



The Knolls News

The Knolls Homeowners Association Newsletter

April 2024

Vol. 52 No. 04 • Circulation: 410

Important Dates

ACC Meeting – April 2, 7 p.m.
HOA Board Meeting – April 8, 7 p.m.
Recycling Dates – April 9 & 23
Teen Hiring Event – April 20, 10 a.m.-12 p.m.
Neighborhood Garage Sale – May 3-4
Clean-up Day – May 4
ACC Open House – May 18
Dumpster Day – May 18
Outdoor Movie Night – May 25
Summer Food Truck Dates – May 23,
June 20, July 25, Aug. 22 & Sept. 19

Food Truck Thursdays Are Coming Back!

The Knolls HOA is excited to announce Summer Food Trucks will be kicking off on May 23. Please join us at the clubhouse parking lot for dinner, dessert, live music/DJ (July, August, September) and a chance to catch up with all. Make sure to mark your calendars for ALL summer dates. Summer Food Truck Dates are May 23, June 20, July 25, Aug. 22 and Sept. 19.

From The Knolls Golf Club:

Great news! The 2024 CheKnolls Cup Golf Tournament is back and set for Sept. 28 at South Suburban Golf Course. More to come later, but **SAVE THE DATE!**

— Paul Prutch, TKGC Prez

Please Slow Down

Please be mindful of your speed while driving through the neighborhood. Many of the roads are winding, and parked cars can block your view of people, children and pets.

HOA Board Meeting

Mon., Apr. 8th, 7:00 p.m.
In-person Meeting, Clubhouse



Knolls Neighborhood Cleanup Day is May 4th

Hello, Knolls neighbors! The annual Knolls Cleanup Day is Saturday, May 4, which is right around the corner! We all love this great neighborhood, and Cleanup Day is a way to give back and help to keep this community looking great!

We will meet at the clubhouse at 9 a.m. and look to complete the work by 1 p.m. We know this is time commitment and as such the HOA will provide lunch for volunteers. You also get to take pride in knowing you helped to keep the neighborhood in great shape.

There will be a signup sheet going out by email in the next few weeks, so please watch for that. If you are out of town or unavailable, don't worry! We will have non-priority tasks that you can sign up for that don't need to be completed on Cleanup Day, and the work can be done on a timeline that works for you.

Thanks in advance for volunteering, and we are looking forward to seeing you all on the 4th!

If you have questions, concerns or ideas, please reach out to Justin Finesilver at landscaping@theknollshoa.com.

ACC Update

We have had more volunteer changes in the ACC. We are saying goodbye to Kyle Conn and thank him for his time of service to the community. We are also welcoming John Ramsey and Mike Smaltz to our team. All of these changes mean you may have a new zone representative, so be sure to check the list in the newsletter or on the website. The email, acc@theknollshoa.com, is always a great way to reach your zone representative as we all get those emails.

A few homes in our neighborhood have been using a siding product that looks like the siding on many of The Knolls homes but comes with the color already applied. James Hardie Vertical Siding Select Cedarmill offers many great colors in their Statement Collection, so the ACC took the time to review the colors so we could add selected colors to an approved list much like the paintbook has for paint colors. We have a sample board available at the clubhouse from the company, much like we do with roofing materials. Based on the colors available on the board, it is easier to provide the unapproved color. Countrylane Red was the only one that did not seem to go with the other colors in the paintbook. The list of approved colors will be in the paint books. We are sure they will update colors from time to time and will stay on top of it as we become aware of new colors. The example board will be available at our spring open house.

An Important Reminder From The Board of Directors:

Homeowners must apply for and receive approval from the Architectural Control Committee before beginning any changes to the exterior of their home, including landscape. The fine for not submitting an ACC application prior to making modifications is \$500.

Knolls Teen Hiring Event

Calling all teens! Are you looking to break into the babysitting or petsitting business? What about starting lawn care or technology help services? Bring a resume to practice your interviewing skills and meet some potential clients here in The Knolls!

Residents, come to the clubhouse to meet with teens, help them practice their interviewing skills and see if they are a match for you or your family!

The event will take place on April 20 from 10 a.m.-12 p.m. Teens are encouraged to come at 9:30 to help set up. Parents are encouraged to bring their children if you are looking for babysitting services.

Teens, please email socialchair@theknollshoa.com to let us know you are coming and what type of service you are offering.

