

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
BALANCE SHEET
7/31/2024

	Operating	Reserve	Total
Assets			
CASH			
1010 - ALLIANCE BANK OPERATING CHECKING-6822	\$61,077.35		\$61,077.35
1015 - ALLIANCE BANK OPERATING MM-3632	\$3.62		\$3.62
1016 - WESTERN ALLIANCE BANK OP ICS-2899	\$101,701.54		\$101,701.54
1050 - ALLIANCE BANK RESERVE MONEY MARKET-6947		\$32,550.18	\$32,550.18
1051 - WESTERN ALLIANCE BANK RES ICS-3241		\$333,460.76	\$333,460.76
1056 - ALLIANCE BANK RES CD - 7887(8/27/24)4.25%		\$27,423.03	\$27,423.03
1057 - ALLIANCE BANK RES CD - 4568(2/6/2025)4.50%		\$27,567.48	\$27,567.48
Total CASH	<u>\$162,782.51</u>	<u>\$421,001.45</u>	<u>\$583,783.96</u>
ACCOUNTS RECEIVABLE			
1200 - A/R ASSESSMENTS	\$3,042.00		\$3,042.00
1230 - A/R FINES	\$650.00		\$650.00
1240 - A/R LATE FEES/INTEREST	\$612.60		\$612.60
1250 - A/R COLLECTION FEES	\$495.00		\$495.00
1280 - A/R OTHER	\$103.21		\$103.21
Total ACCOUNTS RECEIVABLE	<u>\$4,902.81</u>	<u>\$0.00</u>	<u>\$4,902.81</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>\$257,530.32</u>	<u>\$331,156.45</u>	<u>\$588,686.77</u>

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
BALANCE SHEET
7/31/2024

	Operating	Reserve	Total
Liabilities & Equity			
LIABILITIES			
2100 - PREPAID OWNER ASSESSMENTS	\$25,912.24		\$25,912.24
2200 - ACCOUNTS PAYABLE	\$499.52		\$499.52
2250 - ACCRUED EXPENSES	\$723.58		\$723.58
Total LIABILITIES	<u>\$27,135.34</u>	<u>\$0.00</u>	<u>\$27,135.34</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>\$137,520.87</u>	<u>(\$156,676.01)</u>	<u>(\$19,155.14)</u>
Liabilities and Equity Total	<u>\$257,530.32</u>	<u>\$331,156.45</u>	<u>\$588,686.77</u>

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

INCOME STATEMENT - Operating

7/1/2024 - 7/31/2024

Accounts	7/1/2024 - 7/31/2024			1/1/2024 - 7/31/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	\$51,800.00	\$51,800.00	\$0.00	\$362,600.00	\$362,600.00	\$0.00	\$621,600.00	\$259,000.00
4330 - LATE FEES	\$140.00	\$0.00	\$140.00	\$1,235.80	\$0.00	\$1,235.80	\$0.00	(\$1,235.80)
4350 - LIEN/COLLECTION FEES	\$215.00	\$0.00	\$215.00	\$1,945.00	\$0.00	\$1,945.00	\$0.00	(\$1,945.00)
4600 - INTEREST INCOME	\$294.59	\$0.00	\$294.59	\$1,151.78	\$0.00	\$1,151.78	\$0.00	(\$1,151.78)
4800 - VIOLATION FINES	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00	(\$100.00)
Total INCOME	\$52,449.59	\$51,800.00	\$649.59	\$367,032.58	\$362,600.00	\$4,432.58	\$621,600.00	\$254,567.42
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	(\$13,480.00)	(\$13,480.00)	\$0.00	(\$94,360.00)	(\$94,360.00)	\$0.00	(\$161,760.00)	(\$67,400.00)
Total TRANSFER BETWEEN FUNDS	(\$13,480.00)	(\$13,480.00)	\$0.00	(\$94,360.00)	(\$94,360.00)	\$0.00	(\$161,760.00)	(\$67,400.00)
Total Income	\$38,969.59	\$38,320.00	\$649.59	\$272,672.58	\$268,240.00	\$4,432.58	\$459,840.00	\$187,167.42
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	\$6,300.00	\$1,220.95	\$10,800.00	\$5,720.95
5500 - LEGAL FEES	\$0.00	\$150.00	\$150.00	\$1,584.00	\$450.00	(\$1,134.00)	\$600.00	(\$984.00)
5530 - LIEN/COLLECTION COSTS	\$195.00	\$100.00	(\$95.00)	\$1,010.00	\$700.00	(\$310.00)	\$1,200.00	\$190.00
5600 - MANAGEMENT FEES	\$2,123.10	\$2,123.10	\$0.00	\$14,861.70	\$14,861.70	\$0.00	\$25,477.20	\$10,615.50
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	(\$100.00)	\$0.00	(\$100.00)
5800 - OFFICE SUPPLIES	\$49.80	\$17.00	(\$32.80)	\$222.12	\$119.00	(\$103.12)	\$200.00	(\$22.12)
5810 - POSTAGE	\$110.56	\$125.00	\$14.44	\$817.50	\$875.00	\$57.50	\$1,500.00	\$682.50
5820 - PRINTING	\$98.00	\$292.00	\$194.00	\$2,493.15	\$2,044.00	(\$449.15)	\$3,500.00	\$1,006.85
Total ADMINISTRATIVE	\$2,576.46	\$3,707.10	\$1,130.64	\$27,282.52	\$26,124.70	(\$1,157.82)	\$44,052.20	\$16,769.68
COMMON AREA								
6080 - FIREWISE	\$0.00	\$0.00	\$0.00	\$7,916.00	\$0.00	(\$7,916.00)	\$0.00	(\$7,916.00)
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	\$15,000.00	\$20,000.00	\$5,000.00	\$40,000.00	\$25,000.00
6310 - LANDSCAPE SUPPLIES/LABOR	\$2,378.22	\$0.00	(\$2,378.22)	\$4,273.23	\$0.00	(\$4,273.23)	\$0.00	(\$4,273.23)
6330 - LANDSCAPE - OTHER	\$7,251.99	\$2,500.00	(\$4,751.99)	\$7,381.99	\$5,000.00	(\$2,381.99)	\$5,000.00	(\$2,381.99)

