-000	GESA - Money Market (Reserve)	\$164,857.30
01011-000	Alliance Bank - Operating	\$61,269.49
01013-000	Alliance Bank - Reserves/WC	\$79,747.83
	TOTAL ASSETS	<u>\$305,974.62</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)	\$36,771.69
	TOTAL EQUITY	<u>\$305,974.62</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$305,974.62</u>

# Kendall Yards HOA

Run Date: 12/23/2025

Run Time: 08:17 AM

## INCOME STATEMENT

Start: 11/01/2025 | End: 11/30/2025

### 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	17,050.00	17,050.00	0.00	18,600.00
05010-000 Dues	34,217.76	35,207.48	(989.72)	392,412.47	395,784.68	(3,372.21)	430,992.16
05010-100 Dues - Townhomes	17,681.42	21,276.80	(3,595.38)	287,006.38	297,826.95	(10,820.57)	319,103.75
05011-000 Dues - Apartments	284.00	284.00	0.00	22,038.40	22,038.40	0.00	22,322.40
05014-000 Transfer Fee	(400.00)	0.00	(400.00)	375.00	0.00	375.00	0.00
05020-000 Late Charges	25.00	25.00	0.00	200.00	250.00	(50.00)	275.00
05021-000 Late Interest	4.04	5.00	(0.96)	40.66	50.00	(9.34)	55.00
05025-000 NSF Income	40.00	0.00	40.00	80.00	0.00	80.00	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	2.08	0.00	2.08	31.39	0.00	31.39	0.00
05050-900 Interest Income - Capital Rese...	481.85	475.00	6.85	5,273.11	5,225.00	48.11	5,700.00
05100-000 Misc. Income	0.00	50.00	(50.00)	1,490.00	1,060.00	430.00	1,110.00
<b>Income Total</b>	<b>53,886.15</b>	<b>58,873.28</b>	<b>(4,987.13)</b>	<b>726,147.41</b>	<b>739,285.03</b>	<b>(13,137.62)</b>	<b>798,158.31</b>
<b>Total Income</b>	<b>53,886.15</b>	<b>58,873.28</b>	<b>(4,987.13)</b>	<b>726,147.41</b>	<b>739,285.03</b>	<b>(13,137.62)</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	2,382.00	0.00	(2,382.00)	8,531.13	9,630.00	1,098.87	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	5,949.00	6,953.04	1,004.04	5,949.00	6,953.04	1,004.04	6,953.04
06320-000 Staffing (Admin & Maint)	179.57	241.33	61.76	1,986.05	2,654.63	668.58	2,895.96
06325-000 Community Center Expenses	143.66	155.40	11.74	2,489.42	1,959.71	(529.71)	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	9,273.66	9,273.65	(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	8,997.23	8,997.34	0.11	9,815.28
06410-000 Refuse Removal	51.17	38.57	(12.60)	486.35	476.08	(10.27)	514.65
06410-100 Refuse Removal - TH	5,105.83	4,837.90	(267.93)	55,230.79	55,794.82	564.03	60,632.72
06415-000 Electricity & Gas	310.16	309.35	(0.81)	3,386.61	3,402.77	16.16	3,712.12
06415-100 Electricity & Gas - TH	139.56	134.37	(5.19)	1,544.84	1,477.98	(66.86)	1,612.35
06420-000 Water	2,834.50	1,993.10	(841.40)	40,975.09	32,756.62	(8,218.47)	32,806.62
06420-100 Water - TH	5,194.70	5,003.12	(191.58)	61,933.03	48,433.38	(13,499.65)	51,324.07
06425-100 Sewer - TH	15,165.15	15,069.38	(95.77)	166,422.46	165,763.04	(659.42)	180,832.41
06435-100 Stormwater - TH	869.39	851.97	(17.42)	9,534.92	9,356.19	(178.73)	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	17,050.00	17,050.00	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	14.06	300.00	285.94	1,556.01	2,087.97	531.96	2,387.97
06630-000 Repairs and Maint	1,887.10	1,458.33	(428.77)	17,426.22	16,041.67	(1,384.55)	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	16,758.72	7,889.33	(8,869.39)	118,280.88	106,506.03	(11,774.85)	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	1,285.92	0.00	(1,285.92)	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	2,130.96	0.00	(2,130.96)	13,891.80	16,852.08	2,960.28	16,852.08
06850-000 Flowers	207.64	0.00	(207.64)	3,641.97	5,228.36	1,586.39	5,446.96
06860-000 Sprinkler Turn On/Off	1,430.63	1,430.62	(0.01)	2,434.98	2,434.97	(0.01)	2,434.97
06860-100 Sprinkler Turn On/Off - TH	1,294.37	1,430.62	136.25	2,202.42	2,434.60	232.18	2,434.60
06880-000 Landscape Labor	0.00	600.00	600.00	13,314.26	13,000.00	(314.26)	13,000.00
06880-100 Landscape Labor - TH	324.34	500.00	175.66	10,645.36	13,000.00	2,354.64	13,000.00
06890-000 Misc. Landscape	1,988.72	5,966.39	3,977.67	33,317.88	40,481.20	7,163.32	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	30,855.00	30,855.00	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>71,663.14</b>	<b>61,178.82</b>	<b>(10,484.32)</b>	<b>689,375.72</b>	<b>713,361.63</b>	<b>23,985.91</b>	<b>799,641.82</b>
<b>Total Expense</b>	<b>71,663.14</b>	<b>61,178.82</b>	<b>(10,484.32)</b>	<b>689,375.72</b>	<b>713,361.63</b>	<b>23,985.91</b>	<b>799,641.82</b>
<b>Net Income</b>	<b>(17,776.99)</b>	<b>(2,305.54)</b>	<b>(15,471.45)</b>	<b>36,771.69</b>	<b>25,923.40</b>	<b>10,848.29</b>	<b>(1,483.51)</b>

