

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
BALANCE SHEET
4/30/2024

Assets	Operating	Reserve	Total
CASH			
1010 - ALLIANCE BANK OPERATING CHECKING-6822	\$109,202.94		\$109,202.94
1015 - ALLIANCE BANK OPERATING MM-3632	\$3.62		\$3.62
1016 - WESTERN ALLIANCE BANK OP ICS-2899	\$100,808.37		\$100,808.37
1050 - ALLIANCE BANK RESERVE MONEY MARKET-6947		\$88,286.59	\$88,286.59
1051 - WESTERN ALLIANCE BANK RES ICS-3241		\$405,194.86	\$405,194.86
1056 - ALLIANCE BANK RES CD - 7887(8/27/24)4.25%		\$27,140.66	\$27,140.66
1057 - ALLIANCE BANK RES CD - 4568(2/6/2025)4.50%		\$27,267.41	\$27,267.41
Total CASH	<u>\$210,014.93</u>	<u>\$547,889.52</u>	<u>\$757,904.45</u>
ACCOUNTS RECEIVABLE			
1200 - A/R ASSESSMENTS	\$7,416.00		\$7,416.00
1230 - A/R FINES	\$550.00		\$550.00
1240 - A/R LATE FEES/INTEREST	\$982.80		\$982.80
1250 - A/R COLLECTION FEES	\$545.00		\$545.00
1280 - A/R OTHER	\$393.21		\$393.21
Total ACCOUNTS RECEIVABLE	<u>\$9,887.01</u>	<u>\$0.00</u>	<u>\$9,887.01</u>
Assets Total	<u>\$219,901.94</u>	<u>\$547,889.52</u>	<u>\$767,791.46</u>

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
BALANCE SHEET
4/30/2024

	Operating	Reserve	Total
Liabilities & Equity			
LIABILITIES			
2100 - PREPAID OWNER ASSESSMENTS	\$28,341.24		\$28,341.24
2200 - ACCOUNTS PAYABLE	\$2,911.93		\$2,911.93
2250 - ACCRUED EXPENSES	\$721.09		\$721.09
Total LIABILITIES	<u>\$31,974.26</u>	<u>\$0.00</u>	<u>\$31,974.26</u>
EQUITY			
3200 - OPERATING FUND	\$94,129.11		\$94,129.11
3500 - RESERVE FUND	\$487,832.46		\$487,832.46
Total EQUITY	<u>\$94,129.11</u>	<u>\$487,832.46</u>	<u>\$581,961.57</u>
Net Income	<u>\$93,798.57</u>	<u>\$60,057.06</u>	<u>\$153,855.63</u>
Liabilities and Equity Total	<u>\$219,901.94</u>	<u>\$547,889.52</u>	<u>\$767,791.46</u>

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
INCOME STATEMENT - Operating
4/1/2024 - 4/30/2024

