

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
BALANCE SHEET
6/30/2024

	Operating	Reserve	Total
Assets			
CASH			
1010 - ALLIANCE BANK OPERATING CHECKING-6822	\$36,994.96		\$36,994.96
1015 - ALLIANCE BANK OPERATING MM-3632	\$3.62		\$3.62
1016 - WESTERN ALLIANCE BANK OP ICS-2899	\$101,408.53		\$101,408.53
1050 - ALLIANCE BANK RESERVE MONEY MARKET-6947		\$17,380.46	\$17,380.46
1051 - WESTERN ALLIANCE BANK RES ICS-3241		\$332,471.04	\$332,471.04
1056 - ALLIANCE BANK RES CD - 7887(8/27/24)4.25%		\$27,329.62	\$27,329.62
1057 - ALLIANCE BANK RES CD - 4568(2/6/2025)4.50%		\$27,468.19	\$27,468.19
Total CASH	<u>\$138,407.11</u>	<u>\$404,649.31</u>	<u>\$543,056.42</u>
ACCOUNTS RECEIVABLE			
1200 - A/R ASSESSMENTS	\$9,502.00		\$9,502.00
1230 - A/R FINES	\$650.00		\$650.00
1240 - A/R LATE FEES/INTEREST	\$1,372.00		\$1,372.00
1250 - A/R COLLECTION FEES	\$680.00		\$680.00
1280 - A/R OTHER	\$683.21		\$683.21
Total ACCOUNTS RECEIVABLE	<u>\$12,887.21</u>	<u>\$0.00</u>	<u>\$12,887.21</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>\$241,139.32</u>	<u>\$314,804.31</u>	<u>\$555,943.63</u>

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
BALANCE SHEET
6/30/2024

	Operating	Reserve	Total
Liabilities & Equity			
LIABILITIES			
2100 - PREPAID OWNER ASSESSMENTS	\$26,796.24		\$26,796.24
2200 - ACCOUNTS PAYABLE	\$3,139.32		\$3,139.32
Total LIABILITIES	<u>\$29,935.56</u>	<u>\$0.00</u>	<u>\$29,935.56</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>\$117,074.65</u>	<u>(\$173,028.15)</u>	<u>(\$55,953.50)</u>
Liabilities and Equity Total	<u>\$241,139.32</u>	<u>\$314,804.31</u>	<u>\$555,943.63</u>

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

INCOME STATEMENT - Operating

6/1/2024 - 6/30/2024

	6/1/2024 - 6/30/2024			1/1/2024 - 6/30/2024				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	\$51,800.00	\$51,800.00	\$0.00	\$310,800.00	\$310,800.00	\$0.00	\$621,600.00	\$310,800.00
4330 - LATE FEES	\$210.00	\$0.00	\$210.00	\$1,095.80	\$0.00	\$1,095.80	\$0.00	(\$1,095.80)
4350 - LIEN/COLLECTION FEES	\$555.00	\$0.00	\$555.00	\$1,730.00	\$0.00	\$1,730.00	\$0.00	(\$1,730.00)
4600 - INTEREST INCOME	\$1.38	\$0.00	\$1.38	\$857.19	\$0.00	\$857.19	\$0.00	(\$857.19)
4800 - VIOLATION FINES	\$100.00	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$0.00	(\$100.00)
Total INCOME	\$52,666.38	\$51,800.00	\$866.38	\$314,582.99	\$310,800.00	\$3,782.99	\$621,600.00	\$307,017.01
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	(\$13,480.00)	(\$13,480.00)	\$0.00	(\$80,880.00)	(\$80,880.00)	\$0.00	(\$161,760.00)	(\$80,880.00)
Total TRANSFER BETWEEN FUNDS	(\$13,480.00)	(\$13,480.00)	\$0.00	(\$80,880.00)	(\$80,880.00)	\$0.00	(\$161,760.00)	(\$80,880.00)
Total Income	\$39,186.38	\$38,320.00	\$866.38	\$233,702.99	\$229,920.00	\$3,782.99	\$459,840.00	\$226,137.01
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	\$30.00	\$0.00	(\$30.00)	\$40.00	\$0.00	(\$40.00)	\$0.00	(\$40.00)
5400 - INSURANCE	\$0.00	\$900.00	\$900.00	\$5,079.05	\$5,400.00	\$320.95	\$10,800.00	\$5,720.95
5500 - LEGAL FEES	\$396.00	\$0.00	(\$396.00)	\$1,584.00	\$300.00	(\$1,284.00)	\$600.00	(\$984.00)
5530 - LIEN/COLLECTION COSTS	\$0.00	\$100.00	\$100.00	\$815.00	\$600.00	(\$215.00)	\$1,200.00	\$385.00
5600 - MANAGEMENT FEES	\$2,123.10	\$2,123.10	\$0.00	\$12,738.60	\$12,738.60	\$0.00	\$25,477.20	\$12,738.60
5650 - MEETINGS	\$100.00	\$0.00	(\$100.00)	\$100.00	\$0.00	(\$100.00)	\$0.00	(\$100.00)
5800 - OFFICE SUPPLIES	\$20.02	\$17.00	(\$3.02)	\$172.32	\$102.00	(\$70.32)	\$200.00	\$27.68
5810 - POSTAGE	\$94.71	\$125.00	\$30.29	\$706.94	\$750.00	\$43.06	\$1,500.00	\$793.06
5820 - PRINTING	\$376.70	\$292.00	(\$84.70)	\$2,395.15	\$1,752.00	(\$643.15)	\$3,500.00	\$1,104.85
Total ADMINISTRATIVE	\$3,140.53	\$3,557.10	\$416.57	\$24,706.06	\$22,417.60	(\$2,288.46)	\$44,052.20	\$19,346.14

