

Georgetown West Townhouse OA

**Financial Presentation for the Period Ending
March 31, 2023**

Financial Statements - TOPS

Balance Sheet

Income Statement

General Ledger Detail Report



Georgetown West Townhouse Owner's Association

Run Date: 04/05/2023

Run Time: 09:46 AM

FUND BALANCE SHEET

As of: 03/31/2023

Assets

Account	Operating	Reserves	Total
Cash			
01011 CIT 0964 Operating	\$41,427.73	\$0.00	\$41,427.73
01012 CIT 8095 Reserve	\$0.00	\$329,831.02	\$329,831.02
01013 CIT 1771 Lease Deposit	\$1,751.37	\$0.00	\$1,751.37
Cash Total	\$43,179.10	\$329,831.02	\$373,010.12
Other Assets			
01310 Assessments Receivable	\$65,131.35	\$0.00	\$65,131.35
01315 Allowance for Doubtful Account	(\$42,000.00)	\$0.00	(\$42,000.00)
01320 Insurance Claims Receivable	\$821.88	\$0.00	\$821.88
01608 Prepaid Pool Permits	\$1,032.47	\$0.00	\$1,032.47
01610 Prepaid Insurance	\$20,360.76	\$0.00	\$20,360.76
01612 Prepaid Sewer	\$6,242.40	\$0.00	\$6,242.40
01615 Due from Operating to Reserve	\$0.00	\$42,172.00	\$42,172.00
01621 Deposit in Transit	\$0.00	\$33,246.00	\$33,246.00
Other Assets Total	\$51,588.86	\$75,418.00	\$127,006.86
Total Assets:	\$94,767.96	\$405,249.02	\$500,016.98

Liabilities

Account	Operating	Reserves	Total
Liability			
03010 Accounts Payable - Operating	\$33,411.00	\$0.00	\$33,411.00
03310 Prepaid Owner Assessments	\$37,284.08	\$0.00	\$37,284.08
03350 Due to Reserves from Operating	\$42,172.00	\$0.00	\$42,172.00
03355 Contract Liability - Reserve	\$0.00	\$61,905.94	\$61,905.94
03550 Lease Deposits	\$1,500.00	\$0.00	\$1,500.00
03555 Accrued Collection Fees	\$2,519.00	\$0.00	\$2,519.00
Liability Total	\$116,886.08	\$61,905.94	\$178,792.02
Total Liabilities:	\$116,886.08	\$61,905.94	\$178,792.02

Equity

Account	Operating	Reserves	Total
Equity			
05505 Retained Earnings - Operating	(\$2,578.66)	\$0.00	(\$2,578.66)
05507 Retained Earnings - Reserve	\$0.00	\$343,343.08	\$343,343.08
Equity Total	(\$2,578.66)	\$343,343.08	\$340,764.42
Current Year Net Income/(Loss)	(\$19,539.46)	\$0.00	(\$19,539.46)
Total Equity:	(\$22,118.12)	\$343,343.08	\$321,224.96
Total Liabilities & Equity	\$94,767.96	\$405,249.02	\$500,016.98

