

Elk Run Townhouse Owners Association

Financial Statement **Period Ending:** December 31, 2024



HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

523 North Beaver
Flagstaff, AZ 86001
PO Box 30520, Flagstaff AZ 86003
928-779-4202
www.hoamco.com

Fiscal Year End: December 31
Accounting Method: Accrual

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ELK RUN TOWNHOUSE OWNERS ASSOCIATION
BALANCE SHEET
12/31/2024

	Operating	Reserve	Total
Assets			
CASH			
1010 - ALLIANCE BANK OPERATING CHECKING-6822	\$162,462.54		\$162,462.54
1015 - ALLIANCE BANK OPERATING MM-3632	\$3.63		\$3.63
1016 - WESTERN ALLIANCE BANK OP ICS-2899	\$354,767.44		\$354,767.44
1017 - ALLIANCE OPERATING CDARS - 8269(5/1/2025)4.65%	\$823,581.36		\$823,581.36
1050 - ALLIANCE BANK RESERVE MONEY MARKET-6947		\$59,123.03	\$59,123.03
1051 - WESTERN ALLIANCE BANK RES ICS-3241		\$217,996.68	\$217,996.68
1056 - ALLIANCE BANK RES CD - 7887(8/27/2025)4.00%		\$27,905.47	\$27,905.47
1057 - ALLIANCE BANK RES CD - 4568(8/6/2025)4.00%		\$28,079.46	\$28,079.46
Total CASH	<u>\$1,340,814.97</u>	<u>\$333,104.64</u>	<u>\$1,673,919.61</u>
ACCOUNTS RECEIVABLE			
1200 - A/R ASSESSMENTS	\$4,688.00		\$4,688.00
1230 - A/R FINES	\$350.00		\$350.00
1240 - A/R LATE FEES/INTEREST	\$717.60		\$717.60
1250 - A/R COLLECTION FEES	\$625.00		\$625.00
1280 - A/R OTHER	\$233.21		\$233.21
Total ACCOUNTS RECEIVABLE	<u>\$6,613.81</u>	<u>\$0.00</u>	<u>\$6,613.81</u>
OTHER ASSETS			
1300 - DUE BETWEEN FUNDS	\$89,845.00	(\$89,845.00)	\$0.00
Total OTHER ASSETS	<u>\$89,845.00</u>	<u>(\$89,845.00)</u>	<u>\$0.00</u>
Assets Total	<u>\$1,437,273.78</u>	<u>\$243,259.64</u>	<u>\$1,680,533.42</u>

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
BALANCE SHEET
12/31/2024

	Operating	Reserve	Total
Liabilities & Equity			
LIABILITIES			
2100 - PREPAID OWNER ASSESSMENTS	\$25,447.24		\$25,447.24
2200 - ACCOUNTS PAYABLE	\$14,241.84		\$14,241.84
2250 - ACCRUED EXPENSES		\$15,346.33	\$15,346.33
2800 - INSURANCE CLAIM PAYABLE	\$1,067,247.37		\$1,067,247.37
Total LIABILITIES	<u>\$1,106,936.45</u>	<u>\$15,346.33</u>	<u>\$1,122,282.78</u>
EQUITY			
3200 - OPERATING FUND	\$92,874.11		\$92,874.11
3500 - RESERVE FUND		\$487,832.46	\$487,832.46
Total EQUITY	<u>\$92,874.11</u>	<u>\$487,832.46</u>	<u>\$580,706.57</u>
Net Income	<u>\$237,463.22</u>	<u>(\$259,919.15)</u>	<u>(\$22,455.93)</u>
Liabilities and Equity Total	<u>\$1,437,273.78</u>	<u>\$243,259.64</u>	<u>\$1,680,533.42</u>

