

Knightsbridge Village HOA

Run Date: 10/31/2025

Run Time: 11:51 AM

BALANCE SHEET

As of: 10/31/2025

Assets

Account #	Account Name	Total
Asset		
01010	Valley National Bank Operating	\$23,993.66
01020	Valley National Bank Reserve	\$112,504.05
01060	Valley National Sec Dep	\$24,000.00
01310	Assessments Receivable	\$11,735.63
02550	Refundable Deposits	\$1,055.00
	ASSET TOTAL:	\$173,288.34
	TOTAL ASSETS:	\$173,288.34

Liabilities

Account #	Account Name	Total
Liability		
03055	Security Deposits	\$24,000.00
03310	Prepaid Owner Assessments	\$14,116.85
	LIABILITY TOTAL:	\$38,116.85
	TOTAL LIABILITIES:	\$38,116.85

Equity

Account #	Account Name	Total
Reserves		
05010	Reserves - Conting./Painting	\$102,391.46
05020	Reserves - Pavement	\$1,241.38
05210	Reserves - Cabana Roof	\$3,015.49
05230	Reserves - Interest	\$5,855.72
	RESERVES TOTAL:	\$112,504.05
Members Equity		
05510	Prior Year Net Inc./Loss	\$60,741.43
	MEMBERS EQUITY TOTAL:	\$60,741.43
	Current Year Net Income/(Loss)	(\$38,073.99)
	TOTAL EQUITY:	\$135,171.49
	TOTAL LIABILITIES AND EQUITY:	\$173,288.34

Knightsbridge Village HOA

INCOME STATEMENT

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

Income

Run Date: 10/31/2025
Run Time: 11:51 AM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Assessment Income	24,790.00	24,810.75	(20.75)	247,900.00	248,107.50	(207.50)	297,729.00
06340 Late Fee Income	275.00	0.00	275.00	2,955.00	0.00	2,955.00	0.00
06350 Legal Fees Reimbursement	0.00	0.00	0.00	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	0.00	0.00	0.00	941.92	0.00	941.92	0.00
06410 Cable TV Income	0.00	0.00	0.00	20,250.00	0.00	20,250.00	0.00
Income Total	25,065.00	24,810.75	254.25	273,305.36	248,107.50	25,197.86	297,729.00
Total Income	25,065.00	24,810.75	254.25	273,305.36	248,107.50	25,197.86	297,729.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010 Management Fees	1,700.00	1,700.00	0.00	17,000.00	17,000.00	0.00	20,400.00
07020 Accounting Fees	0.00	91.66	91.66	250.00	916.60	666.60	1,100.00
07160 Legal Fees	0.00	833.33	833.33	8,556.00	8,333.30	(222.70)	10,000.00
07255 Website	100.00	100.00	0.00	900.00	1,000.00	100.00	1,200.00
07280 Insurance	0.00	1,250.00	1,250.00	0.00	12,500.00	12,500.00	15,000.00
07320 Office Supplies	33.60	166.66	133.06	2,587.72	1,666.60	(921.12)	2,000.00
07450 Other Taxes & Fees	0.00	50.00	50.00	556.62	500.00	(56.62)	600.00
General & Administrative Total	1,833.60	4,191.65	2,358.05	29,850.34	41,916.50	12,066.16	50,300.00
Community Room/Building							
08210 Pool Maintenance	150.00	525.00	375.00	5,773.00	5,250.00	(523.00)	6,300.00
08220 Pool Repairs	850.00	125.00	(725.00)	7,896.00	1,250.00	(6,646.00)	1,500.00
Community Room/Building Total	1,000.00	650.00	(350.00)	13,669.00	6,500.00	(7,169.00)	7,800.00
Site Improvement							
08510 Landscape Improvements	0.00	1,666.66	1,666.66	1,150.00	16,666.60	15,516.60	20,000.00
Site Improvement Total	0.00	1,666.66	1,666.66	1,150.00	16,666.60	15,516.60	20,000.00
Utilities							
08910 Electricity	1,515.68	1,375.00	(140.68)	13,124.92	13,750.00	625.08	16,500.00
08930 Water & Sewer	166.56	166.66	0.10	1,270.63	1,666.60	395.97	2,000.00
Utilities Total	1,682.24	1,541.66	(140.58)	14,395.55	15,416.60	1,021.05	18,500.00
Maintenance							
09010 Tree Maintenance	0.00	1,666.66	1,666.66	19,700.00	16,666.60	(3,033.40)	20,000.00
09110 Repairs & Maintenance	6,091.43	1,916.66	(4,174.77)	54,689.43	19,166.60	(35,522.83)	23,000.00
09111 Irrigation Repairs	6,476.90	1,000.00	(5,476.90)	62,009.54	10,000.00	(52,009.54)	12,000.00
09120 Pressure Cleaning	0.00	258.33	258.33	0.00	2,583.30	2,583.30	3,100.00
Maintenance Total	12,568.33	4,841.65	(7,726.68)	136,398.97	48,416.50	(87,982.47)	58,100.00
Contract Services							
09610 Lawn Maintenance	6,644.00	6,644.00	0.00	66,440.00	66,440.00	0.00	79,728.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09700 Irrigation Contract	1,920.00	1,625.00	(295.00)	13,481.25	16,250.00	2,768.75	19,500.00
09850 Janitorial Services	0.00	541.66	541.66	4,910.04	5,416.60	506.56	6,500.00
Contract Services Total	8,564.00	8,810.66	246.66	84,831.29	88,106.60	3,275.31	105,728.00
Reserve Contributions							
09910 Reserves - Contingency	3,108.42	3,108.41	(0.01)	31,084.20	31,084.10	(0.10)	37,301.00
Reserve Contributions Total	3,108.42	3,108.41	(0.01)	31,084.20	31,084.10	(0.10)	37,301.00
Total Expense	28,756.59	24,810.69	(3,945.90)	311,379.35	248,106.90	(63,272.45)	297,729.00
Net Income	(3,691.59)	0.06	(3,691.65)	(38,073.99)	0.60	(38,074.59)	0.00