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TO: KNIGHTSBRIDGE VILLAGE HOA OWNERS

RE: 2026 BUDGET APPROVAL MEETING

The Knightsbridge Village Homeowners Association 2026 Budget Approval meeting will be held on Zoom at the date and time listed below.

KNIGHTSBRIDGE VILLAGE HOA
BOARD OF DIRECTORS MEETING
DATE: DECEMBER 29, 2025
TIME: 7:00 P.M
PLACE: ZOOM

BOARD OF DIRECTORS MEETING

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES
- C. FINANCIAL REPORT
- D. 2026 BUDGET
- E. POOL BUILDING RENOVATION
- F. POOL BUILDING ROOF
- G. IRRIGATION SYSTEM
- H. ATTORNEY
- I. ADJOURNMENT

COPIES OF BIDS FOR THE POOL BATHROOM RENOVATION AND ROOF ARE ON THE WEBSITE: Knightsbridgehoa.com

WEBSITE: ZOOM.US
CLICK: JOIN A MEETING
ENTER MEETING CODE: 854 5398 8242
TO JOIN MEETING BY PHONE:
DIAL: 1-646-558-8656
ENTER MEETING CODE: 854 5398 8242

KNIGHTSBRIDGE VILLAGE HOA
PROPOSED OPERATING BUDGET
January 1, 2026 through December 31, 2026

	2025	ESTIMATED		PROPOSED
ADMINISTRATIVE	BUDGET	2025	VARIANCE	2026
		ACTUAL		BUDGET
Management	\$20,400	\$20,400	\$0	\$21,600
Office Expense	\$2,000	\$2,300	(\$300)	\$2,300
Community Website	\$1,200	\$1,200	\$0	\$1,200
Accounting	\$1,100	\$1,100	\$0	\$1,100
Legal Fees	\$10,000	\$10,000	\$0	\$10,000
Insurance	\$15,000	\$7,500	\$7,500	\$15,000
License/Permits	\$600	\$600	\$0	\$600
Electricity	\$16,500	\$15,146	\$1,354	\$15,300
Water/Sewer	\$2,000	\$1,100	\$900	\$1,800
Lawn Contract	\$79,728	\$79,728	\$0	\$79,728
Landscaping	\$20,000	\$5,000	\$15,000	\$25,000
Tree Trimming	\$20,000	\$19,700	\$300	\$20,000
Irrigation Maint Contract	\$19,500	\$19,240	\$260	\$23,088
Irrigation Repairs	\$12,000	\$60,000	(\$48,000)	\$20,000
Pool Service Contract	\$6,300	\$8,500	(\$2,200)	\$10,200
Pool Repairs	\$1,500	\$10,000	(\$8,500)	\$1,500
Repairs & Maintenance	\$23,000	\$60,000	(\$37,000)	\$20,000
Pressure Cleaning	\$3,100	\$0	\$3,100	\$2,750
Janitorial	\$6,500	\$7,000	(\$500)	\$7,000
Reserve	\$37,301	\$37,301	\$0	\$43,633
SUBTOTAL	\$297,729	\$328,514	(\$68,086)	\$321,799
MONTHLY MAINTENANCE	\$185			\$200

RESERVE	REPLACEMENT	2025 YEAR END	REMAINING	BALANCE	2026
	COST	BALANCE	LIFE	TO FUND	CONTRIBUTION
PAINTING	\$250,000	\$119,100	3	\$130,900	\$43,633