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

INCOME STATEMENT - Operating

12/1/2024 - 12/31/2024

	12/1/2024 - 12/31/2024			1/1/2024 - 12/31/2024				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	\$51,800.00	\$51,800.00	\$0.00	\$621,482.00	\$621,600.00	(\$118.00)	\$621,600.00	\$118.00
4330 - LATE FEES	\$0.00	\$0.00	\$0.00	\$1,515.80	\$0.00	\$1,515.80	\$0.00	(\$1,515.80)
4350 - LIEN/COLLECTION FEES	\$70.00	\$0.00	\$70.00	\$2,460.00	\$0.00	\$2,460.00	\$0.00	(\$2,460.00)
4600 - INTEREST INCOME	\$4,229.52	\$0.00	\$4,229.52	\$10,569.55	\$0.00	\$10,569.55	\$0.00	(\$10,569.55)
4800 - VIOLATION FINES	\$0.00	\$0.00	\$0.00	(\$100.00)	\$0.00	(\$100.00)	\$0.00	\$100.00
<u>Total INCOME</u>	\$56,099.52	\$51,800.00	\$4,299.52	\$635,927.35	\$621,600.00	\$14,327.35	\$621,600.00	(\$14,327.35)
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	(\$13,480.00)	(\$13,480.00)	\$0.00	(\$161,760.00)	(\$161,760.00)	\$0.00	(\$161,760.00)	\$0.00
<u>Total TRANSFER BETWEEN FUNDS</u>	(\$13,480.00)	(\$13,480.00)	\$0.00	(\$161,760.00)	(\$161,760.00)	\$0.00	(\$161,760.00)	\$0.00
Total Income	\$42,619.52	\$38,320.00	\$4,299.52	\$474,167.35	\$459,840.00	\$14,327.35	\$459,840.00	(\$14,327.35)
Expense								
ADMINISTRATIVE								
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$0.00	\$1,075.00	\$775.00	(\$300.00)	\$775.00	(\$300.00)
5250 - BANK CHARGES	\$0.00	\$0.00	\$0.00	\$40.00	\$0.00	(\$40.00)	\$0.00	(\$40.00)
5400 - INSURANCE	\$1,027.41	\$900.00	(\$127.41)	\$10,104.10	\$10,800.00	\$695.90	\$10,800.00	\$695.90
5500 - LEGAL FEES	\$0.00	\$0.00	\$0.00	\$2,628.00	\$600.00	(\$2,028.00)	\$600.00	(\$2,028.00)
5530 - LIEN/COLLECTION COSTS	\$0.00	\$100.00	\$100.00	\$1,875.00	\$1,200.00	(\$675.00)	\$1,200.00	(\$675.00)
5600 - MANAGEMENT FEES	\$2,123.10	\$2,123.10	\$0.00	\$25,477.20	\$25,477.20	\$0.00	\$25,477.20	\$0.00
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	(\$100.00)	\$0.00	(\$100.00)
5800 - OFFICE SUPPLIES	\$45.60	\$13.00	(\$32.60)	\$395.32	\$200.00	(\$195.32)	\$200.00	(\$195.32)
5810 - POSTAGE	\$205.55	\$125.00	(\$80.55)	\$1,673.00	\$1,500.00	(\$173.00)	\$1,500.00	(\$173.00)
5820 - PRINTING	\$276.80	\$288.00	\$11.20	\$5,308.70	\$3,500.00	(\$1,808.70)	\$3,500.00	(\$1,808.70)
5900 - WEBSITE	\$0.00	\$0.00	\$0.00	\$170.19	\$0.00	(\$170.19)	\$0.00	(\$170.19)
<u>Total ADMINISTRATIVE</u>	\$3,678.46	\$3,549.10	(\$129.36)	\$48,846.51	\$44,052.20	(\$4,794.31)	\$44,052.20	(\$4,794.31)
COMMON AREA								
6080 - FIREWISE	\$0.00	\$0.00	\$0.00	\$21,466.00	\$0.00	(\$21,466.00)	\$0.00	(\$21,466.00)
6200 - JANITORIAL/CLEANING SERVICES	\$0.00	\$0.00	\$0.00	\$2,580.00	\$0.00	(\$2,580.00)	\$0.00	(\$2,580.00)
6300 - LANDSCAPE MAINTENANCE	\$135.00	\$0.00	(\$135.00)	\$35,475.00	\$40,000.00	\$4,525.00	\$40,000.00	\$4,525.00
6310 - LANDSCAPE SUPPLIES/LABOR	\$119.15	\$0.00	(\$119.15)	\$5,136.87	\$0.00	(\$5,136.87)	\$0.00	(\$5,136.87)
6330 - LANDSCAPE - OTHER	\$35.00	\$0.00	(\$35.00)	\$7,606.99	\$5,000.00	(\$2,606.99)	\$5,000.00	(\$2,606.99)

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

INCOME STATEMENT - Operating

12/1/2024 - 12/31/2024

Accounts	12/1/2024 - 12/31/2024			1/1/2024 - 12/31/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
6500 - REPAIRS & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$514.01	\$0.00	(\$514.01)	\$0.00	(\$514.01)
6505 - REPAIRS & MAINTENANCE: BUILDINGS	\$9,057.31	\$0.00	(\$9,057.31)	\$10,087.95	\$0.00	(\$10,087.95)	\$0.00	(\$10,087.95)
6513 - REPAIRS & MAINTENANCE: DECK & RAILINGS	\$2,667.58	\$0.00	(\$2,667.58)	\$13,852.24	\$12,500.00	(\$1,352.24)	\$12,500.00	(\$1,352.24)
6523 - REPAIRS & MAINTENANCE: GARAGE DOORS	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
6526 - REPAIRS & MAINTENANCE: GUTTERS	\$8,880.00	\$0.00	(\$8,880.00)	\$17,875.00	\$3,000.00	(\$14,875.00)	\$3,000.00	(\$14,875.00)
6530 - REPAIRS & MAINTENANCE: IRRIGATION	\$332.25	\$0.00	(\$332.25)	\$332.25	\$0.00	(\$332.25)	\$0.00	(\$332.25)
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$239.36	\$60.00	(\$179.36)	\$507.11	\$720.00	\$212.89	\$720.00	\$212.89
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$0.00	\$0.00	\$0.00	\$1,395.00	\$4,000.00	\$2,605.00	\$4,000.00	\$2,605.00
6575 - REPAIRS & MAINTENANCE: SIGNAGE	\$0.00	\$0.00	\$0.00	\$32.82	\$0.00	(\$32.82)	\$0.00	(\$32.82)
6585 - REPAIRS & MAINTENANCE: ROOF REPAIRS	\$0.00	\$1,000.00	\$1,000.00	\$22,360.56	\$12,000.00	(\$10,360.56)	\$12,000.00	(\$10,360.56)
6600 - SNOW REMOVAL	\$0.00	\$5,000.00	\$5,000.00	\$22,515.00	\$22,000.00	(\$515.00)	\$22,000.00	(\$515.00)
6680 - SUPPLIES	\$0.00	\$40.00	\$40.00	\$155.32	\$700.00	\$544.68	\$700.00	\$544.68
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$8,410.00	\$2,000.00	(\$6,410.00)	\$2,000.00	(\$6,410.00)
Total COMMON AREA	\$21,465.65	\$6,100.00	(\$15,365.65)	\$170,302.12	\$103,920.00	(\$66,382.12)	\$103,920.00	(\$66,382.12)
UTILITIES								
7100 - ELECTRICITY	\$481.69	\$450.00	(\$31.69)	\$5,644.32	\$5,400.00	(\$244.32)	\$5,400.00	(\$244.32)
7550 - TRASH/SANITATION	\$916.86	\$1,200.00	\$283.14	\$9,241.41	\$14,400.00	\$5,158.59	\$14,400.00	\$5,158.59
7900 - WATER/SEWER	\$14.37	\$0.00	(\$14.37)	\$282.59	\$0.00	(\$282.59)	\$0.00	(\$282.59)
Total UTILITIES	\$1,412.92	\$1,650.00	\$237.08	\$15,168.32	\$19,800.00	\$4,631.68	\$19,800.00	\$4,631.68
TAXES/OTHER EXPENSES								
8200 - COMMUNITY PATROL	(\$55.00)	\$30.00	\$85.00	\$1,506.49	\$360.00	(\$1,146.49)	\$360.00	(\$1,146.49)
8250 - CONTINGENCY	\$230.00	\$0.00	(\$230.00)	\$791.85	\$3,786.80	\$2,994.95	\$3,786.80	\$2,994.95
8280 - Annual Corporate & BOI Reporting	\$10.00	\$0.00	(\$10.00)	\$50.00	\$60.00	\$10.00	\$60.00	\$10.00
8700 - SIGNS/FLAGS/BANNERS	\$0.00	\$0.00	\$0.00	\$34.58	\$0.00	(\$34.58)	\$0.00	(\$34.58)
8800 - TAXES - FEDERAL	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00	\$250.00	\$250.00
8840 - TAXES - PROPERTY	\$0.00	\$0.00	\$0.00	\$4.26	\$0.00	(\$4.26)	\$0.00	(\$4.26)
8850 - TAXES - STATE	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$50.00	\$50.00
Total TAXES/OTHER EXPENSES	\$185.00	\$30.00	(\$155.00)	\$2,387.18	\$4,506.80	\$2,119.62	\$4,506.80	\$2,119.62
Total Expense	\$26,742.03	\$11,329.10	(\$15,412.93)	\$236,704.13	\$172,279.00	(\$64,425.13)	\$172,279.00	(\$64,425.13)
Operating Net Income	\$15,877.49	\$26,990.90	(\$11,113.41)	\$237,463.22	\$287,561.00	(\$50,097.78)	\$287,561.00	\$50,097.78

