

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
BALANCE SHEET
8/31/2024

	Operating	Reserve	Total
Assets			
CASH			
1010 - ALLIANCE BANK OPERATING CHECKING-6822	\$87,715.31		\$87,715.31
1015 - ALLIANCE BANK OPERATING MM-3632	\$3.62		\$3.62
1016 - WESTERN ALLIANCE BANK OP ICS-2899	\$102,004.28		\$102,004.28
1050 - ALLIANCE BANK RESERVE MONEY MARKET-6947		\$14,834.86	\$14,834.86
1051 - WESTERN ALLIANCE BANK RES ICS-3241		\$334,453.42	\$334,453.42
1056 - ALLIANCE BANK RES CD - 7887(2/27/2025)4.25%		\$27,519.89	\$27,519.89
1057 - ALLIANCE BANK RES CD - 4568(2/6/2025)4.50%		\$27,670.46	\$27,670.46
Total CASH	<u>\$189,723.21</u>	<u>\$404,478.63</u>	<u>\$594,201.84</u>
ACCOUNTS RECEIVABLE			
1200 - A/R ASSESSMENTS	\$2,592.00		\$2,592.00
1230 - A/R FINES	\$650.00		\$650.00
1240 - A/R LATE FEES/INTEREST	\$647.60		\$647.60
1250 - A/R COLLECTION FEES	\$495.00		\$495.00
1280 - A/R OTHER	\$168.21		\$168.21
Total ACCOUNTS RECEIVABLE	<u>\$4,552.81</u>	<u>\$0.00</u>	<u>\$4,552.81</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>\$284,121.02</u>	<u>\$314,633.63</u>	<u>\$598,754.65</u>

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
BALANCE SHEET
8/31/2024

	Operating	Reserve	Total
Liabilities & Equity			
LIABILITIES			
2100 - PREPAID OWNER ASSESSMENTS	\$25,817.24		\$25,817.24
2200 - ACCOUNTS PAYABLE	\$2,741.59		\$2,741.59
2250 - ACCRUED EXPENSES	\$115.00		\$115.00
Total LIABILITIES	<u>\$28,673.83</u>	<u>\$0.00</u>	<u>\$28,673.83</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>\$162,573.08</u>	<u>(\$173,198.83)</u>	<u>(\$10,625.75)</u>
Liabilities and Equity Total	<u>\$284,121.02</u>	<u>\$314,633.63</u>	<u>\$598,754.65</u>