Georgetown West Townhouse Owner's Association
Income Statement

Run Date: 04/04/2023
Run Time: 05:20 PM

Start: 03/01/2023 | End: 03/31/2023

Account	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
06310 Total Assessment Income	43,620.00	43,731.00	(111.00)	130,778.00	131,193.00	(415.00)	524,772.00
06340 Late Fee Income	802.00	0.00	802.00	402.00	0.00	402.00	0.00
06390 NSF Income	0.00	0.00	0.00	(40.00)	0.00	(40.00)	0.00
06910 Interest Income	2.18	0.00	2.18	5.63	0.00	5.63	0.00
06920 Misc. Income	10.00	0.00	10.00	10.00	0.00	10.00	0.00
Total Operating Income	44,434.18	43,731.00	703.18	131,155.63	131,193.00	(37.37)	524,772.00
Recurring Expenses:							
General & Administrative Costs:							
07506 Audit & Tax Service	200.00	135.42	(64.58)	200.00	406.26	206.26	1,625.00
07160 Legal Fees	2,226.00	875.00	(1,351.00)	8,262.00	2,625.00	(5,637.00)	10,500.00
07995 Collection Letters	0.00	41.67	41.67	0.00	125.01	125.01	500.00
07250 Bank Charges	0.00	8.33	8.33	0.00	24.99	24.99	100.00
07260 Postage & Mail	0.00	83.33	83.33	1,289.71	249.99	(1,039.72)	1,000.00
07280 Insurance	6,459.07	9,628.33	3,169.26	19,335.88	28,884.99	9,549.11	115,540.00
07310 Ombudsman Fee	0.00	53.13	53.13	0.00	159.39	159.39	637.50
07315 Secretary of State	0.00	20.83	20.83	0.00	62.49	62.49	250.00
07317 Pool Permits	344.17	266.67	(77.50)	1,032.51	800.01	(232.50)	3,200.00
07330 Misc G&A	0.00	25.00	25.00	0.00	75.00	75.00	300.00
07405 Coupons	0.00	43.75	43.75	525.31	131.25	(394.06)	525.00
07415 Bad Debt Write Off	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000.00
07885 Homeowner Online Portal	50.00	50.00	0.00	150.00	150.00	0.00	600.00
TOTAL Administrative Costs:	9,279.24	11,648.18	2,368.89	30,795.41	34,944.39	4,148.98	139,777.50
Contract Services:							
07010 Management Contract	1,575.00	1,575.00	0.00	4,725.00	4,725.00	0.00	18,900.00
09610 Landscaping Maintenance Contract	10,200.00	10,200.00	0.00	30,600.00	30,600.00	0.00	122,400.00
09705 Pool Service Contract	3,200.00	3,200.00	0.00	9,600.00	9,600.00	0.00	38,400.00
09850 Janitorial Contract	800.00	800.00	0.00	2,400.00	2,400.00	0.00	9,600.00
09800 Pest Control Contract	410.00	410.00	0.00	1,230.00	1,230.00	0.00	4,920.00
TOTAL Contract Services:	16,185.00	16,185.00	0.00	48,555.00	48,555.00	0.00	194,220.00
Maintenance & Repairs:							
09110 General Maintenance & Repairs	372.84	1,666.67	1,293.83	722.84	5,000.01	4,277.17	20,000.00
09119 Pest Control - Other	0.00	125.00	125.00	0.00	375.00	375.00	1,500.00
09197 Pool Repairs & Supplies	285.00	416.67	131.67	1,365.95	1,250.01	(115.94)	5,000.00
09225 Plumbing Repairs	0.00	416.67	416.67	250.00	1,250.01	1,000.01	5,000.00
09199 Roof Repairs	0.00	541.67	541.67	0.00	1,625.01	1,625.01	6,500.00
09196 Gutter Cleaning	0.00	312.50	312.50	0.00	937.50	937.50	3,750.00
09621 Lighting Repairs	0.00	187.50	187.50	0.00	562.50	562.50	2,250.00
09619 Landscape Repair and Supplies	975.00	416.67	(558.33)	1,350.00	1,250.01	(99.99)	5,000.00
09630 Tree Maintenance	8,900.00	1,083.33	(7,816.67)	12,000.00	3,249.99	(8,750.01)	13,000.00
09198 Pool Inspection	0.00	0.00	0.00	875.00	0.00	(875.00)	0.00
TOTAL Repairs & Inspections:	10,532.84	5,166.68	(5,366.16)	16,563.79	15,500.04	(1,063.75)	62,000.00
Utilities:							
08910 Electricity	1,552.53	1,250.00	(302.53)	4,234.68	3,750.00	(484.68)	15,000.00
08915 Trash Service	1,482.65	1,458.33	(24.32)	4,447.97	4,374.99	(72.98)	17,500.00
08930 Water	2,063.59	5,083.33	3,019.74	6,954.60	15,249.99	8,295.39	61,000.00
08931 Sewer	1,560.61	833.33	(727.28)	4,681.83	2,499.99	(2,181.84)	10,000.00
08932 Recycling Service	296.34	383.33	86.99	1,215.81	1,149.99	(65.82)	4,600.00
TOTAL Utilities:	6,955.72	9,008.32	2,052.60	21,534.89	27,024.96	5,490.07	108,100.00
07996 Reserve Contribution	11,082.00	11,082.00	0.00	33,246.00	33,246.00	0.00	132,984.00
TOTAL ANNUAL EXPENSES:	54,034.80	53,090.13	(944.67)	150,695.09	159,270.39	8,575.30	637,081.50
Overage/Deficit	(9,600.62)	(9,359.13)	1,647.85	(19,539.46)	(28,077.39)	(8,612.67)	(112,309.50)

