

Knolls Estates Actual vs. Budget  
Jan - Dec 2023

Account Name	Actual YTD	2023 Budget
<b>Income</b>		
4017: KE Water	\$38,917.31	\$35,500.00
4018: KE Base rate water	\$17,182.53	\$16,700.00
4019: KE Water Line Maint.	\$17,217.36	\$16,500.00
4210: Late Fee	\$640.00	\$260.00
4220: Non Compliance Fee	\$3,092.48	\$75.00
4600: HOA Dues	\$65,309.05	\$64,260.00
4651: Interest on KE MMA	\$24.35	\$20.00
4652: Interest on KE CD	\$196.66	\$500.00
<b>Total Budgeted Operating Income</b>	<b>\$142,579.74</b>	<b>\$133,815.00</b>
<b>Expense</b>		
<b>5000: MAINTENANCE</b>		
5016: Common Area Clean-up & Weed Control	\$42,015.39	\$33,000.00
5017: Common Areas #1 and #6 Mainetnace & Upkeep	\$3,482.66	\$1,800.00
5018: KE - Street Sweeping Services	\$1,460.00	\$730.00
5080: Electrical repair	\$197.51	\$700.00
5087: Backflow Testing	\$180.00	\$150.00
<b>Total 5000: MAINTENANCE</b>	<b>\$47,335.56</b>	<b>\$36,380.00</b>
<b>6000: UTILITIES</b>		
6010: Electricity	\$1,480.22	\$1,485.00
6017: KE Water	\$24,843.14	\$53,000.00
6019: Water for Common Areas	\$516.83	\$700.00
<b>Total 6000: UTILITIES</b>	<b>\$26,840.19</b>	<b>\$55,185.00</b>
<b>7000: ADMINISTRATIVE</b>		
7010: Management Fees	\$20,400.00	\$20,400.00
7012: Management Addtl. Svcs.	\$0.00	\$0.00
7030: Insurance	\$1,528.00	\$3,108.00
7035: Postage & Office Supplies	\$1,143.22	\$500.00
7036: Post Office Box fee	\$166.00	\$194.00
7039: Signs, Posters & Board Meeting Expenses	\$450.06	\$250.00
7040: Property Tax	\$70.83	\$78.50
7056: Knolls Estates Welcome Committee	\$200.00	\$500.00
7057: Knolls Estates Social Committee	\$1,706.77	\$2,000.00
7060: Legal Expenses - Watkinson Laird *	\$24,626.30	\$2,000.00
7061: Legal - KE Dan McKinney	\$0.00	\$0.00
7066: CPA Accounting Expenses & Audits	\$710.00	\$750.00
7071: KE State of OR Corp Division	\$50.00	\$50.00
7076: Website hosting fee	\$284.90	\$300.00
<b>Total 7000: ADMINISTRATIVE</b>	<b>\$51,336.08</b>	<b>\$30,130.50</b>
<b>Total Operating Expense</b>	<b>\$125,511.83</b>	

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Total Income	<b>\$142,579.74</b>	<b>\$133,815.00</b>
Total Expense	<b>\$125,511.83</b>	<b>\$121,695.50</b>
Net Income	<b>\$17,067.91</b>	<b>\$12,119.50</b>

\*Road repair budget 2023 - \$38,000. Actual \$48,435.00

\*Legal expenses - HUD Complaint \$12,794.55

Legal expenses - CC&R's \$11,422.50

Legal expenses, Misc- \$409.25