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
INCOME STATEMENT - Reserve
12/1/2024 - 12/31/2024

Accounts	12/1/2024 - 12/31/2024			1/1/2024 - 12/31/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
<u>INCOME</u>								
4510 - RESERVE CONTRIBUTION	\$800.00	\$0.00	\$800.00	\$6,400.00	\$0.00	\$6,400.00	\$0.00	(\$6,400.00)
4610 - INTEREST INCOME - RESERVES	\$1,130.82	\$0.00	\$1,130.82	\$16,822.91	\$0.00	\$16,822.91	\$0.00	(\$16,822.91)
<u>Total INCOME</u>	\$1,930.82	\$0.00	\$1,930.82	\$23,222.91	\$0.00	\$23,222.91	\$0.00	(\$23,222.91)
 <u>TRANSFER BETWEEN FUNDS</u>								
9000 - TRANSFER FROM OPERATING	\$13,480.00	\$13,480.00	\$0.00	\$161,760.00	\$161,760.00	\$0.00	\$161,760.00	\$0.00
<u>Total TRANSFER BETWEEN FUNDS</u>	\$13,480.00	\$13,480.00	\$0.00	\$161,760.00	\$161,760.00	\$0.00	\$161,760.00	\$0.00
 Total Reserve Income	\$15,410.82	\$13,480.00	\$1,930.82	\$184,982.91	\$161,760.00	\$23,222.91	\$161,760.00	(\$23,222.91)
 Reserve Expense								
<u>COMMON AREA</u>								
9100 - CARPENTRY - RESERVES	\$0.00	\$0.00	\$0.00	\$23,978.76	\$27,000.00	\$3,021.24	\$27,000.00	\$3,021.24
9150 - DECK REPLACEMENT - RESERVES	\$0.00	\$0.00	\$0.00	\$99,674.18	\$80,561.00	(\$19,113.18)	\$80,561.00	(\$19,113.18)
9250 - GARAGE DOOR REPLACEMENT - RESERVES	\$15,346.33	\$0.00	(\$15,346.33)	\$30,692.67	\$35,000.00	\$4,307.33	\$35,000.00	\$4,307.33
9400 - PAINTING - RESERVES	\$0.00	\$0.00	\$0.00	\$89,845.00	\$90,000.00	\$155.00	\$90,000.00	\$155.00
9425 - PLUMBING REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$10,745.00	\$0.00	(\$10,745.00)	\$0.00	(\$10,745.00)
9550 - RETAINING WALLS - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
9600 - STREET REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
9700 - CONCRETE REPAIR - RESERVES	\$60,527.83	\$0.00	(\$60,527.83)	\$189,966.45	\$50,000.00	(\$139,966.45)	\$50,000.00	(\$139,966.45)
<u>Total COMMON AREA</u>	\$75,874.16	\$0.00	(\$75,874.16)	\$444,902.06	\$322,561.00	(\$122,341.06)	\$322,561.00	(\$122,341.06)
 Total Reserve Expense	\$75,874.16	\$0.00	(\$75,874.16)	\$444,902.06	\$322,561.00	(\$122,341.06)	\$322,561.00	(\$122,341.06)
 Reserve Net Income	(\$60,463.34)	\$13,480.00	(\$73,943.34)	(\$259,919.15)	(\$160,801.00)	(\$99,118.15)	(\$160,801.00)	\$99,118.15

