

Georgetown West Townhouse Owner's Association
Yearly Income Statement

Start: 01/01/2023 | End: 08/31/2023

Run Date: 09/11/2023
Run Time: 10:13 AM

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
06310 Total Assessment Income	43,620.00	43,538.00	43,620.00	43,620.00	43,620.00	43,620.00	43,620.00	43,620.00	0.00	0.00	0.00	0.00	348,878.00
06340 Late Fee Income	(150.00)	(250.00)	802.00	1,900.00	1,250.00	1,000.00	1,400.00	(1,440.00)	0.00	0.00	0.00	0.00	4,512.00
06380 Owner Admin Fee Income	0.00	0.00	0.00	0.00	330.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	330.00
06390 NSF Income	(40.00)	0.00	0.00	0.00	0.00	0.00	20.00	0.00	0.00	0.00	0.00	0.00	(20.00)
06910 Interest Income	2.04	1.41	2.18	2.24	1.59	1.63	0.92	0.80	0.00	0.00	0.00	0.00	12.81
06920 Misc. Income	0.00	0.00	10.00	10.00	0.00	0.00	40.00	0.00	0.00	0.00	0.00	0.00	60.00
Total Operating Income	43,432.04	43,289.41	44,434.18	45,532.24	45,201.59	44,621.63	45,080.92	42,180.80	0.00	0.00	0.00	0.00	353,772.81
Recurring Expenses:													
General & Administrative Costs:													
07506 Audit & Tax Service	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
07160 Legal Fees	2,756.00	3,280.00	2,226.00	851.50	1,237.20	0.00	397.50	556.50	0.00	0.00	0.00	0.00	11,304.70
07250 Bank Charges	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	10.00
07260 Postage & Mail	1,289.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,289.71
07280 Insurance	6,417.78	6,459.03	6,459.07	6,500.54	6,500.56	5,057.64	5,057.64	5,057.64	0.00	0.00	0.00	0.00	47,509.90
07310 Ormbudsman Fee	0.00	0.00	0.00	706.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	706.30
07315 Secretary of State	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
07317 Pool Permits	344.17	344.17	344.17	494.17	344.17	344.13	314.67	314.67	0.00	0.00	0.00	0.00	2,844.32
07330 Misc G&A	0.00	0.00	0.00	0.00	0.00	0.00	54.19	0.00	0.00	0.00	0.00	0.00	54.19
07405 Coupons	0.00	525.31	0.00	0.00	0.00	0.00	0.00	9.57	0.00	0.00	0.00	0.00	534.88
07885 Homeowner Online Portal	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	0.00	0.00	0.00	0.00	400.00
TOTAL Administrative Costs:	10,857.66	10,658.51	9,279.24	8,702.51	8,131.93	5,451.77	5,884.00	5,988.38	0.00	0.00	0.00	0.00	64,954.00
Contract Services													
07010 Management Contract	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	0.00	0.00	0.00	0.00	12,600.00
08610 Landscaping Maintenance Contract	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	0.00	0.00	0.00	0.00	81,600.00
09705 Pool Service Contract	3,200.00	3,200.00	3,200.00	3,150.00	3,150.00	2,700.00	2,700.00	2,700.00	0.00	0.00	0.00	0.00	24,000.00
08850 Janitorial Contract	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	0.00	0.00	0.00	0.00	6,400.00
08800 Pest Control Contract	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	0.00	0.00	0.00	0.00	3,280.00
TOTAL Contract Services:	16,185.00	16,185.00	16,185.00	16,135.00	16,135.00	15,685.00	15,685.00	15,685.00	0.00	0.00	0.00	0.00	127,880.00
Maintenance & Repairs:													
09110 General Maintenance & Repairs	0.00	350.00	372.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	722.84
09119 Pest Control - Other	0.00	0.00	0.00	0.00	160.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	160.00
09197 Pool Repairs & Supplies	760.00	320.95	285.00	2,102.50	795.00	878.20	996.25	0.00	0.00	0.00	0.00	0.00	6,137.90
09225 Plumbing Repairs	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
09621 Lighting Repairs	0.00	0.00	0.00	0.00	300.00	350.00	0.00	1,800.00	0.00	0.00	0.00	0.00	2,450.00
09619 Landscape Repair and Supplies	375.00	0.00	975.00	0.00	385.00	0.00	812.25	0.00	0.00	0.00	0.00	0.00	2,547.25
09630 Tree Maintenance	3,100.00	0.00	8,900.00	0.00	2,280.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,280.00
09198 Pool Inspection	875.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	875.00
TOTAL Repairs & Inspections:	5,360.00	670.95	10,552.84	2,102.50	3,920.00	1,228.20	1,808.50	1,800.00	0.00	0.00	0.00	0.00	27,422.99
Utilities													
08910 Electricity	1,253.53	1,428.62	1,552.53	1,405.48	1,426.87	1,436.99	1,434.64	1,256.55	0.00	0.00	0.00	0.00	11,195.21
08915 Trash Service	1,482.66	1,482.66	1,482.65	1,468.94	1,510.11	1,468.92	1,886.78	1,616.68	0.00	0.00	0.00	0.00	12,399.40
08930 Water	2,371.70	2,519.31	2,063.59	2,425.53	3,952.32	5,233.25	9,071.09	9,224.13	0.00	0.00	0.00	0.00	36,860.92
08931 Sewer	1,560.61	1,560.61	1,560.61	1,560.61	1,560.61	1,560.61	1,560.57	1,600.41	0.00	0.00	0.00	0.00	12,524.64
08932 Recycling Service	467.32	452.15	296.34	292.58	441.39	237.76	246.57	697.30	0.00	0.00	0.00	0.00	3,131.41
Total Utilities	7,135.82	7,443.35	6,955.72	7,153.14	8,891.30	9,937.53	14,199.65	14,395.07	0.00	0.00	0.00	0.00	76,111.58
07996 Reserve Contribution	11,082.00	11,082.00	11,082.00	11,082.00	11,082.00	11,082.00	11,082.00	11,082.00	0.00	0.00	0.00	0.00	88,656.00
TOTAL ANNUAL EXPENSES:	50,620.48	46,039.81	54,034.80	45,175.15	48,160.23	43,384.50	48,659.15	48,950.45	0.00	0.00	0.00	0.00	385,024.57
Overage/Deficit	(7,188.44)	(2,750.40)	(9,600.62)	357.09	(2,958.64)	1,237.13	(3,578.23)	(6,769.65)	0.00	0.00	0.00	0.00	(31,251.76)

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