KINGS COVE NEIGHBORHOOD ASSOC.

AUGUST 2025

OPERATING	$44,869.28
RESERVE	$89,105.62

TOTAL

$133,974.90

Profit and Loss Statement

Kings Cove Neighborhood Assoc.

Through August 31, 2025

Account		MTD Actual	Budget	YTD Actual	Budget
4000	**INCOME**				
4020	CONDO / MAINTENANCE FEES	0.00	12,463	148,400.00	74,900
4030	TRANSFER FROM RESERVE	0.00	684	0.00	4,106
4090	LATE FEE	0.00	0	425.00	0
4998	**No Description**				
4999	**TOTAL INCOME**	**0.00**	**13,168**	**148,825.00**	**79,006**
5000	**EXPENSES**				
5020	ELECTRIC	56.30	58	270.49	350
5030	WATER	550.74	1,500	17,603.37	9,000
5050	LEGAL	0.00	25	271.50	150
5054	WATER & ELEC. REIMB.	0.00	58	21.12	350
5070	INSURANCE	0.00	1,042	10,011.26	6,250
5080	MANAGEMENT FEE	1,000.00	1,000	6,000.00	6,000
5130	OFFICE EXPENSE COPIES	21.16	67	205.86	400
5140	POSTAGE	41.34	87	366.87	521
5142	WEB SITE	0.00	75	242.00	450
5150	ACCOUNTING	0.00	144	1,550.00	863
5170	SPRINKLER - REPAIRS	868.14	500	3,779.92	3,000
5175	SPRINKLER - GENERAL	700.00	667	2,700.00	4,000
5290	LANDSCAPING	6,488.89	6,417	57,520.84	38,500
5291	TREE TRIMMING	0.00	292	0.00	1,750
5370	GROUNDS MAINTENANCE	0.00	167	2,079.18	1,000
5480	RESERVE	1,003.59	1,004	4,014.36	6,021
5490	BANK CHARGES	0.00	0	(35.00)	0
5500	MEETINGS	50.00	67	325.00	400
6998	**No Description**				
6999	**TOTAL EXPENSES**	**12,580.15**	**13,168**	**106,916.55**	**79,006**
9999	**NET INCOME**	**(12,580.15)**	**()**	**41,908.45**	**()**

Comparative Profit and Loss

Kings Cove Neighborhood Assoc.

Through August 31, 2025

MTD Actual	Budget	Last Year		Description	YTD Actual	Budget	Last Year
			4000	INCOME			
0.00	12,483	0.00	4020	CONDO / MAINTENANCE FEES	148,400.00	74,900	144,840.00
0.00	684	0.00	4030	TRANSFER FROM RESERVE	0.00	4,105	0.00
0.00	0	0.00	4090	LATE FEE	425.00	0	700.00
			4998	No Description			
0.00	13,168	0.00	4999	TOTAL INCOME	148,825.00	79,005	145,540.00
			5000	EXPENSES			
56.30	58	43.28	5020	ELECTRIC	270.49	350	332.80
550.74	1,500	0.00	5030	WATER	17,603.37	9,000	21,127.59
0.00	25	0.00	5050	LEGAL	271.50	150	2,120.00
0.00	58	0.00	5054	WATER & ELEC. REIMB.	21.12	350	0.00
0.00	1,042	(46.41)	5070	INSURANCE	10,011.25	6,250	8,936.25
1,000.00	1,000	1,000.00	5080	MANAGEMENT FEE	6,000.00	6,000	6,000.00
21.15	67	35.28	5130	OFFICE EXPENSE COPIES	205.65	400	624.74
41.34	67	95.63	5140	POSTAGE	356.67	521	482.16
0.00	75	207.00	5142	WEB SITE	242.00	450	439.00
0.00	144	1,600.00	5150	ACCOUNTING	1,550.00	863	1,600.00
666.14	500	666.39	5170	SPRINKLER - REPAIRS	3,779.92	3,000	5,585.67
700.00	667	746.38	5175	SPRINKLER - GENERAL	2,700.00	4,000	2,746.38
8,488.89	6,417	10,820.00	5290	LANDSCAPING	57,520.84	38,500	36,964.38
0.00	292	0.00	5291	TREE TRIMMING	0.00	1,750	0.00
0.00	167	0.00	5370	GROUNDS MAINTENANCE	2,079.18	1,000	0.00
1,003.59	1,004	1,003.59	5480	RESERVE	4,014.36	6,021	6,021.54
0.00	0	0.00	5490	BANK CHARGES	(35.00)	0	10.00
50.00	67	50.00	5500	MEETINGS	325.00	400	300.00
			6998	No Description			
12,580.15	13,168	16,221.14	6999	TOTAL EXPENSES	106,916.55	79,006	93,292.41
(12,580.15)	()	(16,221.14)	9999	NET INCOME	41,908.45	()	52,247.59

Statement of Operations

Kings Cove Neighborhood Assoc.

Through August 31, 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	0.00	12,483	148,400.00	74,900	149,800	1,400
4030 TRANSFER FROM RESERVE	0.00	684	0.00	4,105	8,211	8,211
4090 LATE FEE	0.00	0	425.00	0	0	0
4998 No Description						
4999 TOTAL INCOME	**0.00**	**13,168**	**148,825.00**	**79,005**	**158,011**	**9,186**
5000 EXPENSES						
5020 ELECTRIC	56.30	58	270.49	350	700	430
5030 WATER	650.74	1,500	17,603.37	9,000	18,000	397
5050 LEGAL	0.00	25	271.50	150	300	29
5054 WATER & ELEC. REIMB.	0.00	58	21.12	350	700	679
5070 INSURANCE	0.00	1,042	10,011.25	6,250	12,500	2,488
5080 MANAGEMENT FEE	1,000.00	1,000	6,000.00	6,000	12,000	6,000
5130 OFFICE EXPENSE COPIES	21.15	67	206.65	400	800	594
5140 POSTAGE	41.34	87	356.87	521	1,043	686
5142 WEB SITE	0.00	75	242.00	450	900	658
5150 ACCOUNTING	0.00	144	1,550.00	863	1,725	175
5170 SPRINKLER - REPAIRS	668.14	500	3,779.92	3,000	6,000	2,220
5175 SPRINKLER - GENERAL	700.00	667	2,700.00	4,000	8,000	5,300
5290 LANDSCAPING	6,486.89	6,417	57,520.84	38,500	77,000	19,479
5291 TREE TRIMMING	0.00	292	0.00	1,750	3,500	3,500
5370 GROUNDS MAINTENANCE	0.00	167	2,079.18	1,000	2,000	(79)
5480 RESERVE	1,003.59	1,004	4,014.36	6,021	12,043	8,029
5490 BANK CHARGES	0.00	0	(35.00)	0	0	0
5500 MEETINGS	50.00	67	325.00	400	800	475
6998 No Description						
6999 TOTAL EXPENSES	**12,580.15**	**13,168**	**106,916.65**	**79,006**	**158,011**	**51,094**
9999 NET INCOME	**(12,580.15)**	**()**	**41,908.45**	**()**	**0**	**0**