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Operating

1/1/2024 - 12/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	YTD
Income													
<u>INCOME</u>													
4100 - HOMEOWNER ASSESSMENTS	\$51,800.00	\$51,800.00	\$51,800.00	\$51,800.00	\$51,800.00	\$51,800.00	\$51,800.00	\$51,800.00	\$51,800.00	\$51,800.00	\$51,682.00	\$51,800.00	\$621,482.00
4330 - LATE FEES	\$126.60	\$235.00	\$227.40	\$0.00	\$296.80	\$210.00	\$140.00	\$105.00	\$105.00	\$105.00	(\$35.00)	\$0.00	\$1,515.80
4350 - LIEN/COLLECTION FEES	\$70.00	\$580.00	\$140.00	\$130.00	\$255.00	\$555.00	\$215.00	\$100.00	\$115.00	\$205.00	\$25.00	\$70.00	\$2,460.00
4600 - INTEREST INCOME	\$63.80	\$60.40	\$65.34	\$63.72	\$602.55	\$1.38	\$294.59	\$304.52	\$295.95	\$509.72	\$4,078.06	\$4,229.52	\$10,569.55
4800 - VIOLATION FINES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$100.00	\$0.00	(\$300.00)	\$0.00	(\$100.00)
<u>Total INCOME</u>	<u>\$52,060.40</u>	<u>\$52,675.40</u>	<u>\$52,232.74</u>	<u>\$51,993.72</u>	<u>\$52,954.35</u>	<u>\$52,666.38</u>	<u>\$52,449.59</u>	<u>\$52,309.52</u>	<u>\$52,415.95</u>	<u>\$52,619.72</u>	<u>\$55,450.06</u>	<u>\$56,099.52</u>	<u>\$635,927.35</u>
<u>TRANSFER BETWEEN FUNDS</u>													
8900 - TRANSFER TO RESERVES	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$161,760.00)
<u>Total TRANSFER BETWEEN FUNDS</u>	<u>(\$13,480.00)</u>	<u>(\$13,480.00)</u>	<u>(\$13,480.00)</u>	<u>(\$13,480.00)</u>	<u>(\$13,480.00)</u>	<u>(\$13,480.00)</u>	<u>(\$13,480.00)</u>	<u>(\$13,480.00)</u>	<u>(\$13,480.00)</u>	<u>(\$13,480.00)</u>	<u>(\$13,480.00)</u>	<u>(\$13,480.00)</u>	<u>(\$161,760.00)</u>
<i>Total Income</i>	\$38,580.40	\$39,195.40	\$38,752.74	\$38,513.72	\$39,474.35	\$39,186.38	\$38,969.59	\$38,829.52	\$38,935.95	\$39,139.72	\$41,970.06	\$42,619.52	\$474,167.35
Expense													
<u>ADMINISTRATIVE</u>													
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$1,075.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,075.00
5250 - BANK CHARGES	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00
5400 - INSURANCE	\$0.00	\$3,036.23	\$0.00	\$0.00	\$2,042.82	\$0.00	\$0.00	\$0.00	\$3,997.64	\$0.00	\$0.00	\$1,027.41	\$10,104.10
5500 - LEGAL FEES	\$0.00	\$0.00	\$1,188.00	\$0.00	\$0.00	\$396.00	\$0.00	\$0.00	\$396.00	\$648.00	\$0.00	\$0.00	\$2,628.00
5530 - LIEN/COLLECTION COSTS	\$35.00	\$0.00	\$225.00	\$70.00	\$485.00	\$0.00	\$195.00	\$225.00	\$425.00	\$35.00	\$180.00	\$0.00	\$1,875.00
5600 - MANAGEMENT FEES	\$2,123.10	\$2,123.10	\$2,123.10	\$2,123.10	\$2,123.10	\$2,123.10	\$2,123.10	\$2,123.10	\$2,123.10	\$2,123.10	\$2,123.10	\$2,123.10	\$25,477.20
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00
5800 - OFFICE SUPPLIES	\$43.50	\$10.20	\$82.40	\$9.60	\$6.60	\$20.02	\$49.80	\$106.60	\$10.20	\$3.90	\$6.90	\$45.60	\$395.32
5810 - POSTAGE	\$214.29	\$101.83	\$88.35	\$113.67	\$94.09	\$94.71	\$110.56	\$372.75	\$90.71	\$12.05	\$174.44	\$205.55	\$1,673.00
5820 - PRINTING	\$500.95	\$381.35	\$376.65	\$381.15	\$378.35	\$376.70	\$98.00	\$1,132.70	\$438.30	\$71.70	\$896.05	\$276.80	\$5,308.70
5900 - WEBSITE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$170.19	\$0.00	\$0.00	\$0.00	\$170.19
<u>Total ADMINISTRATIVE</u>	<u>\$2,916.84</u>	<u>\$5,652.71</u>	<u>\$5,158.50</u>	<u>\$2,697.52</u>	<u>\$5,139.96</u>	<u>\$3,140.53</u>	<u>\$2,576.46</u>	<u>\$3,960.15</u>	<u>\$7,651.14</u>	<u>\$2,893.75</u>	<u>\$3,380.49</u>	<u>\$3,678.46</u>	<u>\$48,846.51</u>
<u>COMMON AREA</u>													
6080 - FIREWISE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,916.00	\$0.00	\$1,250.00	\$6,800.00	\$5,500.00	\$0.00	\$0.00	\$21,466.00
6200 - JANITORIAL/CLEANING SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$2,580.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,580.00
6300 - LANDSCAPE MAINTENANCE	\$0.00	\$0.00	\$0.00	\$5,000.00	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00	\$5,040.00	\$5,300.00	\$5,000.00	\$135.00	\$35,475.00
6310 - LANDSCAPE SUPPLIES/LABOR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,895.01	\$2,378.22	\$0.00	\$0.00	\$50.20	\$694.29	\$119.15	\$5,136.87
6330 - LANDSCAPE - OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$130.00	\$7,251.99	\$0.00	\$190.00	\$0.00	\$0.00	\$35.00	\$7,606.99
6500 - REPAIRS & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$30.00	\$289.01	\$0.00	\$50.00	\$145.00	\$0.00	\$0.00	\$0.00	\$0.00	\$514.01

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Operating

1/1/2024 - 12/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	YTD
6505 - REPAIRS & MAINTENANCE: BUILDINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00	\$180.00	\$0.00	\$0.00	\$382.04	\$408.60	\$0.00	\$9,057.31	\$10,087.95
6513 - REPAIRS & MAINTENANCE: DECK & RAILINGS	\$0.00	\$0.00	\$0.00	\$1,580.23	\$7,832.51	\$0.00	\$158.27	\$0.00	\$784.22	\$829.43	\$0.00	\$2,667.58	\$13,852.24
6526 - REPAIRS & MAINTENANCE: GUTTERS	\$0.00	\$0.00	\$0.00	\$2,400.00	\$2,500.00	\$0.00	\$590.00	\$75.00	\$1,030.00	\$2,400.00	\$0.00	\$8,880.00	\$17,875.00
6530 - REPAIRS & MAINTENANCE: IRRIGATION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$332.25	\$332.25
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120.00	\$147.75	\$0.00	\$0.00	\$0.00	\$239.36	\$507.11
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,395.00	\$0.00	\$0.00	\$0.00	\$1,395.00
6575 - REPAIRS & MAINTENANCE: SIGNAGE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32.82	\$0.00	\$0.00	\$0.00	\$0.00	\$32.82
6585 - REPAIRS & MAINTENANCE: ROOF REPAIRS	\$517.70	\$225.00	\$4,969.50	\$1,800.00	\$0.00	\$12,988.03	\$300.33	\$1,560.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,360.56
6600 - SNOW REMOVAL	\$5,345.00	\$9,770.00	\$4,305.00	\$0.00	\$0.00	\$3,095.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,515.00
6680 - SUPPLIES	\$0.00	\$0.00	\$0.00	\$135.32	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00	\$0.00	\$0.00	\$0.00	\$155.32
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$750.00	\$100.00	\$100.00	\$0.00	\$0.00	\$0.00	\$290.00	\$0.00	\$3,400.00	\$3,770.00	\$0.00	\$8,410.00
Total COMMON AREA	\$5,862.70	\$10,745.00	\$9,374.50	\$11,045.55	\$15,761.52	\$28,704.04	\$15,848.81	\$8,500.57	\$15,641.26	\$17,888.23	\$9,464.29	\$21,465.65	\$170,302.12
UTILITIES													
7100 - ELECTRICITY	\$428.05	\$424.35	\$448.34	\$481.93	\$483.20	\$483.10	\$484.52	\$480.45	\$483.31	\$483.52	\$481.86	\$481.69	\$5,644.32
7550 - TRASH/SANITATION	\$781.39	\$679.15	\$979.15	\$849.15	\$721.09	\$704.57	\$720.30	\$704.50	\$744.34	\$704.23	\$736.68	\$916.86	\$9,241.41
7900 - WATER/SEWER	\$19.70	\$41.94	\$41.94	\$41.94	\$0.00	\$16.64	\$33.28	\$16.64	\$15.41	\$14.10	\$26.63	\$14.37	\$282.59
Total UTILITIES	\$1,229.14	\$1,145.44	\$1,469.43	\$1,373.02	\$1,204.29	\$1,204.31	\$1,238.10	\$1,201.59	\$1,243.06	\$1,201.85	\$1,245.17	\$1,412.92	\$15,168.32
TAXES/OTHER EXPENSES													
8200 - COMMUNITY PATROL	\$237.92	\$288.57	\$230.00	\$0.00	\$115.00	\$115.00	\$115.00	\$115.00	\$115.00	\$115.00	\$115.00	(\$55.00)	\$1,506.49
8250 - CONTINGENCY	\$0.00	\$0.00	\$561.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$230.00	\$791.85
8280 - Annual Corporate & BOI Reporting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00	\$10.00	\$50.00
8700 - SIGNS/FLAGS/BANNERS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$34.58	\$0.00	\$0.00	\$0.00	\$34.58
8800 - TAXES - FEDERAL	\$0.00	\$0.00	\$0.00	\$1,115.00	\$0.00	\$0.00	(\$1,115.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8840 - TAXES - PROPERTY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$0.00	\$0.00	\$4.26
8850 - TAXES - STATE	\$0.00	\$0.00	\$140.00	\$0.00	\$0.00	\$0.00	(\$140.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total TAXES/OTHER EXPENSES	\$237.92	\$288.57	\$931.85	\$1,115.00	\$115.00	\$115.00	(\$1,140.00)	\$115.00	\$149.58	\$119.26	\$155.00	\$185.00	\$2,387.18
Total Expense	\$10,246.60	\$17,831.72	\$16,934.28	\$16,231.09	\$22,220.77	\$33,163.88	\$18,523.37	\$13,777.31	\$24,685.04	\$22,103.09	\$14,244.95	\$26,742.03	\$236,704.13
Operating Net Income	\$28,333.80	\$21,363.68	\$21,818.46	\$22,282.63	\$17,253.58	\$6,022.50	\$20,446.22	\$25,052.21	\$14,250.91	\$17,036.63	\$27,725.11	\$15,877.49	\$237,463.22

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Reserve

1/1/2024 - 12/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	YTD
Reserve Income													
<u>INCOME</u>													
4510 - RESERVE CONTRIBUTION	\$0.00	\$0.00	\$0.00	\$0.00	\$2,400.00	\$800.00	\$1,600.00	\$0.00	\$0.00	\$0.00	\$800.00	\$800.00	\$6,400.00
4610 - INTEREST INCOME - RESERVES	\$1,489.59	\$1,444.91	\$1,590.22	\$1,612.34	\$1,689.65	\$1,487.97	\$1,272.14	\$1,329.36	\$1,282.46	\$1,307.78	\$1,185.67	\$1,130.82	\$16,822.91
<u>Total INCOME</u>	<u>\$1,489.59</u>	<u>\$1,444.91</u>	<u>\$1,590.22</u>	<u>\$1,612.34</u>	<u>\$4,089.65</u>	<u>\$2,287.97</u>	<u>\$2,872.14</u>	<u>\$1,329.36</u>	<u>\$1,282.46</u>	<u>\$1,307.78</u>	<u>\$1,985.67</u>	<u>\$1,930.82</u>	<u>\$23,222.91</u>
 <u>TRANSFER BETWEEN FUNDS</u>													
9000 - TRANSFER FROM OPERATING	\$13,480.00	\$13,480.00	\$13,480.00	\$13,480.00	\$13,480.00	\$13,480.00	\$13,480.00	\$13,480.00	\$13,480.00	\$13,480.00	\$13,480.00	\$13,480.00	\$161,760.00
<u>Total TRANSFER BETWEEN FUNDS</u>	<u>\$13,480.00</u>	<u>\$13,480.00</u>	<u>\$13,480.00</u>	<u>\$13,480.00</u>	<u>\$13,480.00</u>	<u>\$13,480.00</u>	<u>\$13,480.00</u>	<u>\$13,480.00</u>	<u>\$13,480.00</u>	<u>\$13,480.00</u>	<u>\$13,480.00</u>	<u>\$13,480.00</u>	<u>\$161,760.00</u>
 <i>Total Reserve Income</i>	<i>\$14,969.59</i>	<i>\$14,924.91</i>	<i>\$15,070.22</i>	<i>\$15,092.34</i>	<i>\$17,569.65</i>	<i>\$15,767.97</i>	<i>\$16,352.14</i>	<i>\$14,809.36</i>	<i>\$14,762.46</i>	<i>\$14,787.78</i>	<i>\$15,465.67</i>	<i>\$15,410.82</i>	<i>\$184,982.91</i>
 Reserve Expense													
<u>COMMON AREA</u>													
9100 - CARPENTRY - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,992.92	\$0.00	\$15,985.84	\$0.00	\$0.00	\$0.00	\$0.00	\$23,978.76
9150 - DECK REPLACEMENT - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$99,674.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$99,674.18
9250 - GARAGE DOOR REPLACEMENT - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,346.34	\$0.00	\$0.00	\$0.00	\$15,346.33	\$30,692.67
9400 - PAINTING - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$89,845.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$89,845.00
9425 - PLUMBING REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,772.50	\$5,972.50	\$0.00	\$10,745.00
9700 - CONCRETE REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$21,964.26	\$46,946.47	\$0.00	\$0.00	\$0.00	\$0.00	\$60,527.89	\$60,527.83	\$189,966.45
<u>Total COMMON AREA</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$111,809.26</u>	<u>\$154,613.57</u>	<u>\$0.00</u>	<u>\$31,332.18</u>	<u>\$0.00</u>	<u>\$4,772.50</u>	<u>\$66,500.39</u>	<u>\$75,874.16</u>	<u>\$444,902.06</u>
 <i>Total Reserve Expense</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$111,809.26</i>	<i>\$154,613.57</i>	<i>\$0.00</i>	<i>\$31,332.18</i>	<i>\$0.00</i>	<i>\$4,772.50</i>	<i>\$66,500.39</i>	<i>\$75,874.16</i>	<i>\$444,902.06</i>
 Reserve Net Income	<u>\$14,969.59</u>	<u>\$14,924.91</u>	<u>\$15,070.22</u>	<u>\$15,092.34</u>	<u>(\$94,239.61)</u>	<u>(\$138,845.60)</u>	<u>\$16,352.14</u>	<u>(\$16,522.82)</u>	<u>\$14,762.46</u>	<u>\$10,015.28</u>	<u>(\$51,034.72)</u>	<u>(\$60,463.34)</u>	<u>(\$259,919.15)</u>