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

INCOME STATEMENT - Operating

8/1/2024 - 8/31/2024

Accounts	8/1/2024 - 8/31/2024			1/1/2024 - 8/31/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	\$51,800.00	\$51,800.00	\$0.00	\$414,400.00	\$414,400.00	\$0.00	\$621,600.00	\$207,200.00
4330 - LATE FEES	\$105.00	\$0.00	\$105.00	\$1,340.80	\$0.00	\$1,340.80	\$0.00	(\$1,340.80)
4350 - LIEN/COLLECTION FEES	\$100.00	\$0.00	\$100.00	\$2,045.00	\$0.00	\$2,045.00	\$0.00	(\$2,045.00)
4600 - INTEREST INCOME	\$304.52	\$0.00	\$304.52	\$1,456.30	\$0.00	\$1,456.30	\$0.00	(\$1,456.30)
4800 - VIOLATION FINES	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00	(\$100.00)
<u>Total INCOME</u>	\$52,309.52	\$51,800.00	\$509.52	\$419,342.10	\$414,400.00	\$4,942.10	\$621,600.00	\$202,257.90
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	(\$13,480.00)	(\$13,480.00)	\$0.00	(\$107,840.00)	(\$107,840.00)	\$0.00	(\$161,760.00)	(\$53,920.00)
<u>Total TRANSFER BETWEEN FUNDS</u>	(\$13,480.00)	(\$13,480.00)	\$0.00	(\$107,840.00)	(\$107,840.00)	\$0.00	(\$161,760.00)	(\$53,920.00)
Total Income	\$38,829.52	\$38,320.00	\$509.52	\$311,502.10	\$306,560.00	\$4,942.10	\$459,840.00	\$148,337.90
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	\$0.00	\$900.00	\$900.00	\$5,079.05	\$7,200.00	\$2,120.95	\$10,800.00	\$5,720.95
5500 - LEGAL FEES	\$0.00	\$0.00	\$0.00	\$1,584.00	\$450.00	(\$1,134.00)	\$600.00	(\$984.00)
5530 - LIEN/COLLECTION COSTS	\$225.00	\$100.00	(\$125.00)	\$1,235.00	\$800.00	(\$435.00)	\$1,200.00	(\$35.00)
5600 - MANAGEMENT FEES	\$2,123.10	\$2,123.10	\$0.00	\$16,984.80	\$16,984.80	\$0.00	\$25,477.20	\$8,492.40
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	(\$100.00)	\$0.00	(\$100.00)
5800 - OFFICE SUPPLIES	\$106.60	\$17.00	(\$89.60)	\$328.72	\$136.00	(\$192.72)	\$200.00	(\$128.72)
5810 - POSTAGE	\$372.75	\$125.00	(\$247.75)	\$1,190.25	\$1,000.00	(\$190.25)	\$1,500.00	\$309.75
5820 - PRINTING	\$1,132.70	\$292.00	(\$840.70)	\$3,625.85	\$2,336.00	(\$1,289.85)	\$3,500.00	(\$125.85)
<u>Total ADMINISTRATIVE</u>	\$3,960.15	\$3,557.10	(\$403.05)	\$31,242.67	\$29,681.80	(\$1,560.87)	\$44,052.20	\$12,809.53
COMMON AREA								
6080 - FIREWISE	\$1,250.00	\$0.00	(\$1,250.00)	\$9,166.00	\$0.00	(\$9,166.00)	\$0.00	(\$9,166.00)
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	\$5,000.00	\$5,000.00	\$0.00	\$20,000.00	\$25,000.00	\$5,000.00	\$40,000.00	\$20,000.00
6310 - LANDSCAPE SUPPLIES/LABOR	\$0.00	\$0.00	\$0.00	\$4,273.23	\$0.00	(\$4,273.23)	\$0.00	(\$4,273.23)
6330 - LANDSCAPE - OTHER	\$0.00	\$0.00	\$0.00	\$7,381.99	\$5,000.00	(\$2,381.99)	\$5,000.00	(\$2,381.99)