Neighborhood Garage Sale

Please save the dates of Friday & Saturday, May 3 & 4, for the Cherry Knolls, The Knolls and Tiffany Joint Neighborhood Garage Sale. Participation is free and registration is now open at www.StellerRealEstate.com/GarageSale. The deadline to register to appear on the neighborhood map and receive directional signage to your street is Sunday, April 28.

Sellers registered with the garage sale will also have an opportunity to send out a "wish list" to other participants so that they can shop early, avoiding the need to leave their sale unmanned during the event.

If you have any questions, please contact Jennifer Steller at 720-352-8086 or Jennifer@StellerRealEstate.com.

Please Be Considerate of Our Mail Carriers

Please be considerate of our mail carriers and place your trash and recycling bins on the opposite side of the driveway and away from mailboxes. This will save a lot of time and hassle and will make the mail carrier very happy. Thank you!

Advertise in this Newsletter!

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

Newsletter Connections: 303-979-7499 or info@newsletterconnections.com

To find ad rates and discounts, go to NewsletterConnections.com or scan QR code.



Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

The Knolls Homeowner's Association

BOARD MEMBERS: Board@TheKnollsHOA.com

Website: www.theknollshoa.com

President: Cierra Olmstead
president@theknollshoa.com, 303-550-7594

Vice-President/Website/CenCON: Travis Baumgart
vp.social@theknollshoa.com, 303-669-5798

Secretary/Communications: Juliet Beckman
communications@theknollshoa.com, 303-521-8620

Treasurer: Austin Alldredge
treasurer@theknollshoa.com, 415-377-8722

Clubhouse/Pool/Social: Diane Klepacka
pool.clubhouse@theknollshoa.com, 314-324-4139

Landscape/Maintenance: Justin Finesilver, 303-522-0755

Snow/Trash/Tennis: Molly Ehlinger
snow.trash@theknollshoa.com

ACC Liaison: Scott Draudt, 720-626-0663

Bookkeeper: Barb Page, bookkeeper@theknollshoa.com, 847-858-1855

Clubhouse Reservations: Amy Schultz, 9 a.m. to 7 p.m.
by phone 415-350-0778 or email clubhousecalendar@theknollshoa.com

Social Committee:
Chair: socialchair@theknollshoa.com

Molly Ehlinger
Jennifer Harris
Kristen Keith, 303-319-0053
Diane Klepacka, 314-324-4139
Caroline Rudolph, 505-573-0296

Tennis: To purchase \$5 key for courts and ball machine:
Barb Richards 720-935-5119 and Margaret Wilson 720-985-4661

The Knolls News Editor: Mimi Ramsey
knollsnews@theknollshoa.com

Trash/Recycle Company: Republic Services
303-286-1200 for bulk pickup requests

ACC Contacts (acc@theknollshoa.com):
Kristin Smith, Chair; Jerrod Brown, Vice-Chair
zone 1: Jerrod Brown 303-513-8112 zone 5: Kristin Smith 206-310-6696
zone 2: Lara Kroha 720-298-0446 zone 6: Lara Kroha 720-298-0446
zone 3: John Ramsey zone 7: Mike Smaltz
zone 4: Kristin Smith 206-310-6696 zone 8: Jerrod Brown 303-513-8112
Paint Books: Lara Kroha

BOARD MEETINGS

Meetings held the second Monday of each month, 7 p.m.

NEWS ARTICLES

The Knolls newsletter is published monthly by The Knolls Homeowners Association. The deadline for articles is the 19th of each month for the next month's issue, except for the Jan. issue which is Dec. 12th. **All articles, letters and ads must be approved by the editor.** Please email articles to the editor at knollsnews@theknollshoa.com.

Swim Team: (an independent organization)
website: <http://theknolls.rmsl.org> email: knollstsunami@gmail.com
Claire Smith – clairehsmith1@yahoo.com
Jen Johnson – jenjohnson09@yahoo.com
Shannon Walsh – swalsh12611@gmail.com

Association dues are \$130/month, due on first day of the month. A late fee may be assessed. Deposit in clubhouse mailbox at 3400 E. Geddes Dr. Mark check with month for which you are paying. Your check is your receipt.

Knolls Court Updates

Spring is upon us. Time to emerge from the confines of one's home and hit the courts!

Please continue to sign up for court time on yourcourts.com. If plans change, be sure to release any courts you have reserved so that they are available for use by others. If you need access to the Knolls Courts reservation system yourcourts.com, go to <https://www.yourcourts.com/yourcourts/security/showLogin>. To request a new login, use: <https://www.yourcourts.com/yourcourts/security/registerforclubaccess?accessCode=3400>. Leave the member information blank.

