

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

BALANCE SHEET

1/31/2024

Assets	Operating	Reserve	Total
CASH			
1010 - ALLIANCE BANK OPERATING CHECKING-6822	\$122,644.56		\$122,644.56
1015 - ALLIANCE BANK OPERATING MM-3632	\$3.62		\$3.62
1016 - WESTERN ALLIANCE BANK OP ICS-2899	\$20,629.60		\$20,629.60
1050 - ALLIANCE BANK RESERVE MONEY MARKET-6947		\$97,067.79	\$97,067.79
1051 - WESTERN ALLIANCE BANK RES ICS-3241		\$351,866.41	\$351,866.41
1056 - ALLIANCE BANK RES CD-7887(2/27/24)4.35%		\$26,858.90	\$26,858.90
1057 - ALLIANCE BANK RES CD-4568(2/6/24)2.75%		\$27,008.95	\$27,008.95
Total CASH	<u>\$143,277.78</u>	<u>\$502,802.05</u>	<u>\$646,079.83</u>
ACCOUNTS RECEIVABLE			
1200 - A/R ASSESSMENTS	\$5,061.00		\$5,061.00
1230 - A/R FINES	\$550.00		\$550.00
1240 - A/R LATE FEES/INTEREST	\$801.80		\$801.80
1250 - A/R COLLECTION FEES	\$400.00		\$400.00
1280 - A/R OTHER	\$103.21		\$103.21
Total ACCOUNTS RECEIVABLE	<u>\$6,916.01</u>	<u>\$0.00</u>	<u>\$6,916.01</u>
Assets Total	<u>\$150,193.79</u>	<u>\$502,802.05</u>	<u>\$652,995.84</u>
Liabilities & Equity			
LIABILITIES			
2100 - PREPAID OWNER ASSESSMENTS	\$26,491.74		\$26,491.74
2200 - ACCOUNTS PAYABLE	\$1,239.14		\$1,239.14
Total LIABILITIES	<u>\$27,730.88</u>	<u>\$0.00</u>	<u>\$27,730.88</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>\$28,333.80</u>	<u>\$14,969.59</u>	<u>\$43,303.39</u>
Liabilities and Equity Total	<u>\$150,193.79</u>	<u>\$502,802.05</u>	<u>\$652,995.84</u>

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

INCOME STATEMENT - Operating

1/1/2024 - 1/31/2024

Accounts	1/1/2024 - 1/31/2024		1/1/2024 - 1/31/2024	
	Actual	Budget	Variance	Actual
Income				
INCOME				
4100 - HOMEOWNER ASSESSMENTS	\$51,800.00	\$51,800.00	\$0.00	\$51,800.00
4330 - LATE FEES	\$126.60	\$0.00	\$126.60	\$0.00
4350 - LIEN/COLLECTION FEES	\$70.00	\$0.00	\$70.00	\$0.00
4600 - INTEREST INCOME	\$63.80	\$0.00	\$63.80	\$0.00
Total INCOME	\$52,060.40	\$51,800.00	\$260.40	\$51,800.00
TRANSFER BETWEEN FUNDS				
8900 - TRANSFER TO RESERVES	(\$13,480.00)	(\$13,480.00)	\$0.00	(\$13,480.00)
Total TRANSFER BETWEEN FUNDS	(\$13,480.00)	(\$13,480.00)	\$0.00	(\$13,480.00)
Total Income	\$38,580.40	\$38,320.00	\$260.40	\$38,580.40
Expense				
ADMINISTRATIVE				
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$0.00	\$0.00
5400 - INSURANCE	\$0.00	\$900.00	\$900.00	\$0.00
5500 - LEGAL FEES	\$0.00	\$150.00	\$150.00	\$0.00
5530 - LIEN/COLLECTION COSTS	\$35.00	\$100.00	\$65.00	\$0.00
5600 - MANAGEMENT FEES	\$2,123.10	\$2,123.10	\$0.00	\$2,123.10
5800 - OFFICE SUPPLIES	\$43.50	\$17.00	(\$26.50)	\$17.00
5810 - POSTAGE	\$214.29	\$125.00	(\$89.29)	\$125.00
5820 - PRINTING	\$500.95	\$292.00	(\$208.95)	\$292.00
Total ADMINISTRATIVE	\$2,916.84	\$3,707.10	\$790.26	\$3,707.10
COMMON AREA				
6300 - LANDSCAPE MAINTENANCE	\$0.00	\$0.00	\$0.00	\$0.00
6330 - LANDSCAPE - OTHER	\$0.00	\$0.00	\$0.00	\$0.00
6513 - REPAIRS & MAINTENANCE: DECK & RAILINGS	\$0.00	\$0.00	\$0.00	\$0.00
6523 - REPAIRS & MAINTENANCE: GARAGE DOORS	\$0.00	\$0.00	\$0.00	\$0.00
6526 - REPAIRS & MAINTENANCE: GUTTERS	\$0.00	\$0.00	\$0.00	\$0.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$60.00	\$60.00	\$0.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$0.00	\$0.00	\$0.00	\$0.00
6585 - REPAIRS & MAINTENANCE: ROOF REPAIRS	\$517.70	\$1,000.00	\$482.30	\$517.70

