

2023,2022,2021,2020
4 year comparison

Account Name	2023 Actual	2022 Actuals	2021 Actuals	2020 Actuals
Income				
4017: KE Water	\$38,917.31	\$33,760.36	\$35,621.06	\$31,147.17
4018: KE Base rate water	\$17,182.53	\$15,930.81	\$14,744.80	\$13,865.98
4019: KE Water Line Maint.	\$17,217.36	\$15,631.88	\$15,147.80	\$14,775.99
4210: Late Fee	\$640.00	\$260.00	\$350.00	\$770.00
4220: Non Compliance Fee	\$3,092.48	\$0.00	\$75.00	\$75.00
4600: HOA Dues	\$65,309.05	\$63,916.84	\$63,980.71	\$64,492.93
4651: Interest on KE MMA	\$24.35	\$15.59	\$30.66	\$43.52
4652: Interest on KE CD	\$196.66	\$484.33	\$872.18	\$6,572.67
Total Budgeted Operating Income	\$142,579.74	\$129,999.81	\$130,822.21	\$131,743.26
Expense				
5000: MAINTENANCE				
5016: Common Area Clean-up & Weed Control	\$42,015.39	\$32,770.18	\$13,763.87	\$14,582.92
5017: Common Areas #1 and #6 Mainetnance	\$3,482.66	\$28.90	\$1,822.98	\$483.27
5018: KE - Street Sweeping Services	\$1,460.00	\$730.00	\$1,095.00	\$0.00
5080: Electrical repair	\$197.51	\$639.88	\$213.67	\$0.00
5087: Backflow Testing	\$180.00	\$0.00	\$150.00	-\$47.00
Total 5000: MAINTENANCE	\$47,335.56	\$34,168.96	\$17,045.52	\$15,019.19
6000: UTILITIES				
6010: Electricity	\$1,480.22	\$1,441.51	\$1,425.73	\$1,425.37
6017: KE Water (accts 4017+4018=56,947)	\$24,843.14	\$34,511.85	\$51,665.82	\$47,416.47
6019: Water for Common Areas	\$516.83	\$450.09	\$689.15	\$606.29
Total 6000: UTILITIES	\$26,840.19	\$36,403.45	\$53,780.70	\$49,448.13
7000: ADMINISTRATIVE				
7010: Management Fees	\$20,400.00	\$21,515.00	\$18,205.00	\$19,860.00
7012: Management Addtl. Svcs.	\$0.00	\$0.00	\$0.00	\$0.00
7030: Insurance	\$1,528.00	\$3,015.00	\$4,342.50	\$1,345.50
7035: Postage & Office Supplies	\$1,143.22	\$105.86	\$1,832.13	\$417.09
7036: Post Office Box fee	\$166.00	\$156.00	\$118.00	\$92.00
7039: Signs, Posters & Board Meeting Expenses	\$450.06	\$419.96	\$230.22	\$0.00
7040: Property Tax	\$70.83	\$46.28	\$1,579.47	\$77.89

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7056: Knolls Estates Welcome Committee	\$200.00	\$237.99	\$337.50	\$0.00
7057: Knolls Estates Social Committee	\$1,706.77	\$1,845.38	\$305.34	\$610.21
7060: Legal Expenses - Watkinson Laird *	\$24,626.30	\$0.00	\$0.00	\$0.00
7061: Legal - KE Dan McKinney	\$0.00	\$0.00	\$0.00	\$0.00
7066: CPA Accounting Expenses & Audits	\$710.00	\$710.00	\$705.00	\$697.00
7071: KE State of OR Corp Division	\$50.00	\$50.00	\$50.00	\$50.00
7076: Website hosting fee	\$284.90	\$260.90	\$239.90	\$239.90

Account Name	2023 Actuals	2022 Actuals	2021 Actuals	2020 Actuals
Total 7000: ADMINISTRATIVE	\$51,336.08	\$28,362.37	\$27,945.06	\$23,389.59
Total Operating Expense	\$125,511.83	\$98,934.78	\$98,771.28	\$89,316.91
8500: Reserve Expenses				
8546: Road Repair	\$48,560.00	\$30,120.61	\$54,418.73	\$35,537.75
8569: Water Line Pipe Repair & Upkeep	-\$125.00	\$31.96	-\$388.44	\$347.56
8574: Common Area #10 Development	\$0.00	\$0.00	\$2,507.55	\$1,132.34
Total 8500: Reserve Expenses	\$48,435.00	\$30,152.57	\$56,537.84	\$37,017.65
Total Income	\$142,579.74	\$129,999.81	\$130,822.21	\$131,743.26
Total Expense	\$173,946.83	\$129,087.35	\$155,323.25	\$126,334.56
Net Income:	-\$31,367.09	\$912.46	-\$24,501.04	\$5,408.70

*Legal expenses - HUD Complaint

12,794.55

*Legal expenses - CC&R's

\$11,422.50

*Legal expenses, Misc

\$409.25

Balance Sheet Year End 12-31

	2023	2022	2021	2020
Checking Account	58,380.06	59,921.23	26,537.84	35,743.12
Money Market Account	31,487.59	61,463.24	91,446.10	111,416.99
CD	242,679.50	242,421.68	241,815.43	241,065.17
Total Balance:	332,547.15	363,806.55	359,799.37	388,225.28