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

INCOME STATEMENT - Operating

7/1/2024 - 7/31/2024

Accounts	7/1/2024 - 7/31/2024			1/1/2024 - 7/31/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
6500 - REPAIRS & MAINTENANCE	\$50.00	\$0.00	(\$50.00)	\$369.01	\$0.00	(\$369.01)	\$0.00	(\$369.01)
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	\$158.27	\$2,500.00	\$2,341.73	\$9,571.01	\$10,000.00	\$428.99	\$12,500.00	\$2,928.99
6523 - REPAIRS & MAINTENANCE: GARAGE DOORS	\$0.00	\$500.00	\$500.00	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
6526 - REPAIRS & MAINTENANCE: GUTTERS	\$590.00	\$1,000.00	\$410.00	\$5,490.00	\$3,000.00	(\$2,490.00)	\$3,000.00	(\$2,490.00)
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$120.00	\$60.00	(\$60.00)	\$120.00	\$420.00	\$300.00	\$720.00	\$600.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$0.00	\$500.00	\$500.00	\$0.00	\$2,500.00	\$2,500.00	\$4,000.00	\$4,000.00
6585 - REPAIRS & MAINTENANCE: ROOF REPAIRS	\$300.33	\$1,000.00	\$699.67	\$20,800.56	\$7,000.00	(\$13,800.56)	\$12,000.00	(\$8,800.56)
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	\$420.00	\$284.68	\$700.00	\$564.68
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$950.00	\$2,000.00	\$1,050.00	\$2,000.00	\$1,050.00
<u>Total COMMON AREA</u>	\$15,848.81	\$13,120.00	(\$2,728.81)	\$97,342.12	\$69,340.00	(\$28,002.12)	\$103,920.00	\$6,577.88
UTILITIES								
7100 - ELECTRICITY	\$484.52	\$450.00	(\$34.52)	\$3,233.49	\$3,150.00	(\$83.49)	\$5,400.00	\$2,166.51
7550 - TRASH/SANITATION	\$720.30	\$1,200.00	\$479.70	\$5,434.80	\$8,400.00	\$2,965.20	\$14,400.00	\$8,965.20
7900 - WATER/SEWER	\$33.28	\$0.00	(\$33.28)	\$195.44	\$0.00	(\$195.44)	\$0.00	(\$195.44)
<u>Total UTILITIES</u>	\$1,238.10	\$1,650.00	\$411.90	\$8,863.73	\$11,550.00	\$2,686.27	\$19,800.00	\$10,936.27
TAXES/OTHER EXPENSES								
8200 - COMMUNITY PATROL	\$115.00	\$30.00	(\$85.00)	\$1,101.49	\$210.00	(\$891.49)	\$360.00	(\$741.49)
8250 - CONTINGENCY	\$0.00	\$400.00	\$400.00	\$561.85	\$2,800.00	\$2,238.15	\$3,786.80	\$3,224.95
8280 - CORPORATION COMMISSION	\$0.00	\$60.00	\$60.00	\$0.00	\$60.00	\$60.00	\$60.00	\$60.00
8800 - TAXES - FEDERAL	(\$1,115.00)	\$0.00	\$1,115.00	\$0.00	\$250.00	\$250.00	\$250.00	\$250.00
8850 - TAXES - STATE	(\$140.00)	\$0.00	\$140.00	\$0.00	\$50.00	\$50.00	\$50.00	\$50.00
<u>Total TAXES/OTHER EXPENSES</u>	(\$1,140.00)	\$490.00	\$1,630.00	\$1,663.34	\$3,370.00	\$1,706.66	\$4,506.80	\$2,843.46
Total Expense	\$18,523.37	\$18,967.10	\$443.73	\$135,151.71	\$110,384.70	(\$24,767.01)	\$172,279.00	\$37,127.29
Operating Net Income	\$20,446.22	\$19,352.90	\$1,093.32	\$137,520.87	\$157,855.30	(\$20,334.43)	\$287,561.00	\$150,040.13

