

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
INCOME & EXPENSE STATEMENT - Operating
9/1/2024 - 9/30/2024

Accounts	9/1/2024 - 9/30/2024			1/1/2024 - 9/30/2024			% Variance	Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance			
Income									
<u>INCOME</u>									
4100 - HOMEOWNER ASSESSMENTS	\$51,800.00	\$51,800.00	\$0.00	\$466,200.00	\$466,200.00	\$0.00	0.00%	\$621,600.00	\$155,400.00
4330 - LATE FEES	\$105.00	\$0.00	\$105.00	\$1,445.80	\$0.00	\$1,445.80	100.00%	\$0.00	(\$1,445.80)
4350 - LIEN/COLLECTION FEES	\$115.00	\$0.00	\$115.00	\$2,160.00	\$0.00	\$2,160.00	100.00%	\$0.00	(\$2,160.00)
4600 - INTEREST INCOME	\$295.95	\$0.00	\$295.95	\$1,752.25	\$0.00	\$1,752.25	100.00%	\$0.00	(\$1,752.25)
4800 - VIOLATION FINES	\$100.00	\$0.00	\$100.00	\$200.00	\$0.00	\$200.00	100.00%	\$0.00	(\$200.00)
Total INCOME	\$52,415.95	\$51,800.00	\$615.95	\$471,758.05	\$466,200.00	\$5,558.05	1.19%	\$621,600.00	\$149,841.95
<u>TRANSFER BETWEEN FUNDS</u>									
8900 - TRANSFER TO RESERVES	(\$13,480.00)	(\$13,480.00)	\$0.00	(\$121,320.00)	(\$121,320.00)	\$0.00	0.00%	(\$161,760.00)	(\$40,440.00)
Total TRANSFER BETWEEN FUNDS	(\$13,480.00)	(\$13,480.00)	\$0.00	(\$121,320.00)	(\$121,320.00)	\$0.00	0.00%	(\$161,760.00)	(\$40,440.00)
Total Income	\$38,935.95	\$38,320.00	\$615.95	\$350,438.05	\$344,880.00	\$5,558.05	1.61%	\$459,840.00	\$109,401.95
Expense									
<u>ADMINISTRATIVE</u>									
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$0.00	\$1,075.00	\$775.00	(\$300.00)	(38.71%)	\$775.00	(\$300.00)
5250 - BANK CHARGES	\$0.00	\$0.00	\$0.00	\$40.00	\$0.00	(\$40.00)	(100.00%)	\$0.00	(\$40.00)
5400 - INSURANCE	\$3,997.64	\$900.00	(\$3,097.64)	\$9,076.69	\$8,100.00	(\$976.69)	(12.06%)	\$10,800.00	\$1,723.31
5500 - LEGAL FEES	\$396.00	\$0.00	(\$396.00)	\$1,980.00	\$450.00	(\$1,530.00)	(340.00%)	\$600.00	(\$1,380.00)
5530 - LIEN/COLLECTION COSTS	\$425.00	\$100.00	(\$325.00)	\$1,660.00	\$900.00	(\$760.00)	(84.44%)	\$1,200.00	(\$460.00)
5600 - MANAGEMENT FEES	\$2,123.10	\$2,123.10	\$0.00	\$19,107.90	\$19,107.90	\$0.00	0.00%	\$25,477.20	\$6,369.30
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	(\$100.00)	(100.00%)	\$0.00	(\$100.00)
5800 - OFFICE SUPPLIES	\$10.20	\$17.00	\$6.80	\$338.92	\$153.00	(\$185.92)	(121.52%)	\$200.00	(\$138.92)
5810 - POSTAGE	\$90.71	\$125.00	\$34.29	\$1,280.96	\$1,125.00	(\$155.96)	(13.86%)	\$1,500.00	\$219.04
5820 - PRINTING	\$438.30	\$292.00	(\$146.30)	\$4,064.15	\$2,628.00	(\$1,436.15)	(54.65%)	\$3,500.00	(\$564.15)
5900 - WEBSITE	\$170.19	\$0.00	(\$170.19)	\$170.19	\$0.00	(\$170.19)	(100.00%)	\$0.00	(\$170.19)
Total ADMINISTRATIVE	\$7,651.14	\$3,557.10	(\$4,094.04)	\$38,893.81	\$33,238.90	(\$5,654.91)	(17.01%)	\$44,052.20	\$5,158.39
<u>COMMON AREA</u>									
6080 - FIREWISE	\$6,800.00	\$0.00	(\$6,800.00)	\$15,966.00	\$0.00	(\$15,966.00)	(100.00%)	\$0.00	(\$15,966.00)
6200 - JANITORIAL/CLEANING SERVICES	\$0.00	\$0.00	\$0.00	\$2,580.00	\$0.00	(\$2,580.00)	(100.00%)	\$0.00	(\$2,580.00)
6300 - LANDSCAPE MAINTENANCE	\$5,040.00	\$5,000.00	(\$40.00)	\$25,040.00	\$30,000.00	\$4,960.00	16.53%	\$40,000.00	\$14,960.00
6310 - LANDSCAPE SUPPLIES/LABOR	\$0.00	\$0.00	\$0.00	\$4,273.23	\$0.00	(\$4,273.23)	(100.00%)	\$0.00	(\$4,273.23)
6330 - LANDSCAPE - OTHER	\$190.00	\$0.00	(\$190.00)	\$7,571.99	\$5,000.00	(\$2,571.99)	(51.44%)	\$5,000.00	(\$2,571.99)
6500 - REPAIRS &	\$0.00	\$0.00	\$0.00	\$514.01	\$0.00	(\$514.01)	(100.00%)	\$0.00	(\$514.01)