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INCOME STATEMENT - Operating
1/1/2024 - 1/31/2024

Accounts	1/1/2024 - 1/31/2024		1/1/2024 - 1/31/2024	
	Actual	Budget	Variance	Actual
6600 - SNOW REMOVAL	\$5,345.00	\$5,000.00	(\$345.00)	\$5,000.00
6680 - SUPPLIES	\$0.00	\$60.00	\$60.00	\$60.00
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$0.00
Total COMMON AREA	\$5,862.70	\$6,120.00	\$257.30	\$6,120.00
Annual Budget				\$22,000.00
Remaining Budget				\$16,655.00
<u>UTILITIES</u>				
7100 - ELECTRICITY	\$428.05	\$450.00	\$21.95	\$450.00
7550 - TRASH/SANITATION	\$781.39	\$1,200.00	\$418.61	\$1,200.00
7900 - WATER/SEWER	\$19.70	\$0.00	(\$19.70)	\$0.00
Total UTILITIES	\$1,229.14	\$1,650.00	\$420.86	\$1,650.00
Annual Budget				\$5,400.00
Remaining Budget				\$13,618.61
<u>TAXES/OTHER EXPENSES</u>				
8200 - COMMUNITY PATROL	\$237.92	\$30.00	(\$207.92)	\$30.00
8250 - CONTINGENCY	\$0.00	\$400.00	\$400.00	\$400.00
8280 - CORPORATION COMMISSION	\$0.00	\$0.00	\$0.00	\$0.00
8800 - TAXES - FEDERAL	\$0.00	\$0.00	\$0.00	\$0.00
8850 - TAXES - STATE	\$0.00	\$0.00	\$0.00	\$0.00
Total TAXES/OTHER EXPENSES	\$237.92	\$430.00	\$192.08	\$430.00
Annual Budget				\$360.00
Remaining Budget				\$3,786.80
Total Expense	\$10,246.60	\$11,907.10	\$1,660.50	\$11,907.10
Operating Net Income	\$28,333.80	\$26,412.90	\$1,920.90	\$26,412.90
Annual Budget				\$287,561.00
Remaining Budget				\$259,227.20

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

Accounts	1/1/2024 - 1/31/2024		1/1/2024 - 1/31/2024		Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance
Reserve Income						
INCOME						
4610 - INTEREST INCOME - RESERVES	\$1,489.59	\$0.00	\$1,489.59	\$1,489.59	\$0.00	(\$1,489.59)
Total INCOME	\$1,489.59	\$0.00	\$1,489.59	\$1,489.59	\$0.00	(\$1,489.59)
TRANSFER BETWEEN FUNDS						
9000 - TRANSFER FROM OPERATING	\$13,480.00	\$13,480.00	\$0.00	\$13,480.00	\$13,480.00	\$148,280.00
Total TRANSFER BETWEEN FUNDS	\$13,480.00	\$13,480.00	\$0.00	\$13,480.00	\$13,480.00	\$148,280.00
Total Reserve Income	\$14,969.59	\$13,480.00	\$1,489.59	\$14,969.59	\$13,480.00	\$146,790.41
Reserve Expense						
COMMON AREA						
9100 - CARPENTRY - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27,000.00
9150 - DECK REPLACEMENT - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$80,561.00
9250 - GARAGE DOOR REPLACEMENT - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35,000.00
9400 - PAINTING - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$90,000.00
9550 - RETAINING WALLS - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00
9600 - STREET REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00
9700 - CONCRETE REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00
Total COMMON AREA	\$0.00	\$0.00	\$0.00	\$0.00	\$322,561.00	\$322,561.00
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$322,561.00	\$322,561.00
Reserve Net Income	\$14,969.59	\$13,480.00	\$1,489.59	\$14,969.59	\$13,480.00	(\$175,770.59)