If you need a resident court key, text or call Barb Richards at 720-935-5119.

Please lock the courts and check and empty trash cans after use. If you have a need to access the tennis shed, remember to close and lock it. Please refrain from depositing dog poop bags in trash cans adjacent to the courts as people congregate there before and after play.

The Latest From Tennis:

- League play begins in April. If you are looking to play USTA league at any level, reach out to Margaret Wilson at timandmargaretwilson@comcast.net.
- If anyone is interested in organizing neighborhood kid's tennis lessons/leagues, please contact Margaret Wilson at timandmargaretwilson@comcast.net for more details.
- Contact Jim Robinson at jim3552@gmail.com for men's social dates and times.
- Note that the ball machine may only be used by players over the age of 16 or with parental guidance onsite.
- Regarding league play, always confirm match times via league calendar prior to heading down to the courts.

- Consider placing dead tennis balls in the bin for Dumb Friends League donation, and playable balls in the small bucket for the ball machine.

Pickleball

- Please join us in open play (all levels) on Court 4: Wednesdays 4-6 p.m. and Saturday and Sunday from 11 a.m. to 1 p.m. Check yourcourts.com for exact start times based on weather.
- Always remember to reserve Court 4 (north and/or south) for individual play via yourcourts.com.
- Contact Dan Goodhart at 720-833-8481 for painter's tape if needed for laying lines during reserved court play.
- Tennis leagues are ramping up so please be mindful of our neighbors competing in match play on Court 3 as you're having fun playing pickleball and socializing on Court 4.

The Knolls Service Network:

The Following Knolls neighbors have volunteered to be of service for grocery or pharmacy pickup or other needs of our neighbors. Questions? Call Dana Arell, 720-339-7367 or Dave Ferrill, 720-339-4926.

- | | |
|---|-------------------------------------|
| <i>Emily Baker: 303-915-1580</i> | <i>Kelly Hayes: 913-579-5337</i> |
| <i>Beth Cooper: 303-905-6654</i> | <i>Julie Madden: 303-332-9683</i> |
| <i>Steve Cooper: 303-588-4699</i> | <i>Scott Mitchell: 217-415-9456</i> |
| <i>Gail Griffin: 720-633-2566</i> | <i>Jacque Schultz: 303-725-5357</i> |
| <i>Bill Haberer: 814-883-9507</i> | <i>Angie Waller: 303-882-6749</i> |
| <i>Deb Godshall Haberer: 720-475-0890</i> | |

BOY SCOUTS OF AMERICA
TROOP 873

SHRED EVENT



WHERE & WHEN

APRIL 20, 2024 9AM - 12PM

5601 S BROADWAY BLVD
LITTLETON, CO 80121
SOUTHWEST PARKING LOT

DONATIONS TO THE BOY SCOUTS OF AMERICA TROOP 873 APPRECIATED




SPONSORED BY JAY FINANCIAL GROUP, INC.

WWW.JAYFINANCIALGROUP.COM

303-260-7494

SHREDDING PROVIDED BY ALL AMERICAN RECORDS MANAGEMENT
[HTTPS://WWW.AARMRECORDS.COM/](https://www.aarmrecords.com/)

JKRoofing.com



J&K ROOFING

Calm After the StormSM

Don't Miss Your Insurance Claim Deadline

- Established Roofing and Exteriors Company
- Hail Damage & Insurance Claims
- Windows, Siding, Solar Roof Shingles & Panels





FREE INSPECTIONS

303-425-7531



ROOFING + WINDOWS + SIDING + SOLAR

The Knolls Homeowners Association Board of Directors Meeting Minutes

March 11, 2024 7:00 p.m., Knolls Clubhouse, 3400 E. Geddes Dr., Centennial, CO 80122, with Zoom Remote

Board Attendees: President/ACC – Cierra Olmsted (CO); Vice-President/Website – Travis Baumgart (TB), Secretary/Communications/CenCON – Juliet Beckman (JB); Treasurer – Austin Alldredge (AA); Clubhouse/Pool/Social – Diane Klepacka (DK); Trash/Snow/Tennis – Molly Ehlinger (ME); Landscape/Maintenance – Justin Finesilver (JF); ACC – Scott Draudt (SD)

Not Attending: none

Committee Attendees: Kristin Smith, ACC, Lara Kroha, ACC

Other Attendees/Homeowners: Ryan Page, Bookkeeper/Assistant; Rich Harris, Mike Bradley, Karla and Dan Goodhart, Liz Thomas, Travis Reini, Joanna Meston, Wayne Holcombe, Karl Ferguson, Barb Richards