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9/1/2024 - 9/30/2024

Accounts	9/1/2024 - 9/30/2024			1/1/2024 - 9/30/2024			% Variance	Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance			
MAINTENANCE									
6505 - REPAIRS & MAINTENANCE: BUILDINGS	\$382.04	\$0.00	(\$382.04)	\$622.04	\$0.00	(\$622.04)	(100.00%)	\$0.00	(\$622.04)
6513 - REPAIRS & MAINTENANCE: DECK & RAILINGS	\$784.22	\$0.00	(\$784.22)	\$10,355.23	\$12,500.00	\$2,144.77	17.16%	\$12,500.00	\$2,144.77
6523 - REPAIRS & MAINTENANCE: GARAGE DOORS	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00	100.00%	\$2,000.00	\$2,000.00
6526 - REPAIRS & MAINTENANCE: GUTTERS	\$1,030.00	\$0.00	(\$1,030.00)	\$6,595.00	\$3,000.00	(\$3,595.00)	(119.83%)	\$3,000.00	(\$3,595.00)
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$60.00	\$60.00	\$267.75	\$540.00	\$272.25	50.42%	\$720.00	\$452.25
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$1,395.00	\$500.00	(\$895.00)	\$1,395.00	\$3,500.00	\$2,105.00	60.14%	\$4,000.00	\$2,605.00
6575 - REPAIRS & MAINTENANCE: SIGNAGE	\$0.00	\$0.00	\$0.00	\$32.82	\$0.00	(\$32.82)	(100.00%)	\$0.00	(\$32.82)
6585 - REPAIRS & MAINTENANCE: ROOF REPAIRS	\$0.00	\$1,000.00	\$1,000.00	\$22,360.56	\$9,000.00	(\$13,360.56)	(148.45%)	\$12,000.00	(\$10,360.56)
6600 - SNOW REMOVAL	\$0.00	\$0.00	\$0.00	\$22,515.00	\$17,000.00	(\$5,515.00)	(32.44%)	\$22,000.00	(\$515.00)
6680 - SUPPLIES	\$20.00	\$60.00	\$40.00	\$155.32	\$540.00	\$384.68	71.24%	\$700.00	\$544.68
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$1,240.00	\$2,000.00	\$760.00	38.00%	\$2,000.00	\$760.00
Total COMMON AREA	\$15,641.26	\$6,620.00	(\$9,021.26)	\$121,483.95	\$85,080.00	(\$36,403.95)	(42.79%)	\$103,920.00	(\$17,563.95)
UTILITIES									
7100 - ELECTRICITY	\$483.31	\$450.00	(\$33.31)	\$4,197.25	\$4,050.00	(\$147.25)	(3.64%)	\$5,400.00	\$1,202.75
7550 - TRASH/SANITATION	\$744.34	\$1,200.00	\$455.66	\$6,883.64	\$10,800.00	\$3,916.36	36.26%	\$14,400.00	\$7,516.36
7900 - WATER/SEWER	\$15.41	\$0.00	(\$15.41)	\$227.49	\$0.00	(\$227.49)	(100.00%)	\$0.00	(\$227.49)
Total UTILITIES	\$1,243.06	\$1,650.00	\$406.94	\$11,308.38	\$14,850.00	\$3,541.62	23.85%	\$19,800.00	\$8,491.62
TAXES/OTHER EXPENSES									
8200 - COMMUNITY PATROL	\$115.00	\$30.00	(\$85.00)	\$1,331.49	\$270.00	(\$1,061.49)	(393.14%)	\$360.00	(\$971.49)
8250 - CONTINGENCY	\$0.00	\$400.00	\$400.00	\$561.85	\$3,600.00	\$3,038.15	84.39%	\$3,786.80	\$3,224.95
8280 - CORPORATION COMMISSION	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00	\$60.00	100.00%	\$60.00	\$60.00
8700 - SIGNS/FLAGS/BANNERS	\$34.58	\$0.00	(\$34.58)	\$34.58	\$0.00	(\$34.58)	(100.00%)	\$0.00	(\$34.58)
8800 - TAXES - FEDERAL	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00	100.00%	\$250.00	\$250.00
8850 - TAXES - STATE	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	100.00%	\$50.00	\$50.00
Total TAXES/OTHER EXPENSES	\$149.58	\$430.00	\$280.42	\$1,927.92	\$4,230.00	\$2,302.08	54.42%	\$4,506.80	\$2,578.88
Total Expense	\$24,685.04	\$12,257.10	(\$12,427.94)	\$173,614.06	\$137,398.90	(\$36,215.16)	(26.36%)	\$172,279.00	(\$1,335.06)

