



KNIGHTSBRIDGE VILLAGE
FINANCIAL STATEMENT
APRIL 2025

Knightsbridge Village HOA

Balance Sheet

As of 04/30/25

ASSETS

Valley National Bank Operating \$	80,259.45	
Valley National Bank Reserve	92,644.15	
Valley National Sec Dep	23,000.00	
Assessments Receivable	22,619.50	
Refundable Deposits	1,055.00	
TOTAL ASSETS		\$ 219,578.10

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Security Deposits	\$ 23,000.00	
Prepaid Owner Assessments	20,106.85	
Subtotal Current Liab.		\$ 43,106.85

RESERVES:

Reserves - Conting./Painting	\$ 83,740.94	
Reserves - Pavement	1,241.38	
Reserves - Cabana Roof	3,015.49	
Reserves - Interest	4,646.34	
Subtotal Reserves		\$ 92,644.15

EQUITY:

Prior Year Net Inc./Loss	\$ 60,741.43	
Current Year Net Income/(Loss)	23,085.67	
Subtotal Equity		\$ 83,827.10
TOTAL LIABILITIES & EQUITY		\$ 219,578.10

Knightsbridge Village HOA
Income/Expense Statement
Period: 04/01/25 to 04/30/25

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06310	Assessment Income	24,790.00	24,810.75	(20.75)	99,160.00	99,243.00	(83.00)	297,729.00
06340	Late Fee Income	350.00	.00	350.00	800.00	.00	800.00	.00
	Subtotal Income	25,140.00	24,810.75	329.25	99,960.00	99,243.00	717.00	297,729.00
EXPENSES								
07010	Management Fees	1,700.00	1,700.00	.00	6,800.00	6,800.00	.00	20,400.00
07020	Accounting Fees	.00	91.66	91.66	.00	366.64	366.64	1,100.00
07160	Legal Fees	3,750.00	833.33	(2,916.67)	7,500.00	3,333.32	(4,166.68)	10,000.00
07255	Website	100.00	100.00	.00	300.00	400.00	100.00	1,200.00
07280	Insurance	.00	1,250.00	1,250.00	.00	5,000.00	5,000.00	15,000.00
07320	Office Supplies	710.62	166.66	(543.96)	1,412.95	666.64	(746.31)	2,000.00
07450	Other Taxes & Fees	.00	50.00	50.00	231.62	200.00	(31.62)	600.00
08210	Pool Maintenance	.00	525.00	525.00	1,575.00	2,100.00	525.00	6,300.00
08220	Pool Repairs	.00	125.00	125.00	.00	500.00	500.00	1,500.00
08510	Landscape Improvements	.00	1,666.66	1,666.66	.00	6,666.64	6,666.64	20,000.00
08910	Electricity	1,298.56	1,375.00	76.44	5,002.51	5,500.00	497.49	16,500.00
08930	Water & Sewer	58.64	166.66	108.02	591.80	666.64	74.84	2,000.00
08990	Telephone	.00	.00	.00	100.83	.00	(100.83)	.00
09010	Tree Maintenance	.00	1,666.66	1,666.66	.00	6,666.64	6,666.64	20,000.00
09110	Repairs & Maintenance	100.83	1,916.66	1,815.83	392.12	7,666.64	7,274.52	23,000.00
09111	Irrigation Repairs	4,803.42	1,000.00	(3,803.42)	7,908.53	4,000.00	(3,908.53)	12,000.00
09120	Pressure Cleaning	.00	258.33	258.33	.00	1,033.32	1,033.32	3,100.00
09610	Lawn Maintenance	6,644.00	6,644.00	.00	26,576.00	26,576.00	.00	79,728.00
09700	Irrigation Contract	1,924.00	1,625.00	(299.00)	3,848.00	6,500.00	2,652.00	19,500.00
09850	Janitorial Services	574.83	541.66	(33.17)	2,201.29	2,166.64	(34.65)	6,500.00
09910	Reserves - Contingency	3,108.42	3,108.41	(.01)	12,433.68	12,433.64	(.04)	37,301.00
	TOTAL EXPENSES	24,773.32	24,810.69	37.37	76,874.33	99,242.76	22,368.43	297,729.00
	CURRENT YEAR NET INCOME/(LOSS)	366.68	.06	366.62	23,085.67	.24	23,085.43	.00