# Kendall Yards HOA

Run Date: 12/23/2025

Run Time: 08:17 AM

## INCOME STATEMENT

Main

Start: 11/01/2025 | End: 11/30/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-000 Dues	34,217.76	35,207.48	(989.72)	392,412.47	395,784.68	(3,372.21)	430,992.16
05011-000 Dues - Apartments	284.00	284.00	0.00	22,038.40	22,038.40	0.00	22,322.40
05014-000 Transfer Fee	(400.00)	0.00	(400.00)	375.00	0.00	375.00	0.00
05020-000 Late Charges	25.00	25.00	0.00	200.00	250.00	(50.00)	275.00
05021-000 Late Interest	4.04	5.00	(0.96)	40.66	50.00	(9.34)	55.00
05025-000 NSF Income	40.00	0.00	40.00	80.00	0.00	80.00	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	2.08	0.00	2.08	31.39	0.00	31.39	0.00
05100-000 Misc. Income	0.00	50.00	(50.00)	1,490.00	1,060.00	430.00	1,110.00
<b>Income Total</b>	<b>34,172.88</b>	<b>35,571.48</b>	<b>(1,398.60)</b>	<b>416,817.92</b>	<b>419,183.08</b>	<b>(2,365.16)</b>	<b>454,754.56</b>
<b>Total Income</b>	<b>34,172.88</b>	<b>35,571.48</b>	<b>(1,398.60)</b>	<b>416,817.92</b>	<b>419,183.08</b>	<b>(2,365.16)</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	2,382.00	0.00	(2,382.00)	8,531.13	9,630.00	1,098.87	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	5,949.00	6,953.04	1,004.04	5,949.00	6,953.04	1,004.04	6,953.04
06320-000 Staffing (Admin & Maint)	179.57	241.33	61.76	1,986.05	2,654.63	668.58	2,895.96
06325-000 Community Center Expenses	143.66	155.40	11.74	2,489.42	1,959.71	(529.71)	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	9,273.66	9,273.65	(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	8,997.23	8,997.34	0.11	9,815.28
06410-000 Refuse Removal	51.17	38.57	(12.60)	486.35	476.08	(10.27)	514.65
06415-000 Electricity & Gas	310.16	309.35	(0.81)	3,386.61	3,402.77	16.16	3,712.12
06420-000 Water	2,834.50	1,993.10	(841.40)	40,975.09	32,756.62	(8,218.47)	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	17,050.00	17,050.00	0.00	18,600.00
06626-000 Postage	14.06	300.00	285.94	1,556.01	2,087.97	531.96	2,387.97
06630-000 Repairs and Maint	1,887.10	1,458.33	(428.77)	17,426.22	16,041.67	(1,384.55)	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	16,758.72	7,889.33	(8,869.39)	118,280.88	106,506.03	(11,774.85)	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	1,285.92	0.00	(1,285.92)	15,615.71	18,425.71	2,810.00	18,425.71
06843-000 Tree Program	2,130.96	0.00	(2,130.96)	13,891.80	16,852.08	2,960.28	16,852.08
06850-000 Flowers	207.64	0.00	(207.64)	3,641.97	5,228.36	1,586.39	5,446.96
06860-000 Sprinkler Turn On/Off	1,430.63	1,430.62	(0.01)	2,434.98	2,434.97	(0.01)	2,434.97
06880-000 Landscape Labor	0.00	600.00	600.00	13,314.26	13,000.00	(314.26)	13,000.00
06890-000 Misc. Landscape	1,988.72	5,966.39	3,977.67	33,317.88	40,481.20	7,163.32	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	30,855.00	30,855.00	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>43,569.80</b>	<b>33,351.46</b>	<b>(10,218.34)</b>	<b>381,861.90</b>	<b>392,101.62</b>	<b>10,239.72</b>	<b>454,597.51</b>
<b>Total Expense</b>	<b>43,569.80</b>	<b>33,351.46</b>	<b>(10,218.34)</b>	<b>381,861.90</b>	<b>392,101.62</b>	<b>10,239.72</b>	<b>454,597.51</b>
<b>Net Income</b>	<b>(9,396.92)</b>	<b>2,220.02</b>	<b>(11,616.94)</b>	<b>34,956.02</b>	<b>27,081.46</b>	<b>7,874.56</b>	<b>157.05</b>