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

INCOME STATEMENT - Operating

6/1/2024 - 6/30/2024

Accounts	6/1/2024 - 6/30/2024			1/1/2024 - 6/30/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>COMMON AREA</u>								
6080 - FIREWISE	\$7,916.00	\$0.00	(\$7,916.00)	\$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	\$2,500.00	\$5,000.00	\$2,500.00	\$10,000.00	\$15,000.00	\$5,000.00	\$40,000.00	\$30,000.00
6310 - LANDSCAPE SUPPLIES/LABOR	\$1,895.01	\$0.00	(\$1,895.01)	\$1,895.01	\$0.00	(\$1,895.01)	\$0.00	(\$1,895.01)
6330 - LANDSCAPE - OTHER	\$130.00	\$2,500.00	\$2,370.00	\$130.00	\$2,500.00	\$2,370.00	\$5,000.00	\$4,870.00
6500 - REPAIRS & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$319.01	\$0.00	(\$319.01)	\$0.00	(\$319.01)
6505 - REPAIRS & MAINTENANCE: BUILDINGS	\$180.00	\$0.00	(\$180.00)	\$240.00	\$0.00	(\$240.00)	\$0.00	(\$240.00)
6513 - REPAIRS & MAINTENANCE: DECK & RAILINGS	\$0.00	\$2,500.00	\$2,500.00	\$9,412.74	\$7,500.00	(\$1,912.74)	\$12,500.00	\$3,087.26
6523 - REPAIRS & MAINTENANCE: GARAGE DOORS	\$0.00	\$500.00	\$500.00	\$0.00	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00
6526 - REPAIRS & MAINTENANCE: GUTTERS	\$0.00	\$1,000.00	\$1,000.00	\$4,900.00	\$2,000.00	(\$2,900.00)	\$3,000.00	(\$1,900.00)
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$60.00	\$60.00	\$0.00	\$360.00	\$360.00	\$720.00	\$720.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$0.00	\$500.00	\$500.00	\$0.00	\$2,000.00	\$2,000.00	\$4,000.00	\$4,000.00
6585 - REPAIRS & MAINTENANCE: ROOF REPAIRS	\$12,988.03	\$1,000.00	(\$11,988.03)	\$20,500.23	\$6,000.00	(\$14,500.23)	\$12,000.00	(\$8,500.23)
6600 - SNOW REMOVAL	\$3,095.00	\$0.00	(\$3,095.00)	\$22,515.00	\$17,000.00	(\$5,515.00)	\$22,000.00	(\$515.00)
6680 - SUPPLIES	\$0.00	\$60.00	\$60.00	\$135.32	\$360.00	\$224.68	\$700.00	\$564.68
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$2,000.00	\$2,000.00	\$950.00	\$2,000.00	\$1,050.00	\$2,000.00	\$1,050.00
<u>Total COMMON AREA</u>	\$28,704.04	\$15,120.00	(\$13,584.04)	\$81,493.31	\$56,220.00	(\$25,273.31)	\$103,920.00	\$22,426.69
<u>UTILITIES</u>								
7100 - ELECTRICITY	\$483.10	\$450.00	(\$33.10)	\$2,748.97	\$2,700.00	(\$48.97)	\$5,400.00	\$2,651.03
7550 - TRASH/SANITATION	\$704.57	\$1,200.00	\$495.43	\$4,714.50	\$7,200.00	\$2,485.50	\$14,400.00	\$9,685.50
7900 - WATER/SEWER	\$16.64	\$0.00	(\$16.64)	\$162.16	\$0.00	(\$162.16)	\$0.00	(\$162.16)
<u>Total UTILITIES</u>	\$1,204.31	\$1,650.00	\$445.69	\$7,625.63	\$9,900.00	\$2,274.37	\$19,800.00	\$12,174.37
<u>TAXES/OTHER EXPENSES</u>								
8200 - COMMUNITY PATROL	\$115.00	\$30.00	(\$85.00)	\$986.49	\$180.00	(\$806.49)	\$360.00	(\$626.49)