	4/1/2024 - 4/30/2024	1/1/2024 - 4/30/2024							
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget	
Income									
<u>INCOME</u>									
4100 - HOMEOWNER ASSESSMENTS	\$51,800.00	\$51,800.00	\$0.00	\$207,200.00	\$207,200.00	\$0.00	\$621,600.00	\$414,400.00	
4330 - LATE FEES	\$0.00	\$0.00	\$0.00	\$589.00	\$0.00	\$589.00	\$0.00	(\$589.00)	
4350 - LIEN/COLLECTION FEES	\$130.00	\$0.00	\$130.00	\$920.00	\$0.00	\$920.00	\$0.00	(\$920.00)	
4600 - INTEREST INCOME	\$63.72	\$0.00	\$63.72	\$253.26	\$0.00	\$253.26	\$0.00	(\$253.26)	
<u>Total INCOME</u>	<u>\$51,993.72</u>	<u>\$51,800.00</u>	<u>\$193.72</u>	<u>\$208,962.26</u>	<u>\$207,200.00</u>	<u>\$1,762.26</u>	<u>\$621,600.00</u>	<u>\$412,637.74</u>	
<u>TRANSFER BETWEEN FUNDS</u>									
8900 - TRANSFER TO RESERVES	(\$13,480.00)	(\$13,480.00)	\$0.00	(\$53,920.00)	(\$53,920.00)	\$0.00	(\$161,760.00)	(\$107,840.00)	
<u>Total TRANSFER BETWEEN FUNDS</u>	<u>(\$13,480.00)</u>	<u>(\$13,480.00)</u>	<u>\$0.00</u>	<u>(\$53,920.00)</u>	<u>(\$53,920.00)</u>	<u>\$0.00</u>	<u>(\$161,760.00)</u>	<u>(\$107,840.00)</u>	
<u>Total Income</u>	<u>\$38,513.72</u>	<u>\$38,320.00</u>	<u>\$193.72</u>	<u>\$155,042.26</u>	<u>\$153,280.00</u>	<u>\$1,762.26</u>	<u>\$459,840.00</u>	<u>\$304,797.74</u>	
Expense									
<u>ADMINISTRATIVE</u>									
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$0.00	\$1,075.00	\$775.00	(\$300.00)	\$775.00	(\$300.00)	
5400 - INSURANCE	\$0.00	\$900.00	\$900.00	\$3,036.23	\$3,600.00	\$563.77	\$10,800.00	\$7,763.77	
5500 - LEGAL FEES	\$0.00	\$150.00	\$150.00	\$1,188.00	\$300.00	(\$888.00)	\$600.00	(\$588.00)	
5530 - LIEN/COLLECTION COSTS	\$70.00	\$100.00	\$30.00	\$330.00	\$400.00	\$70.00	\$1,200.00	\$870.00	
5600 - MANAGEMENT FEES	\$2,123.10	\$2,123.10	\$0.00	\$8,492.40	\$8,492.40	\$0.00	\$25,477.20	\$16,984.80	
5800 - OFFICE SUPPLIES	\$9.60	\$17.00	\$7.40	\$145.70	\$68.00	(\$77.70)	\$200.00	\$54.30	
5810 - POSTAGE	\$113.67	\$125.00	\$11.33	\$518.14	\$500.00	(\$18.14)	\$1,500.00	\$981.86	
5820 - PRINTING	\$381.15	\$292.00	(\$89.15)	\$1,640.10	\$1,168.00	(\$472.10)	\$3,500.00	\$1,859.90	
<u>Total ADMINISTRATIVE</u>	<u>\$2,697.52</u>	<u>\$3,707.10</u>	<u>\$1,009.58</u>	<u>\$16,425.57</u>	<u>\$15,303.40</u>	<u>(\$1,122.17)</u>	<u>\$44,052.20</u>	<u>\$27,626.63</u>	
<u>COMMON AREA</u>									
6300 - LANDSCAPE MAINTENANCE	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$40,000.00	\$35,000.00	
6330 - LANDSCAPE - OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	
6500 - REPAIRS & MAINTENANCE	\$30.00	\$0.00	(\$30.00)	\$30.00	\$0.00	(\$30.00)	\$0.00	(\$30.00)	