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

INCOME STATEMENT - Operating

8/1/2024 - 8/31/2024

Accounts	8/1/2024 - 8/31/2024			1/1/2024 - 8/31/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
6500 - REPAIRS & MAINTENANCE	\$145.00	\$0.00	(\$145.00)	\$514.01	\$0.00	(\$514.01)	\$0.00	(\$514.01)
6505 - REPAIRS & MAINTENANCE: BUILDINGS	\$0.00	\$0.00	\$0.00	\$240.00	\$0.00	(\$240.00)	\$0.00	(\$240.00)
6513 - REPAIRS & MAINTENANCE: DECK & RAILINGS	\$0.00	\$2,500.00	\$2,500.00	\$9,571.01	\$12,500.00	\$2,928.99	\$12,500.00	\$2,928.99
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	\$75.00	\$0.00	(\$75.00)	\$5,565.00	\$3,000.00	(\$2,565.00)	\$3,000.00	(\$2,565.00)
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$147.75	\$60.00	(\$87.75)	\$267.75	\$480.00	\$212.25	\$720.00	\$452.25
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$0.00	\$500.00	\$500.00	\$0.00	\$3,000.00	\$3,000.00	\$4,000.00	\$4,000.00
6575 - REPAIRS & MAINTENANCE: SIGNAGE	\$32.82	\$0.00	(\$32.82)	\$32.82	\$0.00	(\$32.82)	\$0.00	(\$32.82)
6585 - REPAIRS & MAINTENANCE: ROOF REPAIRS	\$1,560.00	\$1,000.00	(\$560.00)	\$22,360.56	\$8,000.00	(\$14,360.56)	\$12,000.00	(\$10,360.56)
6600 - SNOW REMOVAL	\$0.00	\$0.00	\$0.00	\$22,515.00	\$17,000.00	(\$5,515.00)	\$22,000.00	(\$515.00)
6680 - SUPPLIES	\$0.00	\$60.00	\$60.00	\$135.32	\$480.00	\$344.68	\$700.00	\$564.68
6800 - TREE REMOVAL & MAINTENANCE	\$290.00	\$0.00	(\$290.00)	\$1,240.00	\$2,000.00	\$760.00	\$2,000.00	\$760.00
Total COMMON AREA	\$8,500.57	\$9,120.00	\$619.43	\$105,842.69	\$78,460.00	(\$27,382.69)	\$103,920.00	(\$1,922.69)
UTILITIES								
7100 - ELECTRICITY	\$480.45	\$450.00	(\$30.45)	\$3,713.94	\$3,600.00	(\$113.94)	\$5,400.00	\$1,686.06
7550 - TRASH/SANITATION	\$704.50	\$1,200.00	\$495.50	\$6,139.30	\$9,600.00	\$3,460.70	\$14,400.00	\$8,260.70
7900 - WATER/SEWER	\$16.64	\$0.00	(\$16.64)	\$212.08	\$0.00	(\$212.08)	\$0.00	(\$212.08)
Total UTILITIES	\$1,201.59	\$1,650.00	\$448.41	\$10,065.32	\$13,200.00	\$3,134.68	\$19,800.00	\$9,734.68
TAXES/OTHER EXPENSES								
8200 - COMMUNITY PATROL	\$115.00	\$30.00	(\$85.00)	\$1,216.49	\$240.00	(\$976.49)	\$360.00	(\$856.49)
8250 - CONTINGENCY	\$0.00	\$400.00	\$400.00	\$561.85	\$3,200.00	\$2,638.15	\$3,786.80	\$3,224.95
8280 - CORPORATION COMMISSION	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00	\$60.00	\$60.00	\$60.00
8800 - TAXES - FEDERAL	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00	\$250.00	\$250.00
8850 - TAXES - STATE	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$50.00	\$50.00
Total TAXES/OTHER EXPENSES	\$115.00	\$430.00	\$315.00	\$1,778.34	\$3,800.00	\$2,021.66	\$4,506.80	\$2,728.46
Total Expense	\$13,777.31	\$14,757.10	\$979.79	\$148,929.02	\$125,141.80	(\$23,787.22)	\$172,279.00	\$23,349.98
Operating Net Income	\$25,052.21	\$23,562.90	\$1,489.31	\$162,573.08	\$181,418.20	(\$18,845.12)	\$287,561.00	\$124,987.92

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

INCOME STATEMENT - Reserve

8/1/2024 - 8/31/2024

Accounts	8/1/2024 - 8/31/2024			1/1/2024 - 8/31/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
<u>INCOME</u>								
4510 - RESERVE CONTRIBUTION	\$0.00	\$0.00	\$0.00	\$4,800.00	\$0.00	\$4,800.00	\$0.00	(\$4,800.00)
4610 - INTEREST INCOME - RESERVES	\$1,329.36	\$0.00	\$1,329.36	\$11,916.18	\$0.00	\$11,916.18	\$0.00	(\$11,916.18)
<u>Total INCOME</u>	\$1,329.36	\$0.00	\$1,329.36	\$16,716.18	\$0.00	\$16,716.18	\$0.00	(\$16,716.18)
 <u>TRANSFER BETWEEN FUNDS</u>								
9000 - TRANSFER FROM OPERATING	\$13,480.00	\$13,480.00	\$0.00	\$107,840.00	\$107,840.00	\$0.00	\$161,760.00	\$53,920.00
<u>Total TRANSFER BETWEEN FUNDS</u>	\$13,480.00	\$13,480.00	\$0.00	\$107,840.00	\$107,840.00	\$0.00	\$161,760.00	\$53,920.00
 Total Reserve Income	\$14,809.36	\$13,480.00	\$1,329.36	\$124,556.18	\$107,840.00	\$16,716.18	\$161,760.00	\$37,203.82
 Reserve Expense								
<u>COMMON AREA</u>								
9100 - CARPENTRY - RESERVES	\$15,985.84	\$27,000.00	\$11,014.16	\$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	\$15,346.34	\$0.00	(\$15,346.34)	\$15,346.34	\$35,000.00	\$19,653.66	\$35,000.00	\$19,653.66
9400 - PAINTING - RESERVES	\$0.00	\$90,000.00	\$90,000.00	\$89,845.00	\$90,000.00	\$155.00	\$90,000.00	\$155.00
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	\$0.00	\$0.00	\$0.00	\$68,910.73	\$50,000.00	(\$18,910.73)	\$50,000.00	(\$18,910.73)
<u>Total COMMON AREA</u>	\$31,332.18	\$117,000.00	\$85,667.82	\$297,755.01	\$322,561.00	\$24,805.99	\$322,561.00	\$24,805.99
 Total Reserve Expense	\$31,332.18	\$117,000.00	\$85,667.82	\$297,755.01	\$322,561.00	\$24,805.99	\$322,561.00	\$24,805.99
 Reserve Net Income	(\$16,522.82)	(\$103,520.00)	\$86,997.18	(\$173,198.83)	(\$214,721.00)	\$41,522.17	(\$160,801.00)	\$12,397.83

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Operating

1/1/2024 - 8/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 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	\$414,400.00
4330 - LATE FEES	\$126.60	\$235.00	\$227.40	\$0.00	\$296.80	\$210.00	\$140.00	\$105.00	\$1,340.80
4350 - LIEN/COLLECTION FEES	\$70.00	\$580.00	\$140.00	\$130.00	\$255.00	\$555.00	\$215.00	\$100.00	\$2,045.00
4600 - INTEREST INCOME	\$63.80	\$60.40	\$65.34	\$63.72	\$602.55	\$1.38	\$294.59	\$304.52	\$1,456.30
4800 - VIOLATION FINES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$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>\$419,342.10</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)	(\$107,840.00)
<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>(\$107,840.00)</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	\$311,502.10
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	\$1,075.00
5250 - BANK CHARGES	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	\$30.00	\$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	\$5,079.05
5500 - LEGAL FEES	\$0.00	\$0.00	\$1,188.00	\$0.00	\$0.00	\$396.00	\$0.00	\$0.00	\$1,584.00
5530 - LIEN/COLLECTION COSTS	\$35.00	\$0.00	\$225.00	\$70.00	\$485.00	\$0.00	\$195.00	\$225.00	\$1,235.00
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	\$16,984.80
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$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	\$328.72
5810 - POSTAGE	\$214.29	\$101.83	\$88.35	\$113.67	\$94.09	\$94.71	\$110.56	\$372.75	\$1,190.25
5820 - PRINTING	\$500.95	\$381.35	\$376.65	\$381.15	\$378.35	\$376.70	\$98.00	\$1,132.70	\$3,625.85
<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>\$31,242.67</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	\$9,166.00
6200 - JANITORIAL/CLEANING SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$2,580.00	\$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	\$20,000.00
6310 - LANDSCAPE SUPPLIES/LABOR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,895.01	\$2,378.22	\$0.00	\$4,273.23
6330 - LANDSCAPE - OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$130.00	\$7,251.99	\$0.00	\$7,381.99

