

The Knolls at Plum Creek HOA

Profit & Loss Budget Performance

August 2026

	Aug 26	Budget	Jan - Aug 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4000 · Member Contributions - Income	20,163.00	19,734.00	160,446.00	157,872.00	236,808.00
4100 · Other Income					
4110 · PCN Master Dues	0.00	-138.00	0.00	-1,104.00	-1,656.00
4190 · Miscellaneous Income	30.00	50.00	240.00	400.00	600.00
Total 4100 · Other Income	30.00	-88.00	240.00	-704.00	-1,056.00
Total Income	20,193.00	19,646.00	160,686.00	157,168.00	235,752.00
Gross Profit	20,193.00	19,646.00	160,686.00	157,168.00	235,752.00
Expense					
5100 · Transfers to Reserve					
5110 · Scheduled Reserve Transfer	0.00	6,038.00	36,228.00	48,304.00	72,456.00
5120 · Unscheduled Transfer to Reserve	0.00	1,311.00	0.00	10,488.00	15,732.00
Total 5100 · Transfers to Reserve	0.00	7,349.00	36,228.00	58,792.00	88,188.00
5200 · Utilities					
5210 · Water & Sewer					
5220 · Bldg 920 - Acct 7099.01	790.90	685.00	4,614.98	5,588.00	8,301.00
5230 · Bldg 930 - Acct 7097.01	785.21	708.00	3,854.67	6,104.00	8,889.00
5240 · Bldg 940 - Acct 7098.01	772.42	818.00	4,645.40	6,384.00	9,615.00
5250 · Irrigation - Acct 7096.01	1,128.51	788.00	3,697.30	3,240.00	4,349.00
Total 5210 · Water & Sewer	3,477.04	2,999.00	16,812.35	21,316.00	31,154.00
5260 · Electricity					
5261 · Circuit A - Acct 22250101	96.23	66.00	1,158.08	1,333.00	1,779.00
5262 · Circuit B - Acct 21964901	169.88	144.00	1,421.76	1,280.00	1,906.00
5263 · Circuit C - Acct 21966601	58.69	71.00	630.63	619.00	987.00
5264 · Shed/Street Lights-#95503862	41.84	37.00	344.45	295.00	437.00
Total 5260 · Electricity	366.64	318.00	3,554.92	3,527.00	5,109.00
5270 · Trash Service					
5271 · Haul off (Mon/Thu/Sat)	300.00	410.00	2,529.00	3,274.00	4,914.00
5272 · Recycling (Tue)	90.00		690.00		
Total 5270 · Trash Service	390.00	410.00	3,219.00	3,274.00	4,914.00
Total 5200 · Utilities	4,233.68	3,727.00	23,586.27	28,117.00	41,177.00

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5300 · Building & Maintenance					
5335 · Lighting	0.00		19.97		
5350 · Plumbing	0.00		826.95		
5370 · Emergency Repair Services	0.00		690.00		
5390 · Miscellaneous B & M	65.00		1,008.00		
5300 · Building & Maintenance - Other	0.00	500.00	0.00	3,400.00	4,600.00
Total 5300 · Building & Maintenance	65.00	500.00	2,544.92	3,400.00	4,600.00
5400 · Lawn & Garden					
5410 · Lawn Care	1,275.00	2,000.00	2,550.00	8,000.00	14,000.00
5415 · Sprinkler R/M	0.00		1,053.32		
5425 · Landscaping	0.00		1,275.00		
5430 · Tree Service	3,175.00		3,175.00		
5435 · Flowers	752.50		752.50		
5490 · Misc Lawn/Garden	0.00		90.00		
Total 5400 · Lawn & Garden	5,202.50	2,000.00	8,895.82	8,000.00	14,000.00
5500 · Snow, Road & Walkways					
5510 · Snow Removal	0.00	0.00	4,211.17	7,500.00	9,500.00
5525 · Road Maintenance	0.00	0.00	0.00	4,500.00	4,500.00
Total 5500 · Snow, Road & Walkways	0.00	0.00	4,211.17	12,000.00	14,000.00
5600 · Professional					
5615- Management	1,100.00	1,458.00	7,700.00	11,668.00	17,500.00
5620 · Banking	0.00	60.00	458.20	480.00	720.00
5630 · Legal	0.00	0.00	0.00	440.00	880.00
5640 · Insurance Expense					
5641 · General Liability	3,836.08	3,911.00	30,688.64	31,288.00	46,932.00
5642 · Fidelity Bond	0.01	0.00	0.08	0.00	361.00
5643 · Directors & Officers	75.00	0.00	600.00	0.00	0.00
5644 · Umbrella	87.08	87.00	696.64	697.00	1,045.00
5690 · Other Insurance Expense	0.00		352.00		
Total 5640 · Insurance Expense	3,998.17	3,998.00	32,337.36	31,985.00	48,338.00
5650 · Safety & Security					
5651 · Fire Monitor Service	0.00	0.00	3,626.00	994.00	1,209.00