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

INCOME STATEMENT - Reserve

7/1/2024 - 7/31/2024

Accounts	7/1/2024 - 7/31/2024			1/1/2024 - 7/31/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
<u>INCOME</u>								
4510 - RESERVE CONTRIBUTION	\$1,600.00	\$0.00	\$1,600.00	\$4,800.00	\$0.00	\$4,800.00	\$0.00	(\$4,800.00)
4610 - INTEREST INCOME - RESERVES	\$1,272.14	\$0.00	\$1,272.14	\$10,586.82	\$0.00	\$10,586.82	\$0.00	(\$10,586.82)
<u>Total INCOME</u>	\$2,872.14	\$0.00	\$2,872.14	\$15,386.82	\$0.00	\$15,386.82	\$0.00	(\$15,386.82)
 <u>TRANSFER BETWEEN FUNDS</u>								
9000 - TRANSFER FROM OPERATING	\$13,480.00	\$13,480.00	\$0.00	\$94,360.00	\$94,360.00	\$0.00	\$161,760.00	\$67,400.00
<u>Total TRANSFER BETWEEN FUNDS</u>	\$13,480.00	\$13,480.00	\$0.00	\$94,360.00	\$94,360.00	\$0.00	\$161,760.00	\$67,400.00
 Total Reserve Income	\$16,352.14	\$13,480.00	\$2,872.14	\$109,746.82	\$94,360.00	\$15,386.82	\$161,760.00	\$52,013.18
 Reserve Expense								
<u>COMMON AREA</u>								
9100 - CARPENTRY - RESERVES	\$0.00	\$0.00	\$0.00	\$7,992.92	\$0.00	(\$7,992.92)	\$27,000.00	\$19,007.08
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	\$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	\$89,845.00	\$0.00	(\$89,845.00)	\$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>	\$0.00	\$0.00	\$0.00	\$266,422.83	\$205,561.00	(\$60,861.83)	\$322,561.00	\$56,138.17
 Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$266,422.83	\$205,561.00	(\$60,861.83)	\$322,561.00	\$56,138.17
 Reserve Net Income	\$16,352.14	\$13,480.00	\$2,872.14	(\$156,676.01)	(\$111,201.00)	(\$45,475.01)	(\$160,801.00)	(\$4,124.99)

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Operating

1/1/2024 - 7/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 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	\$362,600.00
4330 - LATE FEES	\$126.60	\$235.00	\$227.40	\$0.00	\$296.80	\$210.00	\$140.00	\$1,235.80
4350 - LIEN/COLLECTION FEES	\$70.00	\$580.00	\$140.00	\$130.00	\$255.00	\$555.00	\$215.00	\$1,945.00
4600 - INTEREST INCOME	\$63.80	\$60.40	\$65.34	\$63.72	\$602.55	\$1.38	\$294.59	\$1,151.78
4800 - VIOLATION FINES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$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>\$367,032.58</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)	(\$94,360.00)
<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>(\$94,360.00)</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	\$272,672.58
Expense								
<u>ADMINISTRATIVE</u>								
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$1,075.00	\$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	\$40.00
5400 - INSURANCE	\$0.00	\$3,036.23	\$0.00	\$0.00	\$2,042.82	\$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	\$1,584.00
5530 - LIEN/COLLECTION COSTS	\$35.00	\$0.00	\$225.00	\$70.00	\$485.00	\$0.00	\$195.00	\$1,010.00
5600 - MANAGEMENT FEES	\$2,123.10	\$2,123.10	\$2,123.10	\$2,123.10	\$2,123.10	\$2,123.10	\$2,123.10	\$14,861.70
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00
5800 - OFFICE SUPPLIES	\$43.50	\$10.20	\$82.40	\$9.60	\$6.60	\$20.02	\$49.80	\$222.12
5810 - POSTAGE	\$214.29	\$101.83	\$88.35	\$113.67	\$94.09	\$94.71	\$110.56	\$817.50
5820 - PRINTING	\$500.95	\$381.35	\$376.65	\$381.15	\$378.35	\$376.70	\$98.00	\$2,493.15
<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>\$27,282.52</u>
<u>COMMON AREA</u>								
6080 - FIREWISE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,916.00	\$0.00	\$7,916.00
6200 - JANITORIAL/CLEANING SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$2,580.00	\$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	\$15,000.00
6310 - LANDSCAPE SUPPLIES/LABOR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,895.01	\$2,378.22	\$4,273.23
6330 - LANDSCAPE - OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$130.00	\$7,251.99	\$7,381.99