# Kendall Yards HOA

Run Date: 12/23/2025

Run Time: 08:17 AM

## INCOME STATEMENT

Townhomes

Start: 11/01/2025 | End: 11/30/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010-100 Dues - Townhomes	17,681.42	21,276.80	(3,595.38)	287,006.38	297,826.95	(10,820.57)	319,103.75
<b>Income Total</b>	<b>17,681.42</b>	<b>21,276.80</b>	<b>(3,595.38)</b>	<b>287,006.38</b>	<b>297,826.95</b>	<b>(10,820.57)</b>	<b>319,103.75</b>
<b>Total Income</b>	<b>17,681.42</b>	<b>21,276.80</b>	<b>(3,595.38)</b>	<b>287,006.38</b>	<b>297,826.95</b>	<b>(10,820.57)</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	5,105.83	4,837.90	(267.93)	55,230.79	55,794.82	564.03	60,632.72
06415-100 Electricity & Gas - TH	139.56	134.37	(5.19)	1,544.84	1,477.98	(66.86)	1,612.35
06420-100 Water - TH	5,194.70	5,003.12	(191.58)	61,933.03	48,433.38	(13,499.65)	51,324.07
06425-100 Sewer - TH	15,165.15	15,069.38	(95.77)	166,422.46	165,763.04	(659.42)	180,832.41
06435-100 Stormwater - TH	869.39	851.97	(17.42)	9,534.92	9,356.19	(178.73)	10,208.16
06860-100 Sprinkler Turn On/Off - TH	1,294.37	1,430.62	136.25	2,202.42	2,434.60	232.18	2,434.60
06880-100 Landscape Labor - TH	324.34	500.00	175.66	10,645.36	13,000.00	2,354.64	13,000.00
<b>Expense Total</b>	<b>28,093.34</b>	<b>27,827.36</b>	<b>(265.98)</b>	<b>307,513.82</b>	<b>296,260.01</b>	<b>(11,253.81)</b>	<b>320,044.31</b>
<b>Total Expense</b>	<b>28,093.34</b>	<b>27,827.36</b>	<b>(265.98)</b>	<b>307,513.82</b>	<b>296,260.01</b>	<b>(11,253.81)</b>	<b>320,044.31</b>
<b>Net Income</b>	<b>(10,411.92)</b>	<b>(6,550.56)</b>	<b>(3,861.36)</b>	<b>(20,507.44)</b>	<b>1,566.94</b>	<b>(22,074.38)</b>	<b>(940.56)</b>

# Kendall Yards HOA

Run Date: 12/23/2025

Run Time: 08:17 AM

## INCOME STATEMENT

Capital Reserves

Start: 11/01/2025 | End: 11/30/2025

### 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	17,050.00	17,050.00	0.00	18,600.00
05050-900 Interest Income - Capital Rese...	481.85	475.00	6.85	5,273.11	5,225.00	48.11	5,700.00
<b>Income Total</b>	<b>2,031.85</b>	<b>2,025.00</b>	<b>6.85</b>	<b>22,323.11</b>	<b>22,275.00</b>	<b>48.11</b>	<b>24,300.00</b>
<b>Total Income</b>	<b>2,031.85</b>	<b>2,025.00</b>	<b>6.85</b>	<b>22,323.11</b>	<b>22,275.00</b>	<b>48.11</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>2,031.85</b>	<b>2,025.00</b>	<b>6.85</b>	<b>22,323.11</b>	<b>(2,725.00)</b>	<b>25,048.11</b>	<b>(700.00)</b>