Georgetown West Townhouse Owner's Association
Income Statement

Run Date: 04/04/2023
Run Time: 05:20 PM

Start: 03/01/2023 | End: 03/31/2023

Account	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
06930 Transfers from Operating	11,082.00	11,082.00	0.00	33,246.00	33,246.00	0.00	132,984.00
06935 Interest - Reserve Account/CD's	126.04	41.67	84.37	372.68	125.01	247.67	500.00
06936 Contra Reserve Revenue	(11,208.04)	0.00	(11,208.04)	(12,108.68)	0.00	(12,108.68)	0.00
Total Reserve Income	0.00	11,123.67	(11,123.67)	21,510.00	33,371.01	(11,861.01)	133,484.00
Anticipated & Actual Reserve Expenditures for 2023							
09915 Reserves - Concrete Pavers-Sand/Seal Repair	0.00	618.83	618.83	0.00	1,856.49	1,856.49	7,426.00
09920 Reserves - Pool - Resurface	0.00	6,321.17	6,321.17	5,510.00	18,963.51	13,453.51	75,854.00
09925 Reserves - Pool/Spa Pump - Replace	0.00	291.75	291.75	0.00	875.25	875.25	3,501.00
09926 Reserves - Pool/Spa Plumbing Repair	0.00	0.00	0.00	16,000.00	0.00	(16,000.00)	0.00
Total Anticipated & Actual Reserve Expenditures for 2023	0.00	7,231.75	7,231.75	21,510.00	21,695.25	185.25	86,781.00
Overage/Deficit	0.00	3,891.92	(18,353.42)	0.00	11,675.76	(12,046.26)	46,703.00

Georgetown West Townhouse Owner's Association

Run Date: 04/05/2023

Run Time: 09:46 AM

GENERAL LEDGER DETAIL

As of: Start: 03/01/2023 | End: 03/31/2023

Account				Balance Forward	Debits	Credits	Ending Balance
01011 CIT 0964 Operating				\$22,082.31	\$52,551.72	\$33,206.30	\$41,427.73
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2023	AR 347887 Cash Receipt...	0008634...			\$5,318.00	\$0.00	
3/2/2023	AR 348797 Cash Receipt...	0000000...			\$2,718.26	\$0.00	
3/3/2023	AR 348810 Cash Receipt...	0008888...			\$1,325.00	\$0.00	
3/6/2023	AR 348141 Cash Receipt...	3415739...		Automated Pa...	\$13,272.00	\$0.00	
3/6/2023	AP 348945 Print Check	617	PCAM - Pinnacle Comm...	March 2023 M...	\$0.00	\$1,625.00	
3/6/2023	AP 348945 Print Check	616	RECON - RECON CLEANI...	March 2023 F...	\$0.00	\$800.00	
3/6/2023	AP 348945 Print Check	619	BACKFL - D.R. BACKFL...	Backflow Tes...	\$0.00	\$100.00	
3/6/2023	AP 348945 Print Check	620	GATOR - GATOR POOLS	Pool Service...	\$0.00	\$3,200.00	
3/6/2023	AP 348945 Print Check	618	BUG - BUGRAIDERS PES...	Pest Control...	\$0.00	\$410.00	
3/6/2023	AR 349042 Cash Receipt...	0000001...			\$7,003.00	\$0.00	
3/7/2023	AR 349192 Cash Receipt...	0000069...			\$636.00	\$0.00	
3/8/2023	AR 349168 Cash Receipt...	3421773...		One Time Pay...	\$318.00	\$0.00	
3/8/2023	AR 349329 Cash Receipt...	0000000...			\$843.00	\$0.00	
3/10/2023	AR 350843 Cash Receipt...	0000000...			\$279.00	\$0.00	
3/13/2023	AP 347785 Hand Written...	031323	LWWWD - Las Vegas Va...	01.17-02.14/...	\$0.00	\$2,063.59	
3/13/2023	AP 350789 Print Check	621	FILLI'S - FILLI'S GA...	Pool #5 Repl...	\$0.00	\$285.00	
3/13/2023	AP 350789 Print Check	623	PARK WEST - Park Wes...	Windstorm da...	\$0.00	\$975.00	
3/13/2023	AP 350789 Print Check	622	ESMITH - ELIZABETH S...	Reimb for po...	\$0.00	\$372.84	
3/13/2023	AR 350946 Cash Receipt...	0000005...			\$3,678.88	\$0.00	
3/16/2023	AR 351916 Cash Receipt...	0008699...			\$350.00	\$0.00	
3/17/2023	AR 352191 Cash Receipt...	0145364...			\$915.11	\$0.00	
3/20/2023	AP 348994 Hand Written...	032023	REPUB - REPUBLIC SER...	February was...	\$0.00	\$296.34	
3/20/2023	AP 350857 Hand Written...	032023	NV - NV ENERGY	01.27-02.27/...	\$0.00	\$1,552.53	
3/20/2023	AP 352216 Print Check	624	TREE - TREE SOLUTION...	Tree Pruning...	\$0.00	\$8,900.00	
3/20/2023	AP 352216 Print Check	625	PARK WEST - Park Wes...	Landscaping ...	\$0.00	\$10,200.00	
3/20/2023	AR 352528 Cash Receipt...	1094416...			\$10.00	\$0.00	
3/20/2023	AR 352535 Cash Receipt...	1842936...			\$863.00	\$0.00	
3/20/2023	AR 352545 Cash Receipt...	0000000...			\$857.00	\$0.00	
3/21/2023	AR 352575 Cash Receipt...	0000007...			\$318.00	\$0.00	
3/22/2023	AR 352598 Cash Receipt...	172			\$1,855.00	\$0.00	
3/22/2023	AR 354141 Cash Receipt...	0000000...			\$1,719.00	\$0.00	
3/24/2023	AR 354848 Cash Receipt...	0008506...			\$318.00	\$0.00	
3/27/2023	AR 354865 Cash	16252CL...			\$3,138.87	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
Receipt...							
3/27/2023	AP 354880 Print Check	627	BOYACK - BOYACK ORME...	Legal servic...	\$0.00	\$2,226.00	
3/27/2023	AP 354880 Print Check	626	ELLS - ELLSWORTH & S...	Preparation ...	\$0.00	\$200.00	
3/27/2023	AR 355260 Cash	0000000...			\$2,819.00	\$0.00	
Receipt...							
3/29/2023	AR 355577 Cash	0000006...			\$564.00	\$0.00	
Receipt...							
3/30/2023	AR 355733 Cash	0009187...			\$533.23	\$0.00	
Receipt...							
3/31/2023	AR 356434 Cash	0008451...			\$2,898.26	\$0.00	
Receipt...							
3/31/2023	GL 356808 Journal Entr...		March '23 Interest e...	March '23 In...	\$2.11	\$0.00	
01012 CIT 8095 Reserve				\$329,704.98	\$126.04	\$0.00	\$329,831.02
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2023	GL 356808 Journal Entr...		March '23 Interest e...	March '23 In...	\$126.04	\$0.00	
01013 CIT 1771 Lease Deposit				\$1,751.30	\$0.07	\$0.00	\$1,751.37
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2023	GL 356808 Journal Entr...		March '23 Interest e...	March '23 In...	\$0.07	\$0.00	
01310 Assessments Receivable				\$67,067.93	\$45,345.00	\$47,281.58	\$65,131.35
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2023	AR 347887 Cash	0008634...			\$0.00	\$2,220.00	
Receipt...							
3/1/2023	AR 348139 Apply Charge...				\$43,620.00	\$0.00	
3/1/2023	AR 348140 Apply PrePal...				\$0.00	\$11,171.00	
3/2/2023	AR 348797 Cash	0008875...			\$0.00	\$692.00	
Receipt...							
3/3/2023	AR 348810 Cash	0008888...			\$0.00	\$1,325.00	
Receipt...							
3/6/2023	AR 348141 Cash	3415739...		Automated Pa...	\$0.00	\$12,993.00	
Receipt...							
3/6/2023	AR 349042 Cash	0000001...			\$0.00	\$3,638.00	
Receipt...							
3/7/2023	AR 349192 Cash	0000069...			\$0.00	\$318.00	
Receipt...							
3/8/2023	AR 349168 Cash	3421773...		One Time Pay...	\$0.00	\$318.00	
Receipt...							
3/8/2023	AR 349329 Cash	0008731...			\$0.00	\$597.00	
Receipt...							
3/10/2023	AR 350843 Cash	0000000...			\$0.00	\$279.00	
Receipt...							
3/13/2023	AR 350946 Cash	0000005...			\$0.00	\$3,345.76	
Receipt...							
3/14/2023	AR 350983 Adjustment				\$0.00	\$50.00	
3/16/2023	AR 351916 Cash	0008699...			\$0.00	\$350.00	
Receipt...							
3/17/2023	AR 352049 Adjustment				\$0.00	\$50.00	
3/17/2023	AR 352050 Adjustment				\$0.00	\$198.00	
3/17/2023	AR 352053 Adjustment				\$0.00	\$50.00	
3/17/2023	AR 352055 Adjustment				\$0.00	\$50.00	
3/17/2023	AR 352056 Adjustment				\$0.00	\$50.00	
3/17/2023	AR 352057 Adjustment				\$0.00	\$250.00	
3/17/2023	AR 352059 Adjustment				\$0.00	\$50.00	
3/17/2023	AR 352191 Cash	0000002...			\$0.00	\$636.00	
Receipt...							
3/20/2023	AR 352526 Adjustment				\$10.00	\$0.00	
3/20/2023	AR 352528 Cash	1094416...			\$0.00	\$10.00	
Receipt...							

Account					Balance Forward	Debits	Credits	Ending Balance
3/20/2023	AR 352535 Cash	1842936...				\$0.00	\$788.00	
	Receipt...							
3/20/2023	AR 352545 Cash	0000000...				\$0.00	\$597.00	
	Receipt...							
3/21/2023	AR 352575 Cash	0000007...				\$0.00	\$318.00	
	Receipt...							
3/22/2023	AR 352598 Cash	172				\$0.00	\$1,855.00	
	Receipt...							
3/22/2023	AR 354141 Cash	0000000...				\$0.00	\$1,161.00	
	Receipt...							
3/24/2023	AR 354848 Cash	0008506...				\$0.00	\$100.00	
	Receipt...							
3/27/2023	AR 354858 Adjustment					\$165.00	\$0.00	
3/27/2023	AR 354865 Cash	16252CL...				\$0.00	\$1,693.82	
	Receipt...							
3/27/2023	AR 355260 Cash	0058952...				\$0.00	\$1,039.00	
	Receipt...							
3/29/2023	AR 355577 Cash	0008070...				\$0.00	\$246.00	
	Receipt...							
3/30/2023	AR 355733 Cash	0009136...				\$0.00	\$246.00	
	Receipt...							
3/30/2023	AR 356591 Apply Late F...					\$1,550.00	\$0.00	
3/31/2023	AR 356434 Cash	0009430...				\$0.00	\$597.00	
	Receipt...							
01315 Allowance for Doubtful Account					(\$42,000.00)	\$0.00	\$0.00	(\$42,000.00)
01320 Insurance Claims Receivable					\$821.88	\$0.00	\$0.00	\$821.88
01605 Prepaid Trash					\$1,482.65	\$0.00	\$1,482.65	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
3/31/2023	GL 357101 Journal Entr...		March '23 amort prep...	March '23 am...		\$0.00	\$1,482.65	
01608 Prepaid Pool Permits					\$1,376.64	\$0.00	\$344.17	\$1,032.47
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
3/31/2023	GL 357101 Journal Entr...		March '23 amort prep...	March '23 am...		\$0.00	\$344.17	
01610 Prepaid Insurance					\$26,819.83	\$0.00	\$6,459.07	\$20,360.76
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
3/31/2023	GL 357101 Journal Entr...		March '23 amort prep...	March '23 am...		\$0.00	\$6,459.07	
01612 Prepaid Sewer					\$7,803.01	\$0.00	\$1,560.61	\$6,242.40
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
3/31/2023	GL 357101 Journal Entr...		March '23 amort prep...	March '23 am...		\$0.00	\$1,560.61	
01615 Due from Operating to Reserve					\$42,172.00	\$0.00	\$0.00	\$42,172.00
01621 Deposit in Translt					\$22,164.00	\$11,082.00	\$0.00	\$33,246.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
3/31/2023	GL 357108 Journal Entr...		March '23 res contrl...	March '23 re...		\$11,082.00	\$0.00	
03010 Accounts Payable - Operating					(\$22,264.00)	\$29,293.84	\$40,440.84	(\$33,411.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
3/1/2023	AP 348691 Enter Bills ...		GATOR - GATOR POOLS	Pool Service...		\$0.00	\$3,200.00	
3/1/2023	AP 348692 Enter Bills ...		GTW - GEORGETOWN WES...	Monthly Rese...		\$0.00	\$11,082.00	
3/1/2023	AP 350583 Enter Bills ...		PARK WEST - Park Wes...	Landscaping ...		\$0.00	\$10,200.00	
3/2/2023	AP 348690 Enter Bills ...		BUG - BUGRAIDERS PES...	Pest Control...		\$0.00	\$410.00	
3/2/2023	AP 348693 Enter Bills ...		PCAM - Pinnacle Comm...	March 2023 M...		\$0.00	\$1,625.00	
3/2/2023	AP 348694 Enter Bills ...		RECON - RECON CLEANI...	March 2023 F...		\$0.00	\$800.00	
3/3/2023	AP 350580 Enter Bills ...		ESMITH - ELIZABETH S...	Reimb for po...		\$0.00	\$372.84	
3/6/2023	AP 348945 Print Check	617	PCAM - Pinnacle Comm...	March 2023 M...		\$1,625.00	\$0.00	
3/6/2023	AP 348945 Print Check	616	RECON - RECON CLEANI...	March 2023 F...		\$800.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
3/6/2023	AP 348945 Print Check	619	BACKFL - D.R. BACKFL...	Backflow Tes...	\$100.00	\$0.00	
3/6/2023	AP 348945 Print Check	620	GATOR - GATOR POOLS	Pool Service...	\$3,200.00	\$0.00	
3/6/2023	AP 348945 Print Check	618	BUG - BUGRAIDERS PES...	Pest Control...	\$410.00	\$0.00	
3/6/2023	AP 350581 Enter Bills ...		FILLI'S - FILLI'S GA...	Pool #5 Repl...	\$0.00	\$285.00	
3/10/2023	AP 350582 Enter Bills ...		PARK WEST - Park Wes...	Windstorm da...	\$0.00	\$975.00	
3/13/2023	AP 350789 Print Check	621	FILLI'S - FILLI'S GA...	Pool #5 Repl...	\$285.00	\$0.00	
3/13/2023	AP 350789 Print Check	623	PARK WEST - Park Wes...	Windstorm da...	\$975.00	\$0.00	
3/13/2023	AP 350789 Print Check	622	ESMITH - ELIZABETH S...	Reimb for po...	\$372.84	\$0.00	
3/14/2023	AP 354711 Enter Bills ...		BOYACK - BOYACK ORME...	Legal servic...	\$0.00	\$2,226.00	
3/16/2023	AP 351933 Enter Bills ...		TREE - TREE SOLUTION...	Tree Pruning...	\$0.00	\$8,900.00	
3/17/2023	AP 354712 Enter Bills ...		ELLS - ELLSWORTH & S...	Preparation ...	\$0.00	\$200.00	
3/20/2023	AP 352216 Print Check	624	TREE - TREE SOLUTION...	Tree Pruning...	\$8,900.00	\$0.00	
3/20/2023	AP 352216 Print Check	625	PARK WEST - Park Wes...	Landscaping ...	\$10,200.00	\$0.00	
3/27/2023	AP 354880 Print Check	627	BOYACK - BOYACK ORME...	Legal servic...	\$2,226.00	\$0.00	
3/27/2023	AP 354880 Print Check	626	ELLS - ELLSWORTH & S...	Preparation ...	\$200.00	\$0.00	
3/27/2023	AP 356159 Enter Bills ...		PCAM - Pinnacle Comm...	908TS - Coll...	\$0.00	\$165.00	

