

**KINGS COVE NEIGHBORHOOD ASSOC.**

**SEPTEMBER 2023**

<b>CHECKING</b>	<b>\$41,958.34</b>
<b>RESERVE</b>	<b>\$78,897.13</b>

**TOTAL**  
**\$120,855.47**

# Profit and Loss Statement

Kings Cove Neighborhood Assoc.  
Through September 30, 2023

Account	MTD Actual	Budget	YTD Actual	Budget
<b>4000 INCOME</b>				
4020 CONDO / MAINTENANCE FEES	0.00	12,127	144,840.00	84,887
4030 TRANSFER FROM RESERVE	0.00	985	0.00	6,882
4090 LATE FEE	0.00	0	501.00	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>91,779</b>
<b>5000 EXPENSES</b>				
5020 ELECTRIC	88.49	50	362.91	350
5030 WATER	0.00	1,333	12,776.79	9,333
5060 LEGAL	0.00	25	0.00	175
5070 INSURANCE	0.00	876	8,445.75	8,129
5080 MANAGEMENT FEE	1,000.00	1,000	7,000.00	7,000
5130 OFFICE EXPENSE COPIES	30.36	50	486.16	423
5140 POSTAGE	19.66	68	366.77	391
5142 WEB SITE	0.00	62	147.00	366
5150 ACCOUNTING	0.00	136	1,500.00	948
5170 SPRINKLER - REPAIRS	898.09	1,818	5,593.30	12,725
5176 SPRINKLER - GENERAL	746.38	687	4,409.74	4,867
5280 LANDSCAPING	8,211.11	6,250	53,813.04	43,760
5291 TREE TRIMMING	0.00	308	0.00	2,168
5370 GROUNDS MAINTENANCE	1,500.00	83	2,249.06	583
6480 RESERVE	1,003.69	1,004	7,025.13	7,025
6490 BANK CHARGES	0.00	0	20.00	0
6600 MEETINGS	50.00	60	400.00	423
<b>6998 No Description</b>				
<b>6999 TOTAL EXPENSES</b>	<b>13,497.57</b>	<b>13,778</b>	<b>104,597.64</b>	<b>96,446</b>
<b>9999 NET INCOME</b>	<b>(13,497.57)</b>	<b>(667)</b>	<b>40,743.36</b>	<b>(4,667)</b>

# Comparative Profit and Loss

Kings Cove Neighborhood Assoc.  
Through September 30, 2023

MTD Actual	Budget	Last Year	Description	YTD Actual	Budget	Last Year
			<b>4000 INCOME</b>			
0.00	12,127	0.00	4020 CONDO / MAINTENANCE FEES	144,840.00	84,887	144,185.00
0.00	985	0.00	4030 TRANSFER FROM RESERVE	0.00	8,892	0.00
0.00	0	0.00	4090 LATE FEE	501.00	0	264.00
			<b>4998 No Description</b>			
<b>0.00</b>	<b>13,111</b>	<b>0.00</b>	<b>4999 TOTAL INCOME</b>	<b>145,341.00</b>	<b>91,779</b>	<b>144,399.00</b>
			<b>5000 EXPENSES</b>			
38.49	50	89.09	5020 ELECTRIC	362.91	350	380.78
0.00	1,333	0.00	5030 WATER	12,776.79	9,333	18,236.31
0.00	25	0.00	5050 LEGAL	0.00	175	175.50
0.00	876	0.00	5070 INSURANCE	6,445.75	6,129	7,778.75
1,000.00	1,000	1,000.00	5080 MANAGEMENT FEE	7,000.00	7,000	7,000.00
30.36	60	23.28	5130 OFFICE EXPENSE COPIES	486.15	423	109.20
19.55	56	56.00	5140 POSTAGE	366.77	391	194.41
0.00	52	147.00	5142 WEB SITE	147.00	365	466.00
0.00	135	0.00	5150 ACCOUNTING	1,500.00	948	0.00
898.09	1,818	4,830.00	5170 SPRINKLER - REPAIRS	5,593.30	12,725	15,990.00
746.38	667	0.00	5175 SPRINKLER - GENERAL	4,409.74	4,687	0.00
8,211.11	6,250	8,211.11	5290 LANDSCAPING	53,813.04	43,750	61,766.68
0.00	308	0.00	5291 TREE TRIMMING	0.00	2,158	0.00
1,500.00	83	0.00	5370 GROUNDS MAINTENANCE	2,249.08	583	1,626.03
1,003.59	1,004	1,003.59	5480 RESERVE	7,025.13	7,025	7,025.13
0.00	0	0.00	5490 BANK CHARGES	20.00	0	0.00
50.00	60	0.00	5500 MEETINGS	400.00	423	325.00
			<b>6998 No Description</b>			
<b>13,497.57</b>	<b>13,778</b>	<b>15,340.07</b>	<b>6999 TOTAL EXPENSES</b>	<b>104,597.64</b>	<b>96,445</b>	<b>111,073.75</b>
<b>(13,497.57)</b>	<b>(667)</b>	<b>(15,340.07)</b>	<b>9999 NET INCOME</b>	<b>40,743.36</b>	<b>(4,667)</b>	<b>33,325.25</b>

# Statement of Operations

Kings Cove Neighborhood Assoc.  
Through September 30, 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	84,887	145,520	680
4030 TRANSFER FROM RESERVE	0.00	985	0.00	8,892	11,815	11,815
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>91,779</b>	<b>167,335</b>	<b>11,994</b>
<b>5000 EXPENSES</b>						
5020 ELECTRIC	38.49	50	362.91	350	600	237
5030 WATER	0.00	1,333	12,778.78	9,333	16,000	3,221
5050 LEGAL	0.00	25	0.00	175	300	300
5070 INSURANCE	0.00	876	8,445.75	6,129	10,507	2,061
5080 MANAGEMENT FEE	1,000.00	1,000	7,000.00	7,000	12,000	5,000
5130 OFFICE EXPENSE COPIES	30.38	60	486.16	423	725	239
5140 POSTAGE	19.55	58	366.77	391	670	303
5142 WEB SITE	0.00	52	147.00	365	625	478
5150 ACCOUNTING	0.00	135	1,600.00	848	1,625	126
5170 SPRINKLER - REPAIRS	898.09	1,818	5,593.30	12,726	21,816	16,222
5175 SPRINKLER - GENERAL	746.38	667	4,409.74	4,667	8,000	3,590
5290 LANDSCAPING	8,211.11	6,250	53,813.04	43,750	75,000	21,187
5291 TREE TRIMMING	0.00	308	0.00	2,158	3,700	3,700
5370 GROUNDS MAINTENANCE	1,500.00	83	2,249.08	583	1,000	(1,249)
5480 RESERVE	1,003.59	1,004	7,025.13	7,025	12,043	5,018
5490 BANK CHARGES	0.00	0	20.00	0	0	0
5500 MEETINGS	50.00	60	400.00	423	725	325
<b>6998 No Description</b>						
<b>6999 TOTAL EXPENSES</b>	<b>13,497.57</b>	<b>13,778</b>	<b>104,587.84</b>	<b>96,445</b>	<b>165,335</b>	<b>60,737</b>
<b>9999 NET INCOME</b>	<b>(13,497.57)</b>	<b>(667)</b>	<b>40,743.36</b>	<b>(4,667)</b>	<b>(8,000)</b>	<b>(48,743)</b>