

# Knightsbridge Village HOA

Run Date: 02/27/2026

Run Time: 01:16 PM

## BALANCE SHEET

As of: 02/28/2026

### Assets

Account #	Account Name	Total
<b>Asset</b>		
01010	Valley National Bank Operating	\$8,632.55
01020	Valley National Bank Reserve	\$126,747.23
01060	Valley National Sec Dep	\$25,000.00
01310	Assessments Receivable	\$13,089.22
02550	Refundable Deposits	\$1,055.00
	ASSET TOTAL:	<u>\$174,524.00</u>
	TOTAL ASSETS:	<u><u>\$174,524.00</u></u>

### Liabilities

Account #	Account Name	Total
<b>Liability</b>		
03055	Security Deposits	\$25,000.00
03310	Prepaid Owner Assessments	\$19,165.55
	LIABILITY TOTAL:	<u>\$44,165.55</u>
	TOTAL LIABILITIES:	<u>\$44,165.55</u>

### Equity

Account #	Account Name	Total
<b>Reserves</b>		
05010	Reserves - Conting./Painting	\$115,880.46
05020	Reserves - Pavement	\$1,241.38
05210	Reserves - Cabana Roof	\$3,015.49
05230	Reserves - Interest	\$6,609.90
	RESERVES TOTAL:	<u>\$126,747.23</u>
<b>Members Equity</b>		
05510	Prior Year Net Inc./Loss	\$7,494.55
	MEMBERS EQUITY TOTAL:	<u>\$7,494.55</u>
	Current Year Net Income/(Loss)	<u>(\$3,883.33)</u>
	TOTAL EQUITY:	<u>\$130,358.45</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$174,524.00</u></u>

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## INCOME STATEMENT

Start: 02/01/2026 | End: 02/28/2026

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
06310 Assessment Income	26,800.00	26,816.58	(16.58)	53,600.00	53,633.16	(33.16)	321,799.00
06340 Late Fee Income	450.00	0.00	450.00	450.00	0.00	450.00	0.00
06390 Owner Interest Income	309.82	0.00	309.82	309.82	0.00	309.82	0.00
<b>Income Total</b>	<b>27,559.82</b>	<b>26,816.58</b>	<b>743.24</b>	<b>54,359.82</b>	<b>53,633.16</b>	<b>726.66</b>	<b>321,799.00</b>
<b>Total Income</b>	<b>27,559.82</b>	<b>26,816.58</b>	<b>743.24</b>	<b>54,359.82</b>	<b>53,633.16</b>	<b>726.66</b>	<b>321,799.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
07010 Management Fees	1,800.00	1,800.00	0.00	3,600.00	3,600.00	0.00	21,600.00
07020 Accounting Fees	0.00	91.67	91.67	0.00	183.34	183.34	1,100.00
07160 Legal Fees	741.00	833.33	92.33	3,990.00	1,666.66	(2,323.34)	10,000.00
07255 Website	100.00	100.00	0.00	200.00	200.00	0.00	1,200.00
07280 Insurance	0.00	1,250.00	1,250.00	4,845.59	2,500.00	(2,345.59)	15,000.00
07320 Office Supplies	98.81	191.67	92.86	773.44	383.34	(390.10)	2,300.00
07450 Other Taxes & Fees	231.62	50.00	(181.62)	231.62	100.00	(131.62)	600.00
<b>General &amp; Administrative Total</b>	<b>2,971.43</b>	<b>4,316.67</b>	<b>1,345.24</b>	<b>13,640.65</b>	<b>8,633.34</b>	<b>(5,007.31)</b>	<b>51,800.00</b>
<b>Community Room/Building</b>							
08210 Pool Maintenance	0.00	850.00	850.00	850.00	1,700.00	850.00	10,200.00
08220 Pool Repairs	850.00	125.00	(725.00)	850.00	250.00	(600.00)	1,500.00
<b>Community Room/Building Total</b>	<b>850.00</b>	<b>975.00</b>	<b>125.00</b>	<b>1,700.00</b>	<b>1,950.00</b>	<b>250.00</b>	<b>11,700.00</b>
<b>Site Improvement</b>							
08510 Landscape Improvements	0.00	2,083.33	2,083.33	0.00	4,166.66	4,166.66	25,000.00
<b>Site Improvement Total</b>	<b>0.00</b>	<b>2,083.33</b>	<b>2,083.33</b>	<b>0.00</b>	<b>4,166.66</b>	<b>4,166.66</b>	<b>25,000.00</b>
<b>Utilities</b>							
08910 Electricity	1,707.33	1,275.00	(432.33)	3,266.35	2,550.00	(716.35)	15,300.00
08930 Water & Sewer	78.05	150.00	71.95	151.30	300.00	148.70	1,800.00
<b>Utilities Total</b>	<b>1,785.38</b>	<b>1,425.00</b>	<b>(360.38)</b>	<b>3,417.65</b>	<b>2,850.00</b>	<b>(567.65)</b>	<b>17,100.00</b>
<b>Maintenance</b>							
09010 Tree Maintenance	0.00	1,666.67	1,666.67	0.00	3,333.34	3,333.34	20,000.00
09110 Repairs & Maintenance	340.03	1,666.67	1,326.64	9,424.52	3,333.34	(6,091.18)	20,000.00
09111 Irrigation Repairs	3,154.30	1,666.67	(1,487.63)	5,883.32	3,333.34	(2,549.98)	20,000.00
09120 Pressure Cleaning	0.00	229.17	229.17	0.00	458.34	458.34	2,750.00
<b>Maintenance Total</b>	<b>3,494.33</b>	<b>5,229.18</b>	<b>1,734.85</b>	<b>15,307.84</b>	<b>10,458.36</b>	<b>(4,849.48)</b>	<b>62,750.00</b>
<b>Contract Services</b>							
09610 Lawn Maintenance	6,644.00	6,644.00	0.00	13,288.00	13,288.00	0.00	79,728.00
09700 Irrigation Contract	1,924.00	1,924.00	0.00	1,924.00	3,848.00	1,924.00	23,088.00
09850 Janitorial Services	1,692.85	583.33	(1,109.52)	1,692.85	1,166.66	(526.19)	7,000.00
<b>Contract Services Total</b>	<b>10,260.85</b>	<b>9,151.33</b>	<b>(1,109.52)</b>	<b>16,904.85</b>	<b>18,302.66</b>	<b>1,397.81</b>	<b>109,816.00</b>

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Reserve Contributions</b>							
09910 Reserves - Contingency	3,636.08	3,636.08	0.00	7,272.16	7,272.16	0.00	43,633.00
<b>Reserve Contributions Total</b>	<b>3,636.08</b>	<b>3,636.08</b>	<b>0.00</b>	<b>7,272.16</b>	<b>7,272.16</b>	<b>0.00</b>	<b>43,633.00</b>
<b>Total Expense</b>	<b>22,998.07</b>	<b>26,816.59</b>	<b>3,818.52</b>	<b>58,243.15</b>	<b>53,633.18</b>	<b>(4,609.97)</b>	<b>321,799.00</b>
<b>Net Income</b>	<b>4,561.75</b>	<b>(0.01)</b>	<b>4,561.76</b>	<b>(3,883.33)</b>	<b>(0.02)</b>	<b>(3,883.31)</b>	<b>0.00</b>