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5658 · Condo Safety Service Check	0.00	0.00	0.00	875.00	875.00
5659 · Miscellaneous S&S	0.00	25.00	0.00	200.00	300.00
Total 5650 · Safety & Security	0.00	25.00	3,626.00	2,069.00	2,384.00
Total 5600 · Professional	5,098.17	5,541.00	44,121.56	46,642.00	69,822.00
5700 · Administration					
5730 · Office Admin & Supplies	0.00	15.00	0.00	120.00	180.00
5740 · Copies & Printing	22.79	30.00	43.91	240.00	360.00
5750 · Postage and Delivery	0.00	25.00	0.00	200.00	300.00
5755 · Dues/Licenses	0.00	0.00	0.00	0.00	0.00
5760 · Internet, Phone, Tech	0.00	77.00	0.00	716.00	1,024.00
5770 · Holidays & Events	0.00	0.00	0.00	600.00	600.00
5780 · Other Expense	0.00	25.00	224.50	950.00	1,500.00
Total 5700 · Administration	22.79	172.00	268.41	2,826.00	3,964.00
Total Expense	14,622.14	19,289.00	119,856.15	159,777.00	235,751.00
Net Ordinary Income	5,570.86	357.00	40,829.85	-2,609.00	1.00
Other Income/Expense					
Other Income					
9000 · Reserve Savings					
9010 · Scheduled Reserve Savings	0.00	6,038.00	36,228.00	48,304.00	72,456.00
9020 · Unscheduled Reserve Savings	0.00	1,311.00	0.00	10,488.00	15,732.00
9090 · Earned Income on Reserves	0.00		206.21		
Total 9000 · Reserve Savings	0.00	7,349.00	36,434.21	58,792.00	88,188.00
Total Other Income	0.00	7,349.00	36,434.21	58,792.00	88,188.00
Other Expense					
9099 · Reserve Expenses					
9800 · Bldg Structure Repairs	0.00		7,564.07		
9100 · Roof & Gutter	0.00	0.00	0.00	5,000.00	5,000.00
9200 · Road Maintenance	0.00	0.00	0.00	0.00	0.00
9300 · Concrete Repair	0.00	0.00	0.00	14,000.00	14,000.00
9400 · Painting & Refinishing	0.00	0.00	0.00	3,500.00	3,500.00
9600 · Lighting	0.00	0.00	0.00	0.00	0.00
9700 · Stair System replacement	0.00	0.00	0.00	35,000.00	35,000.00

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9850 · Fire & Security Systems	0.00	0.00	0.00	0.00	0.00
Total 9099 · Reserve Expenses	0.00	0.00	7,564.07	57,500.00	57,500.00
9900 · Property Improvements					
9908 · HOA Website	75.00		750.00		
Total 9900 · Property Improvements	75.00		750.00		
Total Other Expense	75.00	0.00	8,314.07	57,500.00	57,500.00
Net Other Income	-75.00	7,349.00	28,120.14	1,292.00	30,688.00
Net Income	<u>5,495.86</u>	<u>7,706.00</u>	<u>68,949.99</u>	<u>-1,317.00</u>	<u>30,689.00</u>