ORDER OF MEETING:

- 1) Call to order: March 11, 2024, at 7:03 p.m.
- 2) Review and approval of meeting agenda - approved
- 3) Signing of the February 12, 2024, and December 11, 2023, Board Meeting minutes - signed
- 4) Committee reports
 - a) President’s report – Cierra Olmsted
 1. Update on P23 Investments
 - (1) Reached out to 1st lien holder requesting clean up - no response
 - (2) Expected sale at auction on April 17, 2024
 - (3) Board considered clean up themselves, taking steps to allow temporary access
 2. Review ACC violation letters templates
 - (1) reviewed in-person. **Motion to approve (SD), 2nd (CO), approved**

- b) Vice President/Website – Travis Baumgart
 1. Update on February 2024 items
 - (1) Review access and admin privileges to G Drive - in progress
 - (2) Evaluate combining ACC and Knolls HOA Board G Drives - in progress
 - (3) Explore reservation system/calendar for clubhouse bookings - in progress
 - (4) Change Knolls Homepage for seasonal items - pool hours, food trucks, trash/recycling schedule - in progress
 - (5) Playground expansion for swings - research started, reviewed phase 1 project, targeting Fall 2024
- c) Finance – Austin Alldredge
 1. February 2024 financial update
 - (1) Profit & Loss - all expenses on track with budget
 - (2) Balance Sheet
 - (a) Accounts receivable, allowance for doubtful accounts is unchanged.
 - (b) Assets increased as we collect dues, with limited spending during winter
 - (c) Cash ~ \$1.03 million
 - (3) **Motion to approve February 2024 financials (CO), 2nd (SD), approved**
 2. Courts Tennis/Pickleball
 - (1) Sport Court: \$250,400 - 2 new courts, concrete, site-prep, removal and replacement of perimeter

continued on page 5



RACEWAY LUBE PLUS

We perform 30K,
60K and 90K Dealer
Recommended
Services

303-770-2520

Experience the Difference!



CELEBRATING
25 YEARS!

Open Monday - Friday: 8am - 6pm
Closed Weekends

FAST SERVICE

Minor & Major
Repairs

Maintenance
Brakes
Alignment
Tune-ups
Clutches



Cars
Trucks
RVs

Family
Owned and
Operated

ASE Certified
Mechanics &
Trained Techs







www.RacewayLubePlus.com

March Meeting Minutes, *continued from page 4*

fence, repair of construction damage/
disturbance included, additional details
discussed from contract

**(a) Motion to approve Sports Court as vendor
(CO), 2nd (SD), approved**

(1) Renner: \$220,000 - 2 new courts, site-prep,
removal/replacement of perimeter fence, required some
itemized extras to complete required project (i.e. level-
ing, base/underneath fill), repair of construction damage/
disturbance excluded

- (a) Resurfacing of courts #1, 2: \$13,500
- (b) All-in ~ \$240,000

- (2) Geotech survey, site-prep: installing new court
on top of existing courts/asphalt base is feasible
- (3) Drainage - considering above vs. underground
system
- (4) Targeting starting construction mid-August

d) Trash/Snow – Molly Ehlinger

- 1. Send reminder for upcoming snow storm
- 2. Dumpster Day - May 18

e) Clubhouse/Pool/Social – Diane Klepacka

- 1. Deposit for reserving clubhouse
 - (1) Exploring Google Form, tracking
check-in/out with photos
 - (2) Add clause to reservation agreement, home-
owner is financially responsible for
repairs/cleaning
- 2. New tables and chairs, budget and ideas -
exploring options within budget

- 3. Social committee polled neighborhood for ideas,
received productive responses
 - 4. April 20, 10 a.m.-12 p.m.: Teens and Tots event -
babysitting networking event
 - 5. May 25 – End-of-school-year outdoor movie night
 - 6. Adult swim will be offered - setting up waiver,
user access, other details in progress
- f) Secretary/Communications/CenCON – Juliet Beckman**
- 1. CenCON update
 - (1) HB24-1152 - use of transit funds,
accessory dwelling units
 - (2) Many community events available to public
 - 2. DORA update - voting process (proxy votes,
quorum, secret ballots) - no concerns noted with
HOA's current processes
 - (1) Secret ballots - must be used for any contested
position or if 20% of owners request
 - (2) Any action of the board, which requires written
ballot from homeowners, can be accomplished
without meeting (remotely), if ballots delivered
to all homeowners
 - (3) Proxy votes - needs to capture name, address,
phone number
 - (4) HOA voting on actions via email is permissible,
if no objection from current board members
- g) Landscape/Maintenance – Justin Finesilver**
- 1. Landscaping services contractor - outstanding
request for proposal and bids

continued on page 6

Want To Grow Your Business This Spring?