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Operating

1/1/2024 - 8/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	YTD
6500 - REPAIRS & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$30.00	\$289.01	\$0.00	\$50.00	\$145.00	\$514.01
6505 - REPAIRS & MAINTENANCE: BUILDINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00	\$180.00	\$0.00	\$0.00	\$240.00
6513 - REPAIRS & MAINTENANCE: DECK & RAILINGS	\$0.00	\$0.00	\$0.00	\$1,580.23	\$7,832.51	\$0.00	\$158.27	\$0.00	\$9,571.01
6526 - REPAIRS & MAINTENANCE: GUTTERS	\$0.00	\$0.00	\$0.00	\$2,400.00	\$2,500.00	\$0.00	\$590.00	\$75.00	\$5,565.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120.00	\$147.75	\$267.75
6575 - REPAIRS & MAINTENANCE: SIGNAGE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32.82	\$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	\$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	\$22,515.00
6680 - SUPPLIES	\$0.00	\$0.00	\$0.00	\$135.32	\$0.00	\$0.00	\$0.00	\$0.00	\$135.32
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$750.00	\$100.00	\$100.00	\$0.00	\$0.00	\$0.00	\$290.00	\$1,240.00
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	\$105,842.69
UTILITIES									
7100 - ELECTRICITY	\$428.05	\$424.35	\$448.34	\$481.93	\$483.20	\$483.10	\$484.52	\$480.45	\$3,713.94
7550 - TRASH/SANITATION	\$781.39	\$679.15	\$979.15	\$849.15	\$721.09	\$704.57	\$720.30	\$704.50	\$6,139.30
7900 - WATER/SEWER	\$19.70	\$41.94	\$41.94	\$41.94	\$0.00	\$16.64	\$33.28	\$16.64	\$212.08
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	\$10,065.32
TAXES/OTHER EXPENSES									
8200 - COMMUNITY PATROL	\$237.92	\$288.57	\$230.00	\$0.00	\$115.00	\$115.00	\$115.00	\$115.00	\$1,216.49
8250 - CONTINGENCY	\$0.00	\$0.00	\$561.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$561.85
8800 - TAXES - FEDERAL	\$0.00	\$0.00	\$0.00	\$1,115.00	\$0.00	\$0.00	(\$1,115.00)	\$0.00	\$0.00
8850 - TAXES - STATE	\$0.00	\$0.00	\$140.00	\$0.00	\$0.00	\$0.00	(\$140.00)	\$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	\$1,778.34
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	\$148,929.02
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	\$162,573.08

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Reserve

1/1/2024 - 8/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 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	\$4,800.00
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	\$11,916.18
<u>Total INCOME</u>	\$1,489.59	\$1,444.91	\$1,590.22	\$1,612.34	\$4,089.65	\$2,287.97	\$2,872.14	\$1,329.36	\$16,716.18
 <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	\$107,840.00
<u>Total TRANSFER BETWEEN FUNDS</u>	\$13,480.00	\$13,480.00	\$13,480.00	\$13,480.00	\$13,480.00	\$13,480.00	\$13,480.00	\$13,480.00	\$107,840.00
 <i>Total Reserve Income</i>	\$14,969.59	\$14,924.91	\$15,070.22	\$15,092.34	\$17,569.65	\$15,767.97	\$16,352.14	\$14,809.36	\$124,556.18
 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	\$23,978.76
9150 - DECK REPLACEMENT - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$99,674.18	\$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	\$15,346.34
9400 - PAINTING - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$89,845.00	\$0.00	\$0.00	\$0.00	\$89,845.00
9700 - CONCRETE REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$21,964.26	\$46,946.47	\$0.00	\$0.00	\$68,910.73
<u>Total COMMON AREA</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$111,809.26	\$154,613.57	\$0.00	\$31,332.18	\$297,755.01
 <i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$111,809.26	\$154,613.57	\$0.00	\$31,332.18	\$297,755.01
 Reserve Net Income	\$14,969.59	\$14,924.91	\$15,070.22	\$15,092.34	(\$94,239.61)	(\$138,845.60)	\$16,352.14	(\$16,522.82)	(\$173,198.83)