

**KINGS COVE NEIGHBORHOOD ASSOC.**

**OCTOBER 2023**

<b>OPERATING</b>	<b>\$29,224.21</b>
<b>RESERVE</b>	<b>\$80,253.74</b>

**TOTAL**

**\$109,477.95**

# Profit and Loss Statement

Kings Cove Neighborhood Assoc.  
Through October 31, 2023

Account	MTD Actual	Budget	YTD Actual	Budget
<b>4000 INCOME</b>				
4020 CONDO / MAINTENANCE FEES	0.00	12,127	144,840.00	87,013
4030 TRANSFER FROM RESERVE	0.00	985	0.00	7,877
4090 LATE FEE	0.00	0	601.00	0
<b>4998 No Description</b>				
<b>4999 TOTAL INCOME</b>	<b>0.00</b>	<b>13,111</b>	<b>145,341.00</b>	<b>104,890</b>
<b>5000 EXPENSES</b>				
5020 ELECTRIC	57.83	60	420.54	400
5030 WATER	0.00	1,333	12,778.79	10,667
5060 LEGAL	0.00	25	0.00	200
5070 INSURANCE	0.00	876	8,445.75	7,006
5080 MANAGEMENT FEE	1,000.00	1,000	8,000.00	8,000
5130 OFFICE EXPENSE COPIES	22.20	60	508.35	483
5140 POSTAGE	137.94	56	504.71	447
5142 WEB SITE	482.00	52	629.00	417
5150 ACCOUNTING	0.00	136	1,500.00	1,093
5170 SPRINKLER - REPAIRS	133.28	1,818	5,726.68	14,543
5175 SPRINKLER - GENERAL	748.38	867	5,156.12	5,333
5290 LANDSCAPING	8,211.11	6,250	62,024.15	50,000
5291 TREE TRIMMING	340.00	308	340.00	2,467
5370 GROUNDS MAINTENANCE	550.00	83	2,799.08	667
5480 RESERVE	1,003.59	1,004	8,028.72	8,029
5490 BANK CHARGES	0.00	0	20.00	0
5500 MEETINGS	50.00	60	450.00	483
<b>6998 No Description</b>				
<b>6999 TOTAL EXPENSES</b>	<b>12,734.13</b>	<b>13,778</b>	<b>117,331.77</b>	<b>110,223</b>
<b>9999 NET INCOME</b>	<b>(12,734.13)</b>	<b>(667)</b>	<b>28,009.23</b>	<b>(5,333)</b>

# Comparative Profit and Loss

Kings Cove Neighborhood Assoc.  
Through October 31, 2023

MTD Actual	Budget	Last Year	Description	YTD Actual	Budget	Last Year
0.00	12,127	0.00	4000 INCOME			
0.00	985	0.00	4020 CONDO / MAINTENANCE FEES	144,840.00	97,013	144,135.00
0.00	0	0.00	4030 TRANSFER FROM RESERVE	0.00	7,877	0.00
		0.00	4090 LATE FEE	501.00	0	264.00
			4998 No Description			
0.00	13,111	0.00	4999 TOTAL INCOME	145,341.00	104,890	144,399.00
			5000 EXPENSES			
57.83	50	40.03	5020 ELECTRIC	420.54	400	420.79
0.00	1,333	0.00	5030 WATER	12,778.79	10,867	18,236.31
0.00	25	0.00	5050 LEGAL	0.00	200	175.50
0.00	878	0.00	5070 INSURANCE	8,445.75	7,005	7,778.75
1,000.00	1,000	1,000.00	5080 MANAGEMENT FEE	8,000.00	8,000	8,000.00
22.20	60	26.88	5130 OFFICE EXPENSE COPIES	508.35	483	136.08
137.94	56	128.80	5140 POSTAGE	604.71	447	321.01
482.00	52	0.00	5142 WEB SITE	829.00	417	486.00
0.00	135	1,500.00	5150 ACCOUNTING	1,500.00	1,083	1,500.00
133.28	1,818	1,800.00	5170 SPRINKLER - REPAIRS	5,728.58	14,543	17,790.00
746.38	667	0.00	5175 SPRINKLER - GENERAL	5,158.12	5,333	0.00
8,211.11	6,250	0.00	5290 LANDSCAPING	62,024.15	50,000	51,768.86
340.00	308	0.00	5291 TREE TRIMMING	340.00	2,467	0.00
550.00	83	0.00	5370 GROUNDS MAINTENANCE	2,799.08	867	1,828.03
1,003.59	1,004	1,003.59	5480 RESERVE	8,028.72	8,029	8,028.72
0.00	0	0.00	5490 BANK CHARGES	20.00	0	0.00
50.00	60	50.00	5500 MEETINGS	450.00	483	375.00
			6998 No Description			
12,734.13	13,778	5,547.10	6999 TOTAL EXPENSES	117,331.77	110,223	116,620.85
(12,734.13)	(687)	(5,547.10)	9999 NET INCOME	28,009.23	(5,333)	27,778.15

# Statement of Operations

Kings Cove Neighborhood Assoc.

Through October 31, 2023

Sq Ft: 0

Units: 232

Account	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget	Remaining Budget
<b>4000 INCOME</b>						
4020 CONDO / MAINTENANCE FEES	0.00	12,127	144,840.00	97,013	145,520	680
4030 TRANSFER FROM RESERVE	0.00	985	0.00	7,877	11,816	11,816
4090 LATE FEE	0.00	0	501.00	0	0	0
<b>4998 No Description</b>						
<b>4999 TOTAL INCOME</b>	<b>0.00</b>	<b>13,111</b>	<b>145,341.00</b>	<b>104,890</b>	<b>157,335</b>	<b>11,994</b>
<b>5000 EXPENSES</b>						
5020 ELECTRIC	57.63	50	420.54	400	600	179
5030 WATER	0.00	1,333	12,778.79	10,887	16,000	3,221
5050 LEGAL	0.00	25	0.00	200	300	300
5070 INSURANCE	0.00	676	8,445.75	7,005	10,507	2,061
5080 MANAGEMENT FEE	1,000.00	1,000	8,000.00	8,000	12,000	4,000
5130 OFFICE EXPENSE COPIES	22.20	60	508.35	483	725	217
6140 POSTAGE	137.94	56	504.71	447	670	165
6142 WEB SITE	482.00	52	829.00	417	825	(4)
6160 ACCOUNTING	0.00	135	1,500.00	1,083	1,625	125
6170 SPRINKLER - REPAIRS	133.28	1,818	5,726.58	14,543	21,815	16,088
6175 SPRINKLER - GENERAL	746.38	687	5,156.12	5,333	8,000	2,844
6290 LANDSCAPING	6,211.11	6,250	62,024.16	50,000	75,000	12,076
6291 TREE TRIMMING	340.00	308	340.00	2,467	3,700	3,360
6370 GROUNDS MAINTENANCE	550.00	83	2,799.06	687	1,000	(1,799)
6400 RESERVE	1,003.59	1,004	8,028.72	8,029	12,043	4,014
6490 BANK CHARGES	0.00	0	20.00	0	0	0
6500 MEETINGS	50.00	60	460.00	483	725	275
<b>6998 No Description</b>						
<b>6999 TOTAL EXPENSES</b>	<b>12,734.13</b>	<b>13,778</b>	<b>117,331.77</b>	<b>110,223</b>	<b>165,336</b>	<b>48,003</b>
<b>9999 NET INCOME</b>	<b>(12,734.13)</b>	<b>(667)</b>	<b>28,009.23</b>	<b>(5,333)</b>	<b>(8,000)</b>	<b>(36,009)</b>