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

INCOME STATEMENT - Operating

4/1/2024 - 4/30/2024

4/1/2024 - 4/30/20241/1/2024 - 4/30/2024

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
6513 - REPAIRS & MAINTENANCE: DECK & RAILINGS	\$1,580.23	\$2,500.00	\$919.77	\$1,580.23	\$2,500.00	\$919.77	\$12,500.00	\$10,919.77
6523 - REPAIRS & MAINTENANCE: GARAGE DOORS	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$2,000.00	\$2,000.00
6526 - REPAIRS & MAINTENANCE: GUTTERS	\$2,400.00	\$500.00	(\$1,900.00)	\$2,400.00	\$500.00	\$1,900.00)	\$3,000.00	\$600.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$60.00	\$60.00	\$0.00	\$240.00	\$240.00	\$720.00	\$720.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$0.00	\$500.00	\$500.00	\$0.00	\$1,000.00	\$1,000.00	\$4,000.00	\$4,000.00
6585 - REPAIRS & MAINTENANCE: ROOF REPAIRS	\$1,800.00	\$1,000.00	(\$800.00)	\$7,512.20	\$4,000.00	\$3,512.20)	\$12,000.00	\$4,487.80
6600 - SNOW REMOVAL	\$0.00	\$2,000.00	\$2,000.00	\$19,420.00	\$17,000.00	(\$2,420.00)	\$22,000.00	\$2,580.00
6680 - SUPPLIES	\$135.32	\$60.00	(\$75.32)	\$135.32	\$240.00	\$104.68	\$700.00	\$564.68
6800 - TREE REMOVAL & MAINTENANCE	\$100.00	\$0.00	(\$100.00)	\$950.00	\$0.00	(\$950.00)	\$2,000.00	\$1,050.00
Total COMMON AREA	\$11,045.55	\$12,120.00	\$1,074.45	\$37,027.75	\$30,980.00	(\$6,047.75)	\$103,920.00	\$66,892.25
UTILITIES								
7100 - ELECTRICITY	\$481.93	\$450.00	(\$31.93)	\$1,782.67	\$1,800.00	\$17.33	\$5,400.00	\$3,617.33
7550 - TRASH/SANITATION	\$849.15	\$1,200.00	\$350.85	\$3,288.84	\$4,800.00	\$1,511.16	\$14,400.00	\$11,111.16
7900 - WATER/SEWER	\$41.94	\$0.00	(\$41.94)	\$145.52	\$0.00	(\$145.52)	\$0.00	(\$145.52)
Total UTILITIES	\$1,373.02	\$1,650.00	\$276.98	\$5,217.03	\$6,600.00	\$1,382.97	\$19,800.00	\$14,582.97
TAXES/OTHER EXPENSES								
8200 - COMMUNITY PATROL	\$0.00	\$30.00	\$30.00	\$756.49	\$120.00	(\$636.49)	\$360.00	(\$396.49)
8250 - CONTINGENCY	\$0.00	\$400.00	\$400.00	\$561.85	\$1,600.00	\$1,038.15	\$3,786.80	\$3,224.95
8280 - CORPORATION COMMISSION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00	\$60.00
8800 - TAXES - FEDERAL	\$1,115.00	\$0.00	(\$1,115.00)	\$1,115.00	\$250.00	(\$865.00)	\$250.00	(\$865.00)
8850 - TAXES - STATE	\$0.00	\$0.00	\$0.00	\$140.00	\$50.00	(\$90.00)	\$50.00	(\$90.00)
Total TAXES/OTHER EXPENSES	\$1,115.00	\$430.00	(\$685.00)	\$2,573.34	\$2,020.00	(\$553.34)	\$4,506.80	\$1,933.46
Total Expense								
	\$16,231.09	\$17,907.10	\$1,676.01	\$61,243.69	\$54,903.40	(\$6,340.29)	\$172,279.00	\$111,035.31
Operating Net Income								
	\$22,282.63	\$20,412.90	\$1,869.73	\$93,798.57	\$98,376.60	(\$4,578.03)	\$287,561.00	\$193,762.43