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
AGED OWNER BALANCES
Period Through: 12/31/2024

ACCOUNT NUMBER	UNIT	NAME	ACCOUNT	TOTAL DUE	CURRENT	30 DAYS	60 DAYS	OVER 90 DAYS	STATUS
126601010	101	MARK ALWAY and JUDITH BURRESS	Homeowner Account History	\$3,244.01		\$350.00	\$350.00	\$2,544.01	Attorney Action
126600291	29	CRISTINE and RONNY V. CASTILLO	Homeowner Account History	\$1,349.80	\$35.00	\$385.00	\$235.00	\$694.80	2nd Late Notice
126600491	49	WILLIAM J. UNKOVICH and PAIGE SHAFOR	Homeowner Account History	\$1,120.00		\$385.00	\$385.00	\$350.00	Intent to Lien
126600640	64	KENNETH and MAUREEN EGITA	Homeowner Account History	\$350.00		\$350.00			
126601090	109	MARK KRISON	Homeowner Account History	\$350.00		\$350.00			
126601000	100	CHRISTINE LAGUNA	Homeowner Account History	\$170.00		\$170.00			2nd Late Notice
126600530	53	ANN N COOLEY	Homeowner Account History	\$30.00		\$30.00			
				\$6,613.81	\$35.00	\$2,020.00	\$970.00	\$3,588.81	
					1	7	3	3	
				ASSESSMENT	\$4,688.00	\$0.00	\$1,950.00	\$900.00	\$1,838.00
				LATE FEE	\$717.60	\$0.00	\$0.00	\$0.00	\$717.60
				COLLECTION NOTICE FEE	\$490.00	\$35.00	\$70.00	\$70.00	\$315.00
				RETURNED ITEM FEE	\$135.00	\$0.00	\$0.00	\$0.00	\$135.00
				INTENT TO LIEN	\$195.00	\$0.00	\$0.00	\$0.00	\$195.00
				LIEN	\$38.21	\$0.00	\$0.00	\$0.00	\$38.21
				VIOLATION FINE	\$350.00	\$0.00	\$0.00	\$0.00	\$350.00
				\$6,613.81	\$35.00	\$2,020.00	\$970.00	\$3,588.81	

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
Prepaid Report
Period Through: 12/31/2024

Lot	Account Number	Homeowner	Address	Balance
6	126600061	JANE K. TYNES	2323 WHISPERING PINES WAY	\$399.00
11	126600112	JASON and MELISSA CHELIUS	4008 GOODWIN CR	\$399.00
16	126600160	LAURA BRAMNICK	4022 GOODWIN CR	\$669.00
21	126600212	GIANCARLO G. ESTRADA and ELIZABETH C. KAMPER	4034 GOODWIN CR	\$424.00
24	126600241	THOMAS M. and SHEILA A. ALDERSON	4003 GOODWIN CR	\$399.00
33	126600331	MARTIN CAPULIN QUIRINO and ANN CAPULIN-THAYER	4025 GOODWIN CR	\$399.00
36	126600361	MARIANN K. HENKIEL	4031 GOODWIN CR	\$749.00
38	126600381	MARGARET A. and JOHN R. BEUTLER	2322 WHISPERING PINES WAY	\$399.00
41	126600412	KRISTY L. LaCROIX	2328 WHISPERING PINES WAY	\$791.00
42	126600423	EMMA and NICHOLAUS MENDEZ	2330 WHISPERING PINES WAY	\$350.00
44	126600440	CHRISTINE FREEMAN	2334 WHISPERING PINES WAY	\$340.00
46	126600461	LARRY D. and CAROLYN D. HAND	2342 WHISPERING PINES WAY	\$350.00
51	126600510	MAUREEN PISANO	2360 WHISPERING PINES WAY	\$5,418.00
52	126600520	SAMUEL JOHNSON GST TRUST and HATTIE KEARNEY GST TRUST	2362 WHISPERING PINES WAY	\$4,788.00
55	126600552	DAVID N. and KARINA S. MATSUURA	2368 WHISPERING PINES WAY	\$399.00
65	126600650	ROBERT SHUTTS and MARY J VECCHIARELLI	2512 WHISPERING PINES WAY	\$38.00
67	126600670	ANDREW A MCCARTAN	2504 WHISPERING PINES WAY	\$2.00
68	126600680	GALEN COLLINS	2500 WHISPERING PINES WAY	\$400.00
80	126600800	SRINIVAS BOLLIMPALLI	2450 WHISPERING PINES WAY	\$250.00
84	126600842	ANTHONY and BOBBIE WIETHOFF	2434 WHISPERING PINES WAY	\$350.00
89	126600891	TROY E. and KATHLEEN S. SOLLARS	2418 WHISPERING PINES WAY	\$350.00
91	126600912	JAMES H. LEE	2412 WHISPERING PINES WAY	\$399.00
92	126600920	STEFANIE and TIMOTHY GOSSMAN	2410 WHISPERING PINES WAY	\$350.00
97	126600970	KEITH and SUSAN CALLAHAN	2286 N EARLE DR	\$399.00
102	126601020	HELEN HOPKINS	2298 N EARLE DR	\$411.24
121	126601211	BRYAN DONAHUE and LYNDA BRENCKLE	2386 N EARLE DR	\$83.00
122	126601220	SHEPARD FAMILY TRUST	2340 N EARLE DR	\$399.00
127	126601272	RANDALL L. and CHRIS A. JOHNSON	2404 N EARLE DR	\$399.00
130	126601300	EUGENE ANALLA	2410 N EARLE DR	\$399.00
135	126601351	JOSEPH and KATHRYN VOLPI	2426 N EARLE DR	\$399.00
137	126601373	2434 PROPERTIES LLC	2434 N EARLE DR	\$350.00
139	126601391	RICHARD R. GOODMAN	2442 N EARLE DR	\$399.00
141	126601411	IOAN V. NEGREANU	2450 N EARLE DR	\$350.00
142	126601420	JOAN TRENZ	2454 N EARLE DR	\$400.00
145	126601451	MICHAEL J. HUTCHINSON and SUZANNE M. JOHNSON	2466 N EARLE DR	\$350.00
147	126601471	JULIA R. and BRIAN D. WILDER	2474 N EARLE DR	\$399.00
148	126601481	MICHAEL and KATHERINE DAIGLE	2478 N EARLE DR	\$350.00
150	126601500	STEVEN and LESLIE TAINSKY	2486 N EARLE DR	\$399.00
152	126601521	CELISA MANLY	2494 N EARLE DR	\$399.00
154	126601540	JAMES and SUZANNE CASEY	2502 N EARLE DR	\$1,150.00

Totals: \$25,447.24

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
Check Register
12/1/2024 - 12/31/2024

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
1010	On-Line	12/3/2024	COMMUNITY ASSET MANAGEMENT LLC	\$2,661.05			
		DEC SUPP MGMT 1224	OFFICE SUPPLIES		5800 OFFICE SUPPLIES	\$1.20	\$1.20
		DEC SUPP MGMT 1224	MAIL BOX PLUS		5810 POSTAGE	\$2.66	\$2.66
		DEC SUPP MGMT 1224	MAIL BOX PLUS		5810 POSTAGE	\$8.02	\$8.02
		DEC SUPP MGMT 1224	POSTAGE		5810 POSTAGE	\$9.70	\$9.70
		DEC SUPP MGMT 1224	ANNUAL REPORT FILING FEE		8280 Annual Corporate & BOI Reporting	\$10.00	\$10.00
		DEC SUPP MGMT 1224	MAIL BOX PLUS		5810 POSTAGE	\$11.08	\$11.08
		DEC SUPP MGMT 1224	PRINTING		5820 PRINTING	\$25.20	\$25.20
		DEC SUPP MGMT 1224	FEDEX		5810 POSTAGE	\$30.53	\$30.53
		DEC SUPP MGMT 1224	YEAR END ENVELOPES		5800 OFFICE SUPPLIES	\$44.40	\$44.40
		DEC SUPP MGMT 1224	YEAR END COLOR INSERTS		5820 PRINTING	\$74.00	\$74.00
		DEC SUPP MGMT 1224	YEAR END POSTAGE		5810 POSTAGE	\$143.56	\$143.56
		DEC SUPP MGMT 1224	YEAR END INSERTS		5820 PRINTING	\$177.60	\$177.60
		DEC SUPP MGMT 1224	MANAGEMENT FEE		5600 MANAGEMENT FEES	\$2,123.10	\$2,123.10
1010	1400	12/3/2024	KAREN ANDERSON	\$350.00			
		Refund	[REFUND] - Acct #: 126601350-1 - Payment Received - 2426 N Earle Dr		2100 PREPAID OWNER ASSESSMENTS	\$350.00	\$350.00
1010	101026	12/5/2024 120124-	JEFFREY W KAHN	\$50.00			
					7550 TRASH/SANITATION	\$50.00	\$50.00
1010	101027	12/5/2024 120324- 120324- 120324-	MARK HOLLETT	\$115.00			
					6300 LANDSCAPE MAINTENANCE	\$25.00	\$25.00
					8200 COMMUNITY PATROL	\$30.00	\$30.00
					6550 REPAIRS & MAINTENANCE: LIGHTING	\$60.00	\$60.00
1010	300125	12/9/2024 102924-210818 102924-210818	CITY OF FLAGSTAFF-UTILITY 210818 N GOODWIN CIR 210818	\$718.33			
					7900 WATER/SEWER	\$14.10	\$14.10
					7550 TRASH/SANITATION	\$704.23	\$704.23
1010	300126	12/11/2024 112024-020000	APS 2437020000 2323 EARLE DR GARAGE	\$481.86			
					7100 ELECTRICITY	\$481.86	\$481.86
1010	101028	12/13/2024 2412-024294	HOMCO LUMBER AND HARDWARE	\$94.05			
					6310 LANDSCAPE SUPPLIES/LABOR	\$94.05	\$94.05