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Operating

1/1/2024 - 7/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	YTD
6500 - REPAIRS & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$30.00	\$289.01	\$0.00	\$50.00	\$369.01
6505 - REPAIRS & MAINTENANCE: BUILDINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00	\$180.00	\$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	\$9,571.01
6526 - REPAIRS & MAINTENANCE: GUTTERS	\$0.00	\$0.00	\$0.00	\$2,400.00	\$2,500.00	\$0.00	\$590.00	\$5,490.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120.00	\$120.00
6585 - REPAIRS & MAINTENANCE: ROOF REPAIRS	\$517.70	\$225.00	\$4,969.50	\$1,800.00	\$0.00	\$12,988.03	\$300.33	\$20,800.56
6600 - SNOW REMOVAL	\$5,345.00	\$9,770.00	\$4,305.00	\$0.00	\$0.00	\$3,095.00	\$0.00	\$22,515.00
6680 - SUPPLIES	\$0.00	\$0.00	\$0.00	\$135.32	\$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	\$950.00
<u>Total COMMON AREA</u>	<u>\$5,862.70</u>	<u>\$10,745.00</u>	<u>\$9,374.50</u>	<u>\$11,045.55</u>	<u>\$15,761.52</u>	<u>\$28,704.04</u>	<u>\$15,848.81</u>	<u>\$97,342.12</u>
<u>UTILITIES</u>								
7100 - ELECTRICITY	\$428.05	\$424.35	\$448.34	\$481.93	\$483.20	\$483.10	\$484.52	\$3,233.49
7550 - TRASH/SANITATION	\$781.39	\$679.15	\$979.15	\$849.15	\$721.09	\$704.57	\$720.30	\$5,434.80
7900 - WATER/SEWER	\$19.70	\$41.94	\$41.94	\$41.94	\$0.00	\$16.64	\$33.28	\$195.44
<u>Total UTILITIES</u>	<u>\$1,229.14</u>	<u>\$1,145.44</u>	<u>\$1,469.43</u>	<u>\$1,373.02</u>	<u>\$1,204.29</u>	<u>\$1,204.31</u>	<u>\$1,238.10</u>	<u>\$8,863.73</u>
<u>TAXES/OTHER EXPENSES</u>								
8200 - COMMUNITY PATROL	\$237.92	\$288.57	\$230.00	\$0.00	\$115.00	\$115.00	\$115.00	\$1,101.49
8250 - CONTINGENCY	\$0.00	\$0.00	\$561.85	\$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
8850 - TAXES - STATE	\$0.00	\$0.00	\$140.00	\$0.00	\$0.00	\$0.00	(\$140.00)	\$0.00
<u>Total TAXES/OTHER EXPENSES</u>	<u>\$237.92</u>	<u>\$288.57</u>	<u>\$931.85</u>	<u>\$1,115.00</u>	<u>\$115.00</u>	<u>\$115.00</u>	<u>(\$1,140.00)</u>	<u>\$1,663.34</u>
<i>Total Expense</i>	\$10,246.60	\$17,831.72	\$16,934.28	\$16,231.09	\$22,220.77	\$33,163.88	\$18,523.37	\$135,151.71
Operating Net Income	<u>\$28,333.80</u>	<u>\$21,363.68</u>	<u>\$21,818.46</u>	<u>\$22,282.63</u>	<u>\$17,253.58</u>	<u>\$6,022.50</u>	<u>\$20,446.22</u>	<u>\$137,520.87</u>

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Reserve

1/1/2024 - 7/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 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	\$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	\$10,586.82
<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	\$15,386.82
 <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	\$94,360.00
<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	\$94,360.00
 <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	\$109,746.82
 Reserve Expense								
<u>COMMON AREA</u>								
9100 - CARPENTRY - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,992.92	\$0.00	\$7,992.92
9150 - DECK REPLACEMENT - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$99,674.18	\$0.00	\$99,674.18
9400 - PAINTING - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$89,845.00	\$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	\$68,910.73
<u>Total COMMON AREA</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$111,809.26	\$154,613.57	\$0.00	\$266,422.83
 <i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$111,809.26	\$154,613.57	\$0.00	\$266,422.83
 Reserve Net Income	\$14,969.59	\$14,924.91	\$15,070.22	\$15,092.34	(\$94,239.61)	(\$138,845.60)	\$16,352.14	(\$156,676.01)