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9/1/2024 - 9/30/2024**

Accounts	9/1/2024 - 9/30/2024			1/1/2024 - 9/30/2024			%	Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance			
Operating Net Income	\$14,250.91	\$26,062.90	(\$11,811.99)	\$176,823.99	\$207,481.10	(\$30,657.11)	(14.78%)	\$287,561.00	\$110,737.01

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
INCOME & EXPENSE STATEMENT - Reserve
9/1/2024 - 9/30/2024

Accounts	9/1/2024 - 9/30/2024			1/1/2024 - 9/30/2024			% Variance	Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance			
Income									
Total Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
Expense									
Total Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
Reserve Income									
<u>INCOME</u>									
4510 - RESERVE CONTRIBUTION	\$0.00	\$0.00	\$0.00	\$4,800.00	\$0.00	\$4,800.00	100.00%	\$0.00	(\$4,800.00)
4610 - INTEREST INCOME - RESERVES	\$1,282.46	\$0.00	\$1,282.46	\$13,198.64	\$0.00	\$13,198.64	100.00%	\$0.00	(\$13,198.64)
Total INCOME	\$1,282.46	\$0.00	\$1,282.46	\$17,998.64	\$0.00	\$17,998.64	100.00%	\$0.00	(\$17,998.64)
<u>TRANSFER BETWEEN FUNDS</u>									
9000 - TRANSFER FROM OPERATING	\$13,480.00	\$13,480.00	\$0.00	\$121,320.00	\$121,320.00	\$0.00	0.00%	\$161,760.00	\$40,440.00
Total TRANSFER BETWEEN FUNDS	\$13,480.00	\$13,480.00	\$0.00	\$121,320.00	\$121,320.00	\$0.00	0.00%	\$161,760.00	\$40,440.00
Total Reserve Income	\$14,762.46	\$13,480.00	\$1,282.46	\$139,318.64	\$121,320.00	\$17,998.64	14.84%	\$161,760.00	\$22,441.36
Reserve Expense									
<u>COMMON AREA</u>									
9100 - CARPENTRY - RESERVES	\$0.00	\$0.00	\$0.00	\$23,978.76	\$27,000.00	\$3,021.24	11.19%	\$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)	(23.73%)	\$80,561.00	(\$19,113.18)
9250 - GARAGE DOOR REPLACEMENT - RESERVES	\$0.00	\$0.00	\$0.00	\$15,346.34	\$35,000.00	\$19,653.66	56.15%	\$35,000.00	\$19,653.66
9400 - PAINTING - RESERVES	\$0.00	\$0.00	\$0.00	\$89,845.00	\$90,000.00	\$155.00	0.17%	\$90,000.00	\$155.00
9550 - RETAINING WALLS - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	100.00%	\$10,000.00	\$10,000.00
9600 - STREET REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00	\$30,000.00	100.00%	\$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)	(37.82%)	\$50,000.00	(\$18,910.73)
Total COMMON AREA	\$0.00	\$0.00	\$0.00	\$297,755.01	\$322,561.00	\$24,805.99	7.69%	\$322,561.00	\$24,805.99
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$297,755.01	\$322,561.00	\$24,805.99	7.69%	\$322,561.00	\$24,805.99
Reserve Net Income	\$14,762.46	\$13,480.00	\$1,282.46	(\$158,436.37)	(\$201,241.00)	\$42,804.63	(21.27%)	(\$160,801.00)	(\$2,364.63)
	\$14,762.46	\$13,480.00	\$1,282.46	(\$158,436.37)	(\$201,241.00)	\$42,804.63	(21.27%)	(\$160,801.00)	(\$2,364.63)

**ELK RUN TOWNHOUSE OWNERS ASSOCIATION
INCOME & EXPENSE STATEMENT - Reserve
9/1/2024 - 9/30/2024**

Accounts	9/1/2024 - 9/30/2024			1/1/2024 - 9/30/2024			% Variance	Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance			
Reserve Net Income									