

Knolls Estates
2025 YTD Actual

Account Name	Actual YTD
Income	
4017: KE Water	\$47,625.63
4018: KE Base rate water	\$18,451.69
4019: KE Water Line Maint.	\$17,948.33
4210: Late Fee	\$1,290.00
4215: NSF Fees Collected	\$60.00
4220: Non Compliance Fee	\$6,000.00
4600: HOA Dues	\$113,711.06
4651: Interest on KE MMA	\$72.91
4652: Interest on KE CD	\$2,052.31
Other Income: Existing Money Market for reserve repairs	\$50,000.00
Total Budgeted Operating Income	\$257,211.93
Expenses	
5000: MAINTENANCE & PROJECTS	
5015: Yard Maintenance	-\$244.60
5016: Common Areas Upkeep & Weed Control	\$36,982.10
5017: Common #1 & #6 Entrance Sign & Park/Gazebo Upkeep	\$2,259.63
5023: Equipment Maintenance Usage & Rentals	\$6,140.47
5020: New Maintenance Equipment	\$8,128.88
5021: Maintenance Supplies	\$3,981.24
5022: Projects	\$9,285.65
5018: KE - Street Sweeping Services	\$730.00
5080: Electrical repair	0
5087: Backflow Testing	\$310.00
Total 5000: MAINTENANCE & PROJECTS	\$67,573.37
6000: UTILITIES	
6010: Electricity	\$1,765.27
6017: KE Water	\$10,593.22
6018: KE Base Rate Water	\$17,143.92
6019: Water for Common Areas	\$4,514.96
Total 6000: UTILITIES	\$34,017.37
7000: ADMINISTRATIVE	
7010: Management Fees	\$20,400.00
7020: Bank Fees	\$0.00
7030: Insurance	\$3,064.50
7035: Postage, Office & Misc Supplies	\$807.91
7036: Post Office Box fee	\$188.00
7039: Signs, Posters & Board Expenses	\$1,775.13
7040: Property Tax	\$67.20
7056: Welcome Committee & Supplies	\$288.35
7057: Social Committee Expenses	\$1,252.87
7060: Legal Expenses - Watkinson Laird	\$183.00

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7066: CPA Accounting Expenses & Audits	\$629.00
7071: KE State of OR Corp Division	\$50.00
7076: Website hosting fee	\$820.00

Account Name	Actual 2025
Total 7000: ADMINISTRATIVE	\$29,525.96
Total 5000 Maintenance & Projects	\$67,573.37
Total 6000 Utilities	\$34,017.37
Total 7000 Adminstrative	\$29,525.96
Total Expenses GL 5000, 6000, 7000	\$131,116.70
Other Expenses: Reserves (GL 5041)	
Crack Sealing & Road Sealing	\$23,250.00
600ft of Culver E of Divot	
Mobilization of crews & equipment.	\$17,000.00
Grind existing failed asphalt & Excavate for 4" asphalt	\$19,000.00
Fine grade, compact base rock & prep for new asphalt	\$20,000.00
Place 4" of compacted asphalt	\$24,000.00
Total Other Expense: Reserves	\$103,250.00
Total Operating Expense	\$234,366.70
Total Income	\$257,211.93
Total Expense	\$234,366.70
Net Income	\$22,845.23

Assets

Checking Account	87,129.28
Money Market Account	122,948.57
CD	159,410.55
Total Assets	369,488.40