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

INCOME STATEMENT - Operating

6/1/2024 - 6/30/2024

Accounts	6/1/2024 - 6/30/2024			1/1/2024 - 6/30/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
8250 - CONTINGENCY	\$0.00	\$400.00	\$400.00	\$561.85	\$2,400.00	\$1,838.15	\$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	\$0.00	\$0.00	\$0.00	\$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)
<u>Total TAXES/OTHER EXPENSES</u>	\$115.00	\$430.00	\$315.00	\$2,803.34	\$2,880.00	\$76.66	\$4,506.80	\$1,703.46
Total Expense	\$33,163.88	\$20,757.10	(\$12,406.78)	\$116,628.34	\$91,417.60	(\$25,210.74)	\$172,279.00	\$55,650.66
Operating Net Income	\$6,022.50	\$17,562.90	(\$11,540.40)	\$117,074.65	\$138,502.40	(\$21,427.75)	\$287,561.00	\$170,486.35

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

INCOME STATEMENT - Reserve

6/1/2024 - 6/30/2024

Accounts	6/1/2024 - 6/30/2024			1/1/2024 - 6/30/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
<u>INCOME</u>								
4510 - RESERVE CONTRIBUTION	\$800.00	\$0.00	\$800.00	\$3,200.00	\$0.00	\$3,200.00	\$0.00	(\$3,200.00)
4610 - INTEREST INCOME - RESERVES	\$1,487.97	\$0.00	\$1,487.97	\$9,314.68	\$0.00	\$9,314.68	\$0.00	(\$9,314.68)
<u>Total INCOME</u>	\$2,287.97	\$0.00	\$2,287.97	\$12,514.68	\$0.00	\$12,514.68	\$0.00	(\$12,514.68)
 <u>TRANSFER BETWEEN FUNDS</u>								
9000 - TRANSFER FROM OPERATING	\$13,480.00	\$13,480.00	\$0.00	\$80,880.00	\$80,880.00	\$0.00	\$161,760.00	\$80,880.00
<u>Total TRANSFER BETWEEN FUNDS</u>	\$13,480.00	\$13,480.00	\$0.00	\$80,880.00	\$80,880.00	\$0.00	\$161,760.00	\$80,880.00
 Total Reserve Income	\$15,767.97	\$13,480.00	\$2,287.97	\$93,394.68	\$80,880.00	\$12,514.68	\$161,760.00	\$68,365.32
 Reserve Expense								
<u>COMMON AREA</u>								
9100 - CARPENTRY - RESERVES	\$7,992.92	\$0.00	(\$7,992.92)	\$7,992.92	\$0.00	(\$7,992.92)	\$27,000.00	\$19,007.08
9150 - DECK REPLACEMENT - RESERVES	\$99,674.18	\$0.00	(\$99,674.18)	\$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	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
9600 - STREET REPAIR - RESERVES	\$0.00	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
9700 - CONCRETE REPAIR - RESERVES	\$46,946.47	\$50,000.00	\$3,053.53	\$68,910.73	\$50,000.00	(\$18,910.73)	\$50,000.00	(\$18,910.73)
<u>Total COMMON AREA</u>	\$154,613.57	\$90,000.00	(\$64,613.57)	\$266,422.83	\$205,561.00	(\$60,861.83)	\$322,561.00	\$56,138.17
 Total Reserve Expense	\$154,613.57	\$90,000.00	(\$64,613.57)	\$266,422.83	\$205,561.00	(\$60,861.83)	\$322,561.00	\$56,138.17
 Reserve Net Income	(\$138,845.60)	(\$76,520.00)	(\$62,325.60)	(\$173,028.15)	(\$124,681.00)	(\$48,347.15)	(\$160,801.00)	\$12,227.15