1010	101029	12/13/2024 120824- 120824-a 120824-b 120924- 120824-c	JEFFREY W KAHN Replaced 2 security light fixtures at 2386 & 2378 E.D	\$344.36	6300 LANDSCAPE MAINTENANCE 6300 LANDSCAPE MAINTENANCE 7550 TRASH/SANITATION 6300 LANDSCAPE MAINTENANCE 6550 REPAIRS & MAINTENANCE: LIGHTING	\$25.00 \$50.00 \$50.00 \$60.00 \$159.36	\$25.00 \$50.00 \$50.00 \$60.00 \$159.36
1010	300127	12/13/2024 112524-210818 112524-210818	CITY OF FLAGSTAFF-UTILITY 210818 N GOODWIN CIR 210818	\$718.31	7900 WATER/SEWER 7550 TRASH/SANITATION	\$26.63 \$691.68	\$26.63 \$691.68
1050	612	12/18/2024 6445 Final 50%	AZ SPRUCE UP Final 50%	\$0.00	****VOID****	\$0.00	\$0.00
1050	613	12/18/2024 6445 Final 50%	AZ SPRUCE UP Final 50%	\$60,527.83	9700 CONCRETE REPAIR - RESERVES	\$60,527.83	\$60,527.83
1010	101030	12/19/2024 120224--00001	FARMERS INSURANCE GROUP	\$1,027.41	5400 INSURANCE	\$1,027.41	\$1,027.41
1010	101031	12/19/2024 2024-4097	TITAN RESTORATION OF AZ LLC 2400 N Earle	\$9,057.31	6505 REPAIRS & MAINTENANCE: BUILDINGS	\$9,057.31	\$9,057.31
Total:				\$76,145.51			

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
Accounts Payable Aging Report
Period Through: 12/31/2024

Payee	Invoice	Invoice Date	Due Date	Description	Expense	Total	Current	30 Days	60 Days	90 Days
TYLER SCHLAGER	REIMB 121624	12/16/2024	12/23/2024	REIMBURSEMENT FOR TRUCK TOWING	8250-CONTINGENCY	\$230.00	\$230.00			
					REIMB 121624 Total:	\$230.00	\$230.00	\$0.00	\$0.00	\$0.00
APS	122024-020000	12/20/2024	1/10/2025	2437020000 2323 EARLE DR GARAGE	7100-ELECTRICITY	\$481.69	\$481.69			
					122024-020000 Total:	\$481.69	\$481.69	\$0.00	\$0.00	\$0.00
JEFFREY W KAHN	121624-	12/16/2024	1/4/2025		7550-TRASH/SANITATION	\$40.00	\$40.00			
					121624- Total:	\$40.00	\$40.00	\$0.00	\$0.00	\$0.00
ASSURANCE PLUMBING AND HEATING	15832	12/20/2024	12/26/2024	44023 N Goodwin	6530-REPAIRS & MAINTENANCE: IRRIGATION	\$332.25	\$332.25			
					15832 Total:	\$332.25	\$332.25	\$0.00	\$0.00	\$0.00
HIGH COUNTRY HANDYMAN, LLC	227	12/17/2024	12/17/2024		6513-REPAIRS & MAINTENANCE: DECK & RAILINGS	\$2,407.58	\$2,407.58			
					227 Total:	\$2,407.58	\$2,407.58	\$0.00	\$0.00	\$0.00
HD SUPPLY FACILITIES MAINT LTD	9231887109	11/20/2024	12/20/2024		6310-LANDSCAPE SUPPLIES/LABOR	\$618.99	\$618.99			
					9231887109 Total:	\$618.99	\$618.99	\$0.00	\$0.00	\$0.00
JEFFREY W KAHN	122924-a	12/29/2024	1/4/2025	Dumpster clean up in Unit#2	7550-TRASH/SANITATION	\$20.00	\$20.00			
					122924-a Total:	\$20.00	\$20.00	\$0.00	\$0.00	\$0.00
HOMCO LUMBER AND HARDWARE	2412-016985	12/3/2024	1/10/2025		6310-LANDSCAPE SUPPLIES/LABOR	\$25.10	\$25.10			
					2412-016985 Total:	\$25.10	\$25.10	\$0.00	\$0.00	\$0.00
JEFFREY W KAHN	122224-	12/22/2024	1/4/2025	Removed & took apart the 6 handrails left by 2334 W.P.	6513-REPAIRS & MAINTENANCE: DECK & RAILINGS	\$260.00	\$260.00			
					122224- Total:	\$260.00	\$260.00	\$0.00	\$0.00	\$0.00
JEFFREY W KAHN	122924-	12/29/2024	1/4/2025		7550-TRASH/SANITATION	\$50.00	\$50.00			
					122924- Total:	\$50.00	\$50.00	\$0.00	\$0.00	\$0.00
FLAGSTAFF SURFACE SOLUTIONS LLC	INV-476	12/23/2024	1/7/2025		6526-REPAIRS & MAINTENANCE: GUTTERS	\$8,880.00	\$8,880.00			
					INV-476 Total:	\$8,880.00	\$8,880.00	\$0.00	\$0.00	\$0.00
MARK HOLLETT	010525-	1/5/2025	1/9/2025	Patrol Services	8200-COMMUNITY PATROL	\$60.00	\$60.00			
MARK HOLLETT	010525-	1/5/2025	1/9/2025	Doggy bag service	6330-LANDSCAPE - OTHER	\$35.00	\$35.00			
MARK HOLLETT	010525-	1/5/2025	1/9/2025	Night Light Service	6550-REPAIRS & MAINTENANCE: LIGHTING	\$80.00	\$80.00			
					010525- Total:	\$175.00	\$175.00	\$0.00	\$0.00	\$0.00
CITY OF FLAGSTAFF-UTILITY	122624-210818	12/26/2024	1/16/2025	210818 N GOODWIN CIR	7900-WATER/SEWER	\$14.37	\$14.37			
CITY OF FLAGSTAFF-UTILITY	122624-210818	12/26/2024	1/16/2025	210818	7550-TRASH/SANITATION	\$706.86	\$706.86			
					122624-210818 Total:	\$721.23	\$721.23	\$0.00	\$0.00	\$0.00
Totals:						\$14,241.84	\$14,241.84	\$0.00	\$0.00	\$0.00