03310 Prepaid Owner Assessments (\$31,268.05) \$11,171.00 \$17,187.03 (\$37,284.08)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2023	AR 347887 Cash	0000001...			\$0.00	\$3,098.00	
	Receipt...						
3/1/2023	AR 348140 Apply PrePal...				\$11,171.00	\$0.00	
3/2/2023	AR 348797 Cash	0000000...			\$0.00	\$2,026.26	
	Receipt...						
3/6/2023	AR 348141 Cash	3415739...		Automated Pa...	\$0.00	\$279.00	
	Receipt...						
3/6/2023	AR 349042 Cash	0000002...			\$0.00	\$3,365.00	
	Receipt...						
3/7/2023	AR 349192 Cash	0000069...			\$0.00	\$318.00	
	Receipt...						
3/8/2023	AR 349329 Cash	0000000...			\$0.00	\$246.00	
	Receipt...						
3/13/2023	AR 350946 Cash	0000000...			\$0.00	\$333.12	
	Receipt...						
3/17/2023	AR 352191 Cash	0145364...			\$0.00	\$279.11	
	Receipt...						
3/20/2023	AR 352535 Cash	1842936...			\$0.00	\$75.00	
	Receipt...						
3/20/2023	AR 352545 Cash	0043184...			\$0.00	\$260.00	
	Receipt...						
3/22/2023	AR 354141 Cash	0007309...			\$0.00	\$558.00	
	Receipt...						
3/24/2023	AR 354848 Cash	0008506...			\$0.00	\$218.00	
	Receipt...						
3/27/2023	AR 354865 Cash	16252CL...			\$0.00	\$1,445.05	
	Receipt...						
3/27/2023	AR 355260 Cash	0000000...			\$0.00	\$1,780.00	
	Receipt...						
3/29/2023	AR 355577 Cash	0000006...			\$0.00	\$318.00	
	Receipt...						
3/30/2023	AR 355733 Cash	0009187...			\$0.00	\$287.23	
	Receipt...						
3/31/2023	AR 356434 Cash	0008451...			\$0.00	\$2,301.26	
	Receipt...						