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

INCOME STATEMENT - Reserve

4/1/2024 - 4/30/2024

4/1/2024 - 4/30/2024

1/1/2024 - 4/30/2024

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Reserve Income								
<u>INCOME</u>								
4610 - INTEREST INCOME - RESERVES	\$1,612.34	\$0.00	\$1,612.34	\$6,137.06	\$0.00	\$6,137.06	\$0.00	(\$6,137.06)
<u>Total INCOME</u>	<u>\$1,612.34</u>	<u>\$0.00</u>	<u>\$1,612.34</u>	<u>\$6,137.06</u>	<u>\$0.00</u>	<u>\$6,137.06</u>	<u>\$0.00</u>	<u>(\$6,137.06)</u>
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	\$13,480.00	\$13,480.00	\$0.00	\$53,920.00	\$53,920.00	\$0.00	\$161,760.00	\$107,840.00
<u>Total TRANSFER BETWEEN FUNDS</u>	<u>\$13,480.00</u>	<u>\$13,480.00</u>	<u>\$0.00</u>	<u>\$53,920.00</u>	<u>\$53,920.00</u>	<u>\$0.00</u>	<u>\$161,760.00</u>	<u>\$107,840.00</u>
<u>Total Reserve Income</u>	<u>\$15,092.34</u>	<u>\$13,480.00</u>	<u>\$1,612.34</u>	<u>\$60,057.06</u>	<u>\$53,920.00</u>	<u>\$6,137.06</u>	<u>\$161,760.00</u>	<u>\$101,702.94</u>
Reserve Expense								
<u>COMMON AREA</u>								
9100 - CARPENTRY - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27,000.00	\$27,000.00
9150 - DECK REPLACEMENT - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$80,561.00	\$80,561.00
9250 - GARAGE DOOR REPLACEMENT - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00
9400 - PAINTING - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$90,000.00	\$90,000.00
9550 - RETAINING WALLS - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00
9600 - STREET REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00	\$30,000.00
9700 - CONCRETE REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	\$50,000.00
<u>Total COMMON AREA</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$35,000.00</u>	<u>\$35,000.00</u>	<u>\$322,561.00</u>	<u>\$322,561.00</u>
<u>Total Reserve Expense</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$35,000.00</u>	<u>\$35,000.00</u>	<u>\$322,561.00</u>	<u>\$322,561.00</u>
<u>Reserve Net Income</u>	<u>\$15,092.34</u>	<u>\$13,480.00</u>	<u>\$1,612.34</u>	<u>\$60,057.06</u>	<u>\$18,920.00</u>	<u>\$41,137.06</u>	<u>(\$160,801.00)</u>	<u>(\$220,858.06)</u>

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Operating

1/1/2024 - 4/30/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	YTD
Income					
<u>INCOME</u>					
4100 - HOMEOWNER ASSESSMENTS	\$51,800.00	\$51,800.00	\$51,800.00	\$51,800.00	\$207,200.00
4330 - LATE FEES	\$126.60	\$235.00	\$227.40	\$0.00	\$589.00
4350 - LIEN/COLLECTION FEES	\$70.00	\$580.00	\$140.00	\$130.00	\$920.00
4600 - INTEREST INCOME	\$63.80	\$60.40	\$65.34	\$63.72	\$253.26
<u>Total INCOME</u>	\$52,060.40	\$52,675.40	\$52,232.74	\$51,993.72	\$208,962.26
<u>TRANSFER BETWEEN FUNDS</u>					
8900 - TRANSFER TO RESERVES	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$53,920.00)
<u>Total TRANSFER BETWEEN FUNDS</u>	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$53,920.00)
<i>Total Income</i>	\$38,580.40	\$39,195.40	\$38,752.74	\$38,513.72	\$155,042.26
Expense					
<u>ADMINISTRATIVE</u>					
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$1,075.00	\$0.00	\$1,075.00
5400 - INSURANCE	\$0.00	\$3,036.23	\$0.00	\$0.00	\$3,036.23
5500 - LEGAL FEES	\$0.00	\$0.00	\$1,188.00	\$0.00	\$1,188.00
5530 - LIEN/COLLECTION COSTS	\$35.00	\$0.00	\$225.00	\$70.00	\$330.00
5600 - MANAGEMENT FEES	\$2,123.10	\$2,123.10	\$2,123.10	\$2,123.10	\$8,492.40
5800 - OFFICE SUPPLIES	\$43.50	\$10.20	\$82.40	\$9.60	\$145.70
5810 - POSTAGE	\$214.29	\$101.83	\$88.35	\$113.67	\$518.14
5820 - PRINTING	\$500.95	\$381.35	\$376.65	\$381.15	\$1,640.10
<u>Total ADMINISTRATIVE</u>	\$2,916.84	\$5,652.71	\$5,158.50	\$2,697.52	\$16,425.57
<u>COMMON AREA</u>					
6300 - LANDSCAPE MAINTENANCE	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00
6500 - REPAIRS & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$30.00	\$30.00

