KINGS COVE NEIGHBORHOOD ASSOC.

APRIL 2025

OPERATING	$124,327.46
RESERVE	$84,846.50

TOTAL

$209,173.96

Profit and Loss Statement

Kings Cove Neighborhood Assoc.

Through April 30, 2025

Account	MTD Actual	Budget	YTD Actual	Budget
4000 INCOME				
4020 CONDO / MAINTENANCE FEES	4,200.00	12,483	146,300.00	24,967
4030 TRANSFER FROM RESERVE	0.00	684	0.00	1,366
4090 LATE FEE	215.00	0	215.00	0
4998 No Description				
4999 TOTAL INCOME	**4,415.00**	**13,168**	**146,515.00**	**26,335**
5000 EXPENSES				
5020 ELECTRIC	47.35	58	47.35	117
5030 WATER	0.00	1,500	0.00	3,000
5050 LEGAL	0.00	25	0.00	50
5054 WATER & ELEC. REIMB.	0.00	58	21.12	117
5070 INSURANCE	3,006.45	1,042	4,766.90	2,083
5080 MANAGEMENT FEE	1,000.00	1,000	2,000.00	2,000
5130 OFFICE EXPENSE COPIES	22.80	67	157.96	133
5140 POSTAGE	106.62	87	268.68	174
5142 WEB SITE	0.00	75	0.00	150
5150 ACCOUNTING	0.00	144	0.00	288
5170 SPRINKLER - REPAIRS	0.00	500	(150.00)	1,000
5175 SPRINKLER - GENERAL	0.00	667	0.00	1,333
5290 LANDSCAPING	16,977.78	6,417	16,977.78	12,833
5291 TREE TRIMMING	0.00	292	0.00	583
5370 GROUNDS MAINTENANCE	0.00	167	0.00	333
5480 RESERVE	1,003.59	1,004	1,003.59	2,007
5490 BANK CHARGES	0.00	0	(35.00)	0
5500 MEETINGS	50.00	67	100.00	133
6998 No Description				
6999 TOTAL EXPENSES	**22,213.59**	**13,168**	**25,148.37**	**26,335**
9999 NET INCOME	**(17,798.59)**	**()**	**121,366.63**	**()**

Comparative Profit and Loss

Kings Cove Neighborhood Assoc.

Through April 30, 2025

MTD Actual	Budget	Last Year		Description	YTD Actual	Budget	Last Year
			4000	**INCOME**			
4,200.00	12,488	8,030.00	4020	CONDO / MAINTENANCE FEES	146,300.00	24,967	144,280.00
0.00	684	0.00	4030	TRANSFER FROM RESERVE	0.00	1,368	0.00
215.00	0	501.00	4090	LATE FEE	215.00	0	569.00
			4998	**No Description**			
4,415.00	**13,168**	**8,531.00**	**4999**	**TOTAL INCOME**	**146,515.00**	**26,335**	**144,849.00**
			5000	**EXPENSES**			
47.35	58	50.67	5020	ELECTRIC	47.35	117	106.29
0.00	1,500	0.00	5030	WATER	0.00	3,000	0.00
0.00	25	767.00	5060	LEGAL	0.00	50	767.00
0.00	58	0.00	5064	WATER & ELEC. REIMB.	21.12	117	0.00
3,006.45	1,042	2,750.85	5070	INSURANCE	4,756.90	2,083	4,297.70
1,000.00	1,000	1,000.00	5080	MANAGEMENT FEE	2,000.00	2,000	2,000.00
22.80	67	397.70	5130	OFFICE EXPENSE COPIES	157.95	133	541.46
106.62	87	23.89	5140	POSTAGE	266.88	174	174.17
0.00	75	0.00	5142	WEB SITE	0.00	150	0.00
0.00	144	0.00	5150	ACCOUNTING	0.00	288	0.00
0.00	500	0.00	5170	SPRINKLER - REPAIRS	(150.00)	1,000	0.00
0.00	667	0.00	5175	SPRINKLER - GENERAL	0.00	1,333	0.00
16,977.78	6,417	7,662.19	5290	LANDSCAPING	16,977.78	12,833	15,324.38
0.00	292	0.00	5291	TREE TRIMMING	0.00	583	0.00
0.00	167	0.00	5370	GROUNDS MAINTENANCE	0.00	333	0.00
1,003.59	1,004	2,007.18	5480	RESERVE	1,003.59	2,007	2,007.18
0.00	0	0.00	5490	BANK CHARGES	(35.00)	0	10.00
50.00	67	50.00	5500	MEETINGS	100.00	133	100.00
			6998	**No Description**			
22,213.59	**13,168**	**14,709.68**	**6999**	**TOTAL EXPENSES**	**25,148.37**	**26,335**	**25,328.18**
(17,798.59)	**()**	**(6,178.68)**	**9999**	**NET INCOME**	**121,366.63**	**()**	**119,520.82**

Statement of Operations

Kings Cove Neighborhood Assoc.

Through April 30, 2025

Sq Ft: 0
Units: 232

Account	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget	Remaining Budget
4000 INCOME						
4020 CONDO / MAINTENANCE FEES	4,200.00	12,483	146,300.00	24,967	149,800	3,500
4030 TRANSFER FROM RESERVE	0.00	684	0.00	1,368	8,211	8,211
4090 LATE FEE	215.00	0	215.00	0	0	0
4998 No Description						
4999 TOTAL INCOME	**4,415.00**	**13,168**	**146,515.00**	**26,335**	**158,011**	**11,496**
5000 EXPENSES						
5020 ELECTRIC	47.35	58	47.35	117	700	653
5030 WATER	0.00	1,500	0.00	3,000	18,000	18,000
5050 LEGAL	0.00	25	0.00	50	300	300
5054 WATER & ELEC. REIMB.	0.00	58	21.12	117	700	679
5070 INSURANCE	3,005.46	1,042	4,756.90	2,083	12,500	7,743
5080 MANAGEMENT FEE	1,000.00	1,000	2,000.00	2,000	12,000	10,000
5130 OFFICE EXPENSE COPIES	22.80	67	157.95	133	800	642
5140 POSTAGE	106.62	87	268.68	174	1,043	774
5142 WEB SITE	0.00	75	0.00	150	900	900
5150 ACCOUNTING	0.00	144	0.00	288	1,725	1,725
5170 SPRINKLER - REPAIRS	0.00	500	(150.00)	1,000	6,000	6,150
5175 SPRINKLER - GENERAL	0.00	667	0.00	1,333	8,000	8,000
5290 LANDSCAPING	16,977.78	6,417	16,977.78	12,833	77,000	60,022
5291 TREE TRIMMING	0.00	292	0.00	583	3,500	3,500
5370 GROUNDS MAINTENANCE	0.00	167	0.00	333	2,000	2,000
5480 RESERVE	1,003.59	1,004	1,003.59	2,007	12,043	11,039
5490 BANK CHARGES	0.00	0	(35.00)	0	0	0
5500 MEETINGS	50.00	67	100.00	133	800	700
6998 No Description						
6999 TOTAL EXPENSES	**22,213.59**	**13,168**	**25,148.37**	**26,335**	**158,011**	**132,863**
9999 NET INCOME	**(17,798.59)**	**()**	**121,366.63**	**()**	**0**	**0**