Advertise in this newsletter!



NEWSLETTER CONNECTIONS



Our May deadline is April 15th.



303-979-7499

info@newsletterconnections.com
NewsletterConnections.com



OB PAINTING INC.

CALL ROB : 303-908-9063

\$300 off

Exterior or Interior Painting

10% off

For Payments
In Cash

American family owned.
30 years in business.

Workmans Comp & Liability Insurance
Credit cards accepted

Multiple Home Discount



PROFESSIONAL SERVICES
CLEANING EXPERTS

GET A SPARKLING CLEAN HOUSE!

WEEKLY, BI-WEEKLY, MONTHLY, MOVE IN/OUT

20 YEARS OF EXPERIENCE



- RESIDENTIAL CLEANING
- TRUCK MOUNTED CARPET
& UPHOLSTERY CLEANING
- BONDED & INSURED

720-732-4698

LETICIA & JESUS

FREE ESTIMATES, CALL TODAY!

SERVICE GUARANTEE: If you're unhappy with an
area we've cleaned, we'll return and clean it again!

March Meeting Minutes,

continued from page 5

- (1) 4 vendors bid - All Phase (current vendor), provides satisfactory service, most economic bid. **Motion to contract with All Phase (SD), 2nd (CO), approved**
- 2. Adams Circle water break - All Phase to complete repairs
- 3. Cleanup Day - May 4
- h) ACC - Scott Draudt
 - 1. Current month ACC activity
 - (1) Approved: 8 in March 2024
 - (2) Pending: 2 outstanding
 - (3) Denied: 0
 - 2. Online HOA Color Archive (online equivalent of current ACC paint book) - **Motion to approve (SD), 2nd (AA), approved**
 - 3. Roofing guidelines - reviewed live - **Motion to approve (CO), 2nd (TB), approved**
 - (1) update policy on website, send notice via email
 - 4. ACC open house - May 18
- 5) Homeowner Questions
 - a) Rich Harris - requested tree in Green Belt C, board considering incorporating into tree replacement/new tree planting plan
- 6) New Business - none, captured above
- 7) Open Business / Action Items - none, captured above
- 8) Executive Session
- 9) Adjournment – March 11, 2024, at 9:06 p.m.
- 10) Date of next meeting April 8, 2024, at 7 p.m.

**This Space
Intentionally Left Blank
for Teen Services**

Friday & Saturday, May 3 & 4



NEIGHBORHOOD Garage Sales



Register at StellerRealEstate.com/GarageSale by **Sunday, April 28** to be included in the neighborhood map, wish list, and event marketing!

720.593.9355



CLASSIFIEDS: The perfect way to find local professionals to work on your house! You can also find activities, sale items and more!

Find more professionals to suit your needs on our Service Provider Directory at NewsletterConnections.com.

PAINTING Plus + "Quality Workmanship at an Affordable Price". Specializing in Exterior and Interior, Trim and Siding Replacement and Kitchen Cabinet painting, etc. Many Local References Free Estimates. Call Dave @ Home First Painting Co. **303-909-2357** (See us on Nextdoor)

Lawn Works, LTD: Lawn-Care & Seeding, Sprinkler-Startups, Coverage & Repair. (720)999-2245

The Family Tree Service- Insured tree removal- Free est.- 10% if you mention this ad- 720-201-7971

Fernando's - irrigation: 20+ yrs of experience. Quality sprinkler install/repair. 720-935-7517.

Stecki painting. Inter/ext. Jeff 720-331-7025

In business 25 years, Quality Fireplace Solutions cleans, repairs and certifies gas fireplaces. Enjoy your fireplace or prepare it for the sale of your home! PH: 303-946-6535

OB PAINTING. \$350 off exterior/ \$150 off interior. Free Estimates. Rob: 303-908-9063.

AKC REGISTERED LABRADOR PUPPES FOR SALE. To be born mid April, ready fro new homes after June 15, 2024. Call or text 719-349-0679. Farm raised with lots of love!

Mile High Lawn and Garden - Spring Clean Up. Complete Landscaping. Maintenance, Gardening, Lighting, Construction. No Job too big or too small. Call Josh - 303-908-4846.

