

Pinstay K-Avenue
1K Scandinavian
May 2024
Management Report

Prepared by



PINSTAY
品旅

Financial Report
Statement of Earnings

Income		RM
Rental Revenue		1,665.33
	<u>Details:</u>	
	No of Nights:	7
	Average Nightly Rate:	237.90
Platform Fees (OTA Fees)		<u>(283.11)</u>
Gross Revenue		<u>1,382.22</u>

Shared Expenses		
Electric		0.00
Internet		(94.35)
Cable / Satellite TV		0.00
Water		<u>(207.33)</u>

Gross Earnings 1,080.54

Owner's Gross Earnings (70%) **756.38**

Owner's Expenses		
Management Fee / Sinking Fund		0.00
Maintenance & Repairs		0.00
	<u>Details</u>	

Owner's Net Earnings 756.38

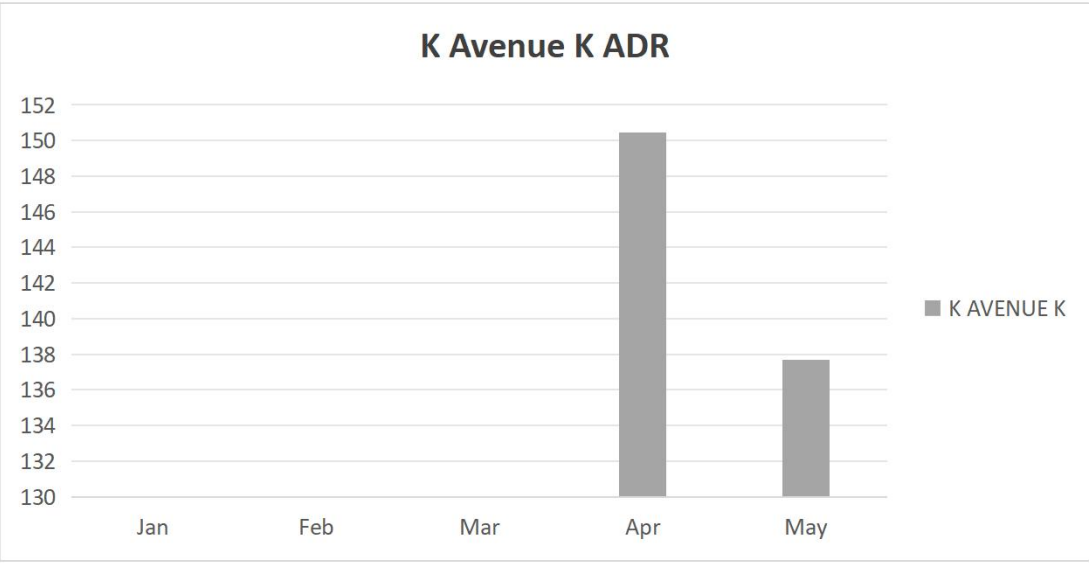
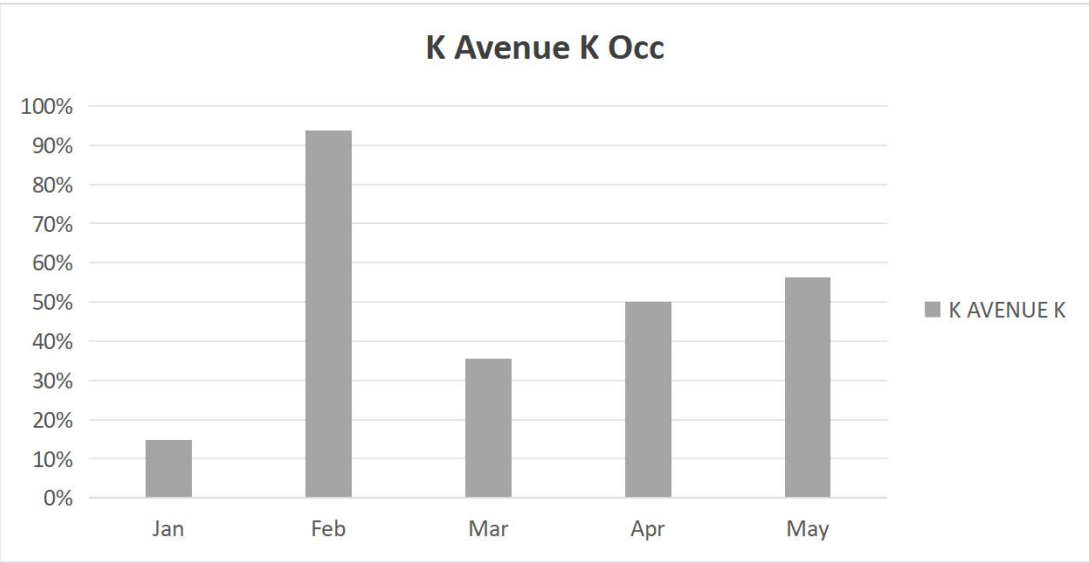
Miscellaneous		
Miscellaneous		0.00
	<u>Details</u>	