03350 Due to Reserves from Operating (\$42,172.00) \$0.00 \$0.00 (\$42,172.00)

03355 Contract Liability - Reserve (\$50,697.90) \$0.00 \$11,208.04 (\$61,905.94)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2023	GL 357109 Journal Entr...		March '23 contra res...	March '23 co...	\$0.00	\$11,208.04	

Account					Balance Forward	Debits	Credits	Ending Balance
03550 Lease Deposits					(\$1,500.00)	\$0.00	\$0.00	(\$1,500.00)
03555 Accrued Collection Fees					(\$2,519.00)	\$0.00	\$0.00	(\$2,519.00)
05505 Retained Earnings - Operating					\$2,578.66	\$0.00	\$0.00	\$2,578.66
05507 Retained Earnings - Reserve					(\$343,343.08)	\$0.00	\$0.00	(\$343,343.08)
06310 Assessment Income					(\$87,158.00)	\$50.00	\$43,670.00	(\$130,778.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/1/2023	AR 348139 Apply Charge...				\$0.00	\$43,620.00		
3/14/2023	AR 350982 Adjustment				\$50.00	\$0.00		
3/31/2023	GL 357107 Journal Entr...		To reclass AR adjust...	To reclass A...	\$0.00	\$50.00		
06340 Late Fee Income					\$400.00	\$798.00	\$1,600.00	(\$402.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/14/2023	AR 350982 Adjustment				\$0.00	\$50.00		
3/14/2023	AR 350983 Adjustment				\$50.00	\$0.00		
3/17/2023	AR 352049 Adjustment				\$50.00	\$0.00		
3/17/2023	AR 352050 Adjustment				\$198.00	\$0.00		
3/17/2023	AR 352053 Adjustment				\$50.00	\$0.00		
3/17/2023	AR 352055 Adjustment				\$50.00	\$0.00		
3/17/2023	AR 352056 Adjustment				\$50.00	\$0.00		
3/17/2023	AR 352057 Adjustment				\$250.00	\$0.00		
3/17/2023	AR 352059 Adjustment				\$50.00	\$0.00		
3/30/2023	AR 356591 Apply Late F...				\$0.00	\$1,550.00		
3/31/2023	GL 357107 Journal Entr...		To reclass AR adjust...	To reclass A...	\$50.00	\$0.00		
06380 Owner Admin Fee Income					\$0.00	\$165.00	\$165.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/27/2023	AR 354858 Adjustment				\$0.00	\$165.00		
3/27/2023	AP 356159 Enter Bills ...		PCAM - Pinnacle Comm...	908TS - Coll...	\$165.00	\$0.00		
06390 NSF Income					\$40.00	\$0.00	\$0.00	\$40.00
06910 Interest Income					(\$3.45)	\$0.00	\$2.18	(\$5.63)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/31/2023	GL 356808 Journal Entr...		March '23 Interest e...	March '23 In...	\$0.00	\$2.18		
06920 Misc. Income					\$0.00	\$0.00	\$10.00	(\$10.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/20/2023	AR 352526 Adjustment				\$0.00	\$10.00		
06930 Transfers from Operating					(\$22,164.00)	\$0.00	\$11,082.00	(\$33,246.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/31/2023	GL 357108 Journal Entr...		March '23 res contrl...	March '23 re...	\$0.00	\$11,082.00		
06935 Interest - Reserve Account/CD's					(\$246.64)	\$0.00	\$126.04	(\$372.68)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/31/2023	GL 356808 Journal Entr...		March '23 Interest e...	March '23 In...	\$0.00	\$126.04		
06936 Contra Reserve Revenue					\$900.64	\$11,208.04	\$0.00	\$12,108.68
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/31/2023	GL 357109 Journal Entr...		March '23 contra res...	March '23 co...	\$11,208.04	\$0.00		
07010 Management Contract					\$3,150.00	\$1,575.00	\$0.00	\$4,725.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/2/2023	AP 348693 Enter Bills ...		PCAM - Pinnacle Comm...	March 2023 M...	\$1,575.00	\$0.00		
07160 Legal Fees					\$6,036.00	\$2,226.00	\$0.00	\$8,262.00