A/C Inspection - \$49.99. Emporia Home Services, Your local HVAC Company. 303-909-2018. (parts/addit. labor not included)

Mile High Home Services - Professional Cleaning Service accepting new clients. Thorough, reliable w/ competitive rates. Please call Susan: 303-794-6805.

Haul It 4 Less. All junk removal and hot tubs. Furniture, yard debris, garage, rental & estate clean outs. Peter 303-249-1980. www.haulit4less.com

DAN GRAY PAINTING 303-514-3232 Interior/ Exterior, Drywall and carpentry repair. Free est/ insured/30 years painting in Colorado.

Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at **303-979-7499** or Info@NewsletterConnections.com to place an ad. To view our display ad prices, visit our website at NewsletterConnections.com. The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th. Residents placing ads to sell household items are not charged a fee.

The Knolls Homeowner Association Budget Vs. Actual: Feb. 29, 2024 YTD

	Feb 2024 Actual	2024 Budget	\$ Under/ Over Budget	% of Budget
INCOME:				
Dues	\$93,012	\$548,622	\$455,610	17%
Trash Income	10,858	73,818	62,960	15%
Miscellaneous Income	450	5,000	4,550	9%
Total Income	\$104,320	\$627,440	\$523,120	17%
Operating Expenses				
Maintenance Operations	\$2,422	\$122,800	\$120,378	2%
Pool -	90,500	90,500	0%	
Trash & Recycle	12,918	73,818	60,900	18%
Water & Sewer	1,060	75,000	73,940	1%
Legal Expense	2,824	30,000	27,176	9%
Finance	1,958	27,970	26,012	7%
Utilities - Gas & Electric	1,019	18,000	16,981	6%
Clubhouse Expenses	720	10,520	9,800	7%
Communications	1,611	7,368	5,757	22%
Social Expenses	308	5,000	4,692	6%
ACC	700	4,450	3,750	16%
Courts	-	3,280	3,280	0%
Miscellaneous/Contingency	700	15,000	14,300	5%
Snow Removal	4,750	14,500	9,750	33%
Total Operating Expenses	\$30,990	\$498,206	\$467,216	6%
Net Results of Operations	\$73,330	\$129,234	\$55,904	57%
Capital Expenditures	\$-	\$317,000	\$317,000	0%
Net Income	\$73,330	\$(187,766)	\$(261,096)	-39%

Zoo Lovers Day

Each year on April 8th, National Zoo Lovers Day encourages us to explore our local zoos. Each year millions of people visit zoos and learn about the many animals that live there. Also known as zoological parks, many of them serve as breeding centers. These facilities are relied upon when species are endangered or at risk of becoming endangered. They also provide education to the public about a broad variety of animals and their habitats.

The Knolls Balance Sheet As of February 29, 2024

CURRENT ASSETS	2/29/24	12/31/23
Checking/Savings		
Checking	62,535	19,016
Checking	103,931	19,016
Savings	920,029	920,029
Total Checking/Savings	1,023,960	939,045
Accounts Receivable		
Accounts Receivable (net of prepaid)	15,477	38,437
Allowance for Doubtful Accounts	(5,600)	(5,600)
Total Accounts Receivable	9,877	32,837
TOTAL ASSETS	1,033,837	971,882
LIABILITIES & EQUITY		
Liabilities		
Accounts Payable	14,303	22,266
Accrued Expenses	7,000	7,000
Total Liabilities	21,303	29,266
Equity		
Retained Earnings	939,204	820,380
Net Income	73,330	122,236
Total Equity	1,012,534	942,616
TOTAL LIABILITIES & EQUITY	1,033,837	971,882

NOTE: Total Assets includes Reserve Funds of \$940,000



The Knolls Neighborhood Real Estate Experts

WHAT CAN THE ANDERSON GROUP DO FOR YOU?

* *Transform your life through Real Estate by:*

- Using cutting edge Technology in Photography, Websites, Marketing
- Professional Persuasive 'For Sale' Signs
- 151 Point Marketing Plan to Capture Leads and Produce Results
- Dedicated Listing Manager for your home's Special Needs
- We provide a Buyer Expert available to Maximize your Experience
- Instant Agent Feedback on your Home
- Open Houses and Everyday Open House Signs
- Provide a Stand Alone Property Site for Your Home
- 24-Hour Marketing to find Buyers & New or Replacement Home for You
- Negotiating to give you the Best Deal possible!

CALL US at 303.523.4364 for a FREE Home Valuation!

WWW.ANDERSONGROUPSELLSMYHOME.COM