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Operating

1/1/2024 - 4/30/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	YTD
6513 - REPAIRS & MAINTENANCE: DECK & RAILINGS	\$0.00	\$0.00	\$0.00	\$1,580.23	\$1,580.23
6526 - REPAIRS & MAINTENANCE: GUTTERS	\$0.00	\$0.00	\$0.00	\$2,400.00	\$2,400.00
6585 - REPAIRS & MAINTENANCE: ROOF REPAIRS	\$517.70	\$225.00	\$4,969.50	\$1,800.00	\$7,512.20
6600 - SNOW REMOVAL	\$5,345.00	\$9,770.00	\$4,305.00	\$0.00	\$19,420.00
6680 - SUPPLIES	\$0.00	\$0.00	\$0.00	\$135.32	\$135.32
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$750.00	\$100.00	\$100.00	\$950.00
<u>Total COMMON AREA</u>	\$5,862.70	\$10,745.00	\$9,374.50	\$11,045.55	\$37,027.75
<u>UTILITIES</u>					
7100 - ELECTRICITY	\$428.05	\$424.35	\$448.34	\$481.93	\$1,782.67
7550 - TRASH/SANITATION	\$781.39	\$679.15	\$979.15	\$849.15	\$3,288.84
7900 - WATER/SEWER	\$19.70	\$41.94	\$41.94	\$41.94	\$145.52
<u>Total UTILITIES</u>	\$1,229.14	\$1,145.44	\$1,469.43	\$1,373.02	\$5,217.03
<u>TAXES/OTHER EXPENSES</u>					
8200 - COMMUNITY PATROL	\$237.92	\$288.57	\$230.00	\$0.00	\$756.49
8250 - CONTINGENCY	\$0.00	\$0.00	\$561.85	\$0.00	\$561.85
8800 - TAXES - FEDERAL	\$0.00	\$0.00	\$0.00	\$1,115.00	\$1,115.00
8850 - TAXES - STATE	\$0.00	\$0.00	\$140.00	\$0.00	\$140.00
<u>Total TAXES/OTHER EXPENSES</u>	\$237.92	\$288.57	\$931.85	\$1,115.00	\$2,573.34
<i>Total Expense</i>	\$10,246.60	\$17,831.72	\$16,934.28	\$16,231.09	\$61,243.69
Operating Net Income	\$28,333.80	\$21,363.68	\$21,818.46	\$22,282.63	\$93,798.57

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Reserve

1/1/2024 - 4/30/2024

Jan 2024	Feb 2024	Mar 2024	Apr 2024	YTD
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Reserve Income

INCOME

4610 - INTEREST INCOME -
RESERVES

\$1,489.59	\$1,444.91	\$1,590.22	\$1,612.34	\$6,137.06
<u>\$1,489.59</u>	<u>\$1,444.91</u>	<u>\$1,590.22</u>	<u>\$1,612.34</u>	<u>\$6,137.06</u>

TRANSFER BETWEEN FUNDS

9000 - TRANSFER FROM
OPERATING

\$13,480.00	\$13,480.00	\$13,480.00	\$13,480.00	\$53,920.00
<u>\$13,480.00</u>	<u>\$13,480.00</u>	<u>\$13,480.00</u>	<u>\$13,480.00</u>	<u>\$53,920.00</u>

Total TRANSFER BETWEEN
FUNDS

Total Reserve Income

\$14,969.59	\$14,924.91	\$15,070.22	\$15,092.34	\$60,057.06
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Reserve Expense

Total Reserve Expense

\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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Reserve Net Income

<u>\$14,969.59</u>	<u>\$14,924.91</u>	<u>\$15,070.22</u>	<u>\$15,092.34</u>	<u>\$60,057.06</u>
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