Owner's Net Receivables **756.38**

Pinstay's Expenses

Pinstay Covered Maintenance
Details

Pinstay Covered Maintenance
Details
OTA Management
IT Team & Management
Finance & Accounting Team & Management
Housekeeping & Frontdesk Team & Management
Administration Team & Management





K AVENUE MANAGEMENT CORPORATION
📍 K Avenue Condominium Sodomon, Lorong K Avenue Sodomon,
88300 Penampang.
✉ Email : kavenuemc@gmail.com 📞 Contact : 6011 1668 8185

NOTICE

Date : 13th May 2024
To : All Owners/Tenants
From : K Avenue Management Corporation
Subject : Tower C Water Pump Maintenance Service

Dear All,

Refer to the matter above, We would like to inform you that we will conduct a maintenance service for Tower C water pump on **13th May 2024 (Monday) 9:30am to 6:00pm.** located at K Avenue Condominium.

We apologize for the inconvenience caused. Any inquiries, please do not hesitate to contact us at **011-1668 8185**

Thank you for your understanding & Co-operations.

Best Regards



K Avenue Management Corporation



K AVENUE MANAGEMENT CORPORATION

📍 K Avenue Condominium Sodomon, Lorong K Avenue Sodomon, 88300 Penampang.

✉ Email : kavenuemc@gmail.com

☎ Contact : 6011 1668 8185

To : All Owners / Tenants

Date : 14th May 2024

This is further to the water shortage notice dated 7th May 2024 put up on Notice Board. It has been further notified by JANS that K Avenue is likewise affected by the disruption of water supply and low pressure

While this water disruption is taking place, the sanitary safety of our resident and staff remains the Management priority. To that end, it will be necessary for KA to implement various water conservation measures, including:

1. Use water sparingly at the common area washroom and in own household.
2. Water Rationing schedule as below:

TIME	ON/OFF
1:00AM – 5:00 AM	OFF
5:00AM – 1:00PM	ON
1:00 PM – 4:00PM	OFF
4:00 PM – 1:00AM	ON

It is advisable to pay extra attention to hygiene and safety during this period while the water supply is limited. We seek the cooperation of our resident and staff to conserve water whenever possible.

Managements, is monitoring the situation closely and will keep its community informed should any developments occur.

Best Regard,

K Avenue management Corporation



K AVENUE MANAGEMENT CORPORATION

📍 K Avenue Condominium Sodomon, Lorong K Avenue Sodomon, 88200 Penampang.

✉ Email : kavenuemc@gmail.com

☎ Contact : 6011 1668 8185

Ref : KAMC/OL/2024-054

Date : 27th May 2024

Attention : Valued Owner, Residents, Short Stay Operators and Guests of K Avenue

Possible Emergency Water Disruption 27th May 2024



Dear Valued Owner, Residents, Short Stay Operators and Guests of K Avenue

First and foremost, we humbly apologize for the **emergency situation** that occurred today, May 27th, 2024, at 5 PM. Our water pump system supplying water to Tower A and Tower C suddenly broke down, which may cause a slow refill to the tower water tank.

We are currently in the midst of implementing emergency resolutions to minimize the impact on you and all residents. We **sincerely apologize** for any inconvenience caused and truly appreciate your understanding in this matter. Rest assured; we are working tirelessly to resolve this issue as soon as possible.

Really sorry for the inconvenienced and thank you for your understanding and patience.

Best Regards,
K Avenue Management