

ASHFORD BLVD, PL.,CT.,  
COURTLAND PL, FENWICK CT.,LOND  
LAUREL MD 20707

COMSOURCE MANAGEMENT INC  
3414 MORNINGWOOD DRIVE  
OLNEY MD 20832

	ACTUAL 2021	ACTUAL 2022	YEAR TO DATE 09/30/23	APPROVED BUDGET 2023	PROPOSED BUDGET 2024
ASSESSMENT INCOME	418,567	418,034	318,836	425,122	424,950
TOTAL	418,567	418,034	318,836	425,122	424,950
OTHER INCOME					
46368 FINE INCOME	-8	1,627	2,550	1,000	2,000
INTEREST INCOME	5,046	13,556	35,074	7,236	0
46475 OWNER MAINTENANCE	0	50	0	0	0
46491 KEY FOB INCOME	0	-100	180	0	0
46700 MISCELLANEOUS INCOME	1,170	4,501	1,800	1,000	3,500
47000 REIMBURSED LEGAL FEES	24,654	19,705	33,279	26,000	15,000
47200 SWIMMING POOL INCOME	0	20	40	0	0
TOTAL OTHER INCOME	30,862	39,360	72,922	35,236	20,500
TOTAL INCOME	449,429	457,394	391,759	460,358	445,450
EXPENSES					
ADMINISTRATIVE					
50060 EVENT EXPENSES	0	8,649	8,635	7,000	10,000
50150 AUDITING & TAX PREPARATIO	3,750	3,850	3,950	3,950	3,950
50200 BAD DEBT	0	-5,808	0	5,000	5,000
50250 BANK SERVICE CHARGES	1,131	897	0	0	0
50500 DUES & SUBSCRIPTIONS	0	15	0	500	500
50550 EDUCATION	310	0	0	1,000	0
50700 LEGAL EXPENSE	29,267	-572	13,587	8,000	12,500
50702 LEGAL-COLLECTION	0	21,992	10,905	20,000	15,000
50900 MISCELLANEOUS ADMINISTRAT	424	6,126	4,790	3,000	3,000
51100 OFFICE SUPPLIES & EXPENSE	14,729	13,744	11,490	11,000	11,000
51250 POSTAGE & PRINTING	0	415	277	750	1,500
51450 PRINTING-MISCELLANEOUS	0	0	15	0	0
TOTAL ADMINISTRATIVE	49,611	49,308	53,649	60,200	62,450
UTILITIES					
52050 ELECTRICITY	4,390	4,566	4,770	4,000	4,000
52300 TELEPHONE	1,674	2,160	1,510	2,028	2,000
52400 WATER & SEWER	6,839	4,852	5,560	5,000	5,000
TOTAL UTILITIES	12,904	11,578	11,840	11,028	11,000
CONTRACTED SERVICES					
53150 CLEANING CONTRACT	32,304	30,663	32,078	32,280	37,000
53200 COMPUTER SERVICE CONTRACT	0	63	0	0	0
53300 CONSULTANT FEES	0	12,010	0	10,000	0
53700 LAWN MAINTENANCE	66,132	64,251	67,291	70,000	84,000
53750 MANAGEMENT FEES	48,898	51,097	40,294	54,000	54,000
53950 SNOW REMOVAL	9,404	5,935	0	8,000	8,000
54000 SURVEILLANCE CONTRACT	7,148	2,520	1,659	2,500	3,000
54150 TRASH REMOVAL - BULK	4,475	200	1,190	2,000	2,000
TOTAL CONTRACTED SERVICES	168,360	166,739	142,512	178,780	188,000
SWIMMING POOL					

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55050 SWIMMING POOL CONTRACT	40,365	44,028	26,843	45,000	45,000
55200 SWIMMING POOL REPAIRS	650	950	2,835	2,000	3,000
55250 SWIMMING POOL SUPPLIES	<u>3,153</u>	<u>695</u>	<u>92</u>	<u>1,500</u>	<u>1,500</u>
TOTAL POOL EXPENSES	44,168	45,673	29,770	48,500	49,500
MAINTENANCE					
58100 BUILDING MAINTENANCE	377	4,725	250	1,000	1,000
58320 ELECTRICAL MAINTENANCE	1,869	629	0	1,500	1,500
58360 FENCE MAINTENANCE	140	1,250	7,870	1,500	1,500
58480 LANDSCAPING	2,867	3,040	18,140	20,000	20,000
58620 PLUMBING MAINTENANCE	1,280	3,694	919	2,350	2,000
58700 SIGN MAINTENANCE	458	199	0	500	500
58720 SITE MAINTENANCE	2,250	5,478	931	2,000	2,000
58760 TENNIS COURT MAINTENANCE	0	0	0	1,500	1,500
58800 TREE MAINTENANCE	<u>10,140</u>	<u>16,380</u>	<u>12,500</u>	<u>18,000</u>	<u>18,000</u>
TOTAL MAINTENANCE	19,381	35,395	40,610	48,350	48,000
TAXES & INSURANCE					
61000 INSURANCE	8,070	7,842	6,358	8,500	8,500
61050 INCOME TAXES	<u>5,085</u>	<u>-1,200</u>	<u>4,276</u>	<u>5,000</u>	<u>5,000</u>
TOTAL TAXES & INSURANCE	13,154	6,642	10,634	13,500	13,500
RESERVES CONTRIBUTION					
67500 RESERVES CONTRIBUTION	<u>119,460</u>	<u>119,500</u>	<u>75,000</u>	<u>100,000</u>	<u>93,000</u>
TOTAL RESERVES CONTRIBUTI	119,460	119,500	75,000	100,000	93,000
TOTAL EXPENSES	<u>427,037</u>	<u>434,835</u>	<u>364,015</u>	<u>460,358</u>	<u>465,450</u>
NET OPERATING INCOME	<u>22,392</u>	<u>22,559</u>	<u>27,743</u>	<u>0</u>	<u>-20,000</u>
REPLACEMENT RESERVES EXPENSES					
80000 TRANSFER FROM RESERVES	0	-16,373	0	0	0
80150 CONCRETE RESERVES EXPENSE	<u>0</u>	<u>16,373</u>	<u>0</u>	<u>0</u>	<u>0</u>
NET INCOME	<u>22,392</u>	<u>22,559</u>	<u>27,743</u>	<u>0</u>	<u>-20,000</u>