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Operating

1/1/2024 - 6/30/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 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	\$310,800.00
4330 - LATE FEES	\$126.60	\$235.00	\$227.40	\$0.00	\$296.80	\$210.00	\$1,095.80
4350 - LIEN/COLLECTION FEES	\$70.00	\$580.00	\$140.00	\$130.00	\$255.00	\$555.00	\$1,730.00
4600 - INTEREST INCOME	\$63.80	\$60.40	\$65.34	\$63.72	\$602.55	\$1.38	\$857.19
4800 - VIOLATION FINES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00
<u>Total INCOME</u>	\$52,060.40	\$52,675.40	\$52,232.74	\$51,993.72	\$52,954.35	\$52,666.38	\$314,582.99
<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)	(\$80,880.00)
<u>Total TRANSFER BETWEEN FUNDS</u>	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$80,880.00)
 <i>Total Income</i>	 \$38,580.40	 \$39,195.40	 \$38,752.74	 \$38,513.72	 \$39,474.35	 \$39,186.38	 \$233,702.99
 Expense							
<u>ADMINISTRATIVE</u>							
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$1,075.00	\$0.00	\$0.00	\$0.00	\$1,075.00
5250 - BANK CHARGES	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	\$30.00	\$40.00
5400 - INSURANCE	\$0.00	\$3,036.23	\$0.00	\$0.00	\$2,042.82	\$0.00	\$5,079.05
5500 - LEGAL FEES	\$0.00	\$0.00	\$1,188.00	\$0.00	\$0.00	\$396.00	\$1,584.00
5530 - LIEN/COLLECTION COSTS	\$35.00	\$0.00	\$225.00	\$70.00	\$485.00	\$0.00	\$815.00
5600 - MANAGEMENT FEES	\$2,123.10	\$2,123.10	\$2,123.10	\$2,123.10	\$2,123.10	\$2,123.10	\$12,738.60
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00
5800 - OFFICE SUPPLIES	\$43.50	\$10.20	\$82.40	\$9.60	\$6.60	\$20.02	\$172.32
5810 - POSTAGE	\$214.29	\$101.83	\$88.35	\$113.67	\$94.09	\$94.71	\$706.94
5820 - PRINTING	\$500.95	\$381.35	\$376.65	\$381.15	\$378.35	\$376.70	\$2,395.15
<u>Total ADMINISTRATIVE</u>	\$2,916.84	\$5,652.71	\$5,158.50	\$2,697.52	\$5,139.96	\$3,140.53	\$24,706.06

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Operating

1/1/2024 - 6/30/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	YTD
<u>COMMON AREA</u>							
6080 - FIREWISE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,916.00	\$7,916.00
6200 - JANITORIAL/CLEANING SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$2,580.00	\$0.00	\$2,580.00
6300 - LANDSCAPE MAINTENANCE	\$0.00	\$0.00	\$0.00	\$5,000.00	\$2,500.00	\$2,500.00	\$10,000.00
6310 - LANDSCAPE SUPPLIES/LABOR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,895.01	\$1,895.01
6330 - LANDSCAPE - OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$130.00	\$130.00
6500 - REPAIRS & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$30.00	\$289.01	\$0.00	\$319.01
6505 - REPAIRS & MAINTENANCE: BUILDINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00	\$180.00	\$240.00
6513 - REPAIRS & MAINTENANCE: DECK & RAILINGS	\$0.00	\$0.00	\$0.00	\$1,580.23	\$7,832.51	\$0.00	\$9,412.74
6526 - REPAIRS & MAINTENANCE: GUTTERS	\$0.00	\$0.00	\$0.00	\$2,400.00	\$2,500.00	\$0.00	\$4,900.00
6585 - REPAIRS & MAINTENANCE: ROