

# Knightsbridge Village HOA

Run Date: 08/29/2025  
Run Time: 07:56 AM

## BALANCE SHEET

As of: 08/31/2025

### Assets

| Account #    | Account Name                   | Total                      |
|--------------|--------------------------------|----------------------------|
| <b>Asset</b> |                                |                            |
| 01010        | Valley National Bank Operating | \$25,089.23                |
| 01020        | Valley National Bank Reserve   | \$105,880.38               |
| 01060        | Valley National Sec Dep        | \$23,500.00                |
| 01310        | Assessments Receivable         | \$15,086.34                |
| 02550        | Refundable Deposits            | \$1,055.00                 |
|              | ASSET TOTAL:                   | <u>\$170,610.95</u>        |
|              | TOTAL ASSETS:                  | <u><u>\$170,610.95</u></u> |

### Liabilities

| Account #        | Account Name              | Total                     |
|------------------|---------------------------|---------------------------|
| <b>Liability</b> |                           |                           |
| 03055            | Security Deposits         | \$23,500.00               |
| 03310            | Prepaid Owner Assessments | \$16,658.85               |
|                  | LIABILITY TOTAL:          | <u>\$40,158.85</u>        |
|                  | TOTAL LIABILITIES:        | <u><u>\$40,158.85</u></u> |

### Equity

| Account #             | Account Name                   | Total                      |
|-----------------------|--------------------------------|----------------------------|
| <b>Reserves</b>       |                                |                            |
| 05010                 | Reserves - Conting./Painting   | \$96,174.62                |
| 05020                 | Reserves - Pavement            | \$1,241.38                 |
| 05210                 | Reserves - Cabana Roof         | \$3,015.49                 |
| 05230                 | Reserves - Interest            | \$5,448.89                 |
|                       | RESERVES TOTAL:                | <u>\$105,880.38</u>        |
| <b>Members Equity</b> |                                |                            |
| 05510                 | Prior Year Net Inc./Loss       | \$60,741.43                |
|                       | MEMBERS EQUITY TOTAL:          | <u>\$60,741.43</u>         |
|                       | Current Year Net Income/(Loss) | <u>(\$36,169.71)</u>       |
|                       | TOTAL EQUITY:                  | <u>\$130,452.10</u>        |
|                       | TOTAL LIABILITIES AND EQUITY:  | <u><u>\$170,610.95</u></u> |

# Knightsbridge Village HOA

## INCOME STATEMENT

Start: 08/01/2025 | End: 08/31/2025

### Income

Run Date: 08/29/2025  
Run Time: 07:56 AM

| Account                        | Current          |                  |               | Year to Date      |                   |                  | Yearly            |
|--------------------------------|------------------|------------------|---------------|-------------------|-------------------|------------------|-------------------|
|                                | Actual           | Budget           | Variance      | Actual            | Budget            | Variance         | Budget            |
| <b>Income</b>                  |                  |                  |               |                   |                   |                  |                   |
| 06310 Assessment Income        | 24,790.00        | 24,810.75        | (20.75)       | 198,320.00        | 198,486.00        | (166.00)         | 297,729.00        |
| 06340 Late Fee Income          | 250.00           | 0.00             | 250.00        | 2,280.00          | 0.00              | 2,280.00         | 0.00              |
| 06350 Legal Fees Reimbursement | 258.44           | 0.00             | 258.44        | 258.44            | 0.00              | 258.44           | 0.00              |
| 06380 Owner Admin. Fees Income | 0.00             | 0.00             | 0.00          | 1,000.00          | 0.00              | 1,000.00         | 0.00              |
| 06390 Owner Interest Income    | 72.30            | 0.00             | 72.30         | 271.00            | 0.00              | 271.00           | 0.00              |
| 06410 Cable TV Income          | 0.00             | 0.00             | 0.00          | 20,250.00         | 0.00              | 20,250.00        | 0.00              |
| <b>Income Total</b>            | <b>25,370.74</b> | <b>24,810.75</b> | <b>559.99</b> | <b>222,379.44</b> | <b>198,486.00</b> | <b>23,893.44</b> | <b>297,729.00</b> |
| <b>Total Income</b>            | <b>25,370.74</b> | <b>24,810.75</b> | <b>559.99</b> | <b>222,379.44</b> | <b>198,486.00</b> | <b>23,893.44</b> | <b>297,729.00</b> |

### Expense

| Account                                   | Current          |                 |                    | Year to Date      |                  |                    | Yearly           |
|-------------------------------------------|------------------|-----------------|--------------------|-------------------|------------------|--------------------|------------------|
|                                           | Actual           | Budget          | Variance           | Actual            | Budget           | Variance           | Budget           |
| <b>General &amp; Administrative</b>       |                  |                 |                    |                   |                  |                    |                  |
| 07010 Management Fees                     | 1,700.00         | 1,700.00        | 0.00               | 13,600.00         | 13,600.00        | 0.00               | 20,400.00        |
| 07020 Accounting Fees                     | 0.00             | 91.66           | 91.66              | 0.00              | 733.28           | 733.28             | 1,100.00         |
| 07160 Legal Fees                          | 0.00             | 833.33          | 833.33             | 7,500.00          | 6,666.64         | (833.36)           | 10,000.00        |
| 07255 Website                             | 100.00           | 100.00          | 0.00               | 700.00            | 800.00           | 100.00             | 1,200.00         |
| 07280 Insurance                           | 0.00             | 1,250.00        | 1,250.00           | 0.00              | 10,000.00        | 10,000.00          | 15,000.00        |
| 07320 Office Supplies                     | 251.23           | 166.66          | (84.57)            | 2,419.79          | 1,333.28         | (1,086.51)         | 2,000.00         |
| 07450 Other Taxes & Fees                  | 0.00             | 50.00           | 50.00              | 556.62            | 400.00           | (156.62)           | 600.00           |
| <b>General &amp; Administrative Total</b> | <b>2,051.23</b>  | <b>4,191.65</b> | <b>2,140.42</b>    | <b>24,776.41</b>  | <b>33,533.20</b> | <b>8,756.79</b>    | <b>50,300.00</b> |
| <b>Community Room/Building</b>            |                  |                 |                    |                   |                  |                    |                  |
| 08210 Pool Maintenance                    | 1,178.00         | 525.00          | (653.00)           | 4,773.00          | 4,200.00         | (573.00)           | 6,300.00         |
| 08220 Pool Repairs                        | 1,046.00         | 125.00          | (921.00)           | 6,651.00          | 1,000.00         | (5,651.00)         | 1,500.00         |
| <b>Community Room/Building Total</b>      | <b>2,224.00</b>  | <b>650.00</b>   | <b>(1,574.00)</b>  | <b>11,424.00</b>  | <b>5,200.00</b>  | <b>(6,224.00)</b>  | <b>7,800.00</b>  |
| <b>Site Improvement</b>                   |                  |                 |                    |                   |                  |                    |                  |
| 08510 Landscape Improvements              | 0.00             | 1,666.66        | 1,666.66           | 0.00              | 13,333.28        | 13,333.28          | 20,000.00        |
| <b>Site Improvement Total</b>             | <b>0.00</b>      | <b>1,666.66</b> | <b>1,666.66</b>    | <b>0.00</b>       | <b>13,333.28</b> | <b>13,333.28</b>   | <b>20,000.00</b> |
| <b>Utilities</b>                          |                  |                 |                    |                   |                  |                    |                  |
| 08910 Electricity                         | 1,295.09         | 1,375.00        | 79.91              | 10,130.05         | 11,000.00        | 869.95             | 16,500.00        |
| 08930 Water & Sewer                       | 197.82           | 166.66          | (31.16)            | 1,002.08          | 1,333.28         | 331.20             | 2,000.00         |
| <b>Utilities Total</b>                    | <b>1,492.91</b>  | <b>1,541.66</b> | <b>48.75</b>       | <b>11,132.13</b>  | <b>12,333.28</b> | <b>1,201.15</b>    | <b>18,500.00</b> |
| <b>Maintenance</b>                        |                  |                 |                    |                   |                  |                    |                  |
| 09010 Tree Maintenance                    | 0.00             | 1,666.66        | 1,666.66           | 19,700.00         | 13,333.28        | (6,366.72)         | 20,000.00        |
| 09110 Repairs & Maintenance               | 14,169.80        | 1,916.66        | (12,253.14)        | 43,102.17         | 15,333.28        | (27,768.89)        | 23,000.00        |
| 09111 Irrigation Repairs                  | 24,040.11        | 1,000.00        | (23,040.11)        | 54,843.14         | 8,000.00         | (46,843.14)        | 12,000.00        |
| 09120 Pressure Cleaning                   | 0.00             | 258.33          | 258.33             | 0.00              | 2,066.64         | 2,066.64           | 3,100.00         |
| <b>Maintenance Total</b>                  | <b>38,209.91</b> | <b>4,841.65</b> | <b>(33,368.26)</b> | <b>117,645.31</b> | <b>38,733.20</b> | <b>(78,912.11)</b> | <b>58,100.00</b> |
| <b>Contract Services</b>                  |                  |                 |                    |                   |                  |                    |                  |
| 09610 Lawn Maintenance                    | 6,644.00         | 6,644.00        | 0.00               | 53,152.00         | 53,152.00        | 0.00               | 79,728.00        |

| Account                      | Current     |           |             | Year to Date |            |             | Yearly     |
|------------------------------|-------------|-----------|-------------|--------------|------------|-------------|------------|
|                              | Actual      | Budget    | Variance    | Actual       | Budget     | Variance    | Budget     |
| 09700 Irrigation Contract    | 3,865.25    | 1,625.00  | (2,240.25)  | 11,561.25    | 13,000.00  | 1,438.75    | 19,500.00  |
| 09850 Janitorial Services    | 550.00      | 541.66    | (8.34)      | 3,990.69     | 4,333.28   | 342.59      | 6,500.00   |
| Contract Services Total      | 11,059.25   | 8,810.66  | (2,248.59)  | 68,703.94    | 70,485.28  | 1,781.34    | 105,728.00 |
| Reserve Contributions        |             |           |             |              |            |             |            |
| 09910 Reserves - Contingency | 3,108.42    | 3,108.41  | (0.01)      | 24,867.36    | 24,867.28  | (0.08)      | 37,301.00  |
| Reserve Contributions Total  | 3,108.42    | 3,108.41  | (0.01)      | 24,867.36    | 24,867.28  | (0.08)      | 37,301.00  |
| Total Expense                | 58,145.72   | 24,810.69 | (33,335.03) | 258,549.15   | 198,485.52 | (60,063.63) | 297,729.00 |
| Net Income                   | (32,774.98) | 0.06      | (32,775.04) | (36,169.71)  | 0.48       | (36,170.19) | 0.00       |