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/14/2023	AP 354711 Enter Bills ...		BOYACK - BOYACK ORME...	Legal serv...	\$2,226.00	\$0.00	
07260 Postage & Mail				\$1,289.71	\$0.00	\$0.00	\$1,289.71
07280 Insurance				\$12,876.81	\$6,459.07	\$0.00	\$19,335.88
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2023	GL 357101 Journal Entr...		March '23 amort prep...	March '23 am...	\$6,459.07	\$0.00	
07317 Pool Permits				\$688.34	\$344.17	\$0.00	\$1,032.51
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2023	GL 357101 Journal Entr...		March '23 amort prep...	March '23 am...	\$344.17	\$0.00	
07405 Coupons				\$525.31	\$0.00	\$0.00	\$525.31
07506 Audit & Tax Service				\$0.00	\$200.00	\$0.00	\$200.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/17/2023	AP 354712 Enter Bills ...		ELLS - ELLSWORTH & S...	Preparation ...	\$200.00	\$0.00	
07885 Homeowner Online Portal				\$100.00	\$50.00	\$0.00	\$150.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/2/2023	AP 348693 Enter Bills ...		PCAM - Pinnacle Comm...	March 2023 M...	\$50.00	\$0.00	
07996 Reserve Contribution				\$22,164.00	\$11,082.00	\$0.00	\$33,246.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2023	AP 348692 Enter Bills ...		GTW - GEORGETOWN WES...	Monthly Rese...	\$11,082.00	\$0.00	
08910 Electricity				\$2,682.15	\$1,552.53	\$0.00	\$4,234.68
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/20/2023	AP 350857 Hand Written...	032023	NV - NV ENERGY	01.27-02.27/...	\$1,552.53	\$0.00	
08915 Trash Service				\$2,965.32	\$1,482.65	\$0.00	\$4,447.97
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2023	GL 357101 Journal Entr...		March '23 amort prep...	March '23 am...	\$1,482.65	\$0.00	
08930 Water				\$4,891.01	\$2,063.59	\$0.00	\$6,954.60
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/13/2023	AP 347785 Hand Written...	031323	LVVWD - Las Vegas Va...	01.17-02.14/...	\$2,063.59	\$0.00	
08931 Sewer				\$3,121.22	\$1,560.61	\$0.00	\$4,681.83
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2023	GL 357101 Journal Entr...		March '23 amort prep...	March '23 am...	\$1,560.61	\$0.00	
08932 Recycling Service				\$919.47	\$296.34	\$0.00	\$1,215.81
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/20/2023	AP 348994 Hand Written...	032023	REPUB - REPUBLIC SER...	February was...	\$296.34	\$0.00	
09110 General Maintenance & Repairs				\$350.00	\$372.84	\$0.00	\$722.84
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/3/2023	AP 350580 Enter Bills ...		ESMITH - ELIZABETH S...	Reimb for po...	\$372.84	\$0.00	
09197 Pool Repairs & Supplies				\$1,080.95	\$285.00	\$0.00	\$1,365.95
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/6/2023	AP 350581 Enter Bills ...		FILLI'S - FILLI'S GA...	Pool #5 Repl...	\$285.00	\$0.00	
09198 Pool Inspection				\$875.00	\$0.00	\$0.00	\$875.00
09225 Plumbing Repairs				\$250.00	\$0.00	\$0.00	\$250.00
09610 Landscaping Maintenance Contract				\$20,400.00	\$10,200.00	\$0.00	\$30,600.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account			Balance Forward	Debits	Credits	Ending Balance
3/1/2023	AP 350583 Enter Bills ...		PARK WEST - Park Wes...	Landscaping ...	\$10,200.00	\$0.00
09619 Landscape Repair and Supplies			\$375.00	\$975.00	\$0.00	\$1,350.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
3/10/2023	AP 350582 Enter Bills ...		PARK WEST - Park Wes...	Windstorm da...	\$975.00	\$0.00
09630 Tree Maintenance			\$3,100.00	\$8,900.00	\$0.00	\$12,000.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
3/16/2023	AP 351933 Enter Bills ...		TREE - TREE SOLUTION...	Tree Pruning...	\$8,900.00	\$0.00
09705 Pool Service Contract			\$6,400.00	\$3,200.00	\$0.00	\$9,600.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
3/1/2023	AP 348691 Enter Bills ...		GATOR - GATOR POOLS	Pool Service...	\$3,200.00	\$0.00
09800 Pest Control Contract			\$820.00	\$410.00	\$0.00	\$1,230.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
3/2/2023	AP 348690 Enter Bills ...		BUG - BUGRAIDERS PES...	Pest Control...	\$410.00	\$0.00
09850 Janitorial Contract			\$1,600.00	\$800.00	\$0.00	\$2,400.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
3/2/2023	AP 348694 Enter Bills ...		RECON - RECON CLEANI...	March 2023 F...	\$800.00	\$0.00
09920 Reserves - Pool - Resurface			\$5,510.00	\$0.00	\$0.00	\$5,510.00
09926 Reserves - Pool/Spa Plumbing Repair			\$16,000.00	\$0.00	\$0.00	\$16,000.00
Total:			\$0.00	\$215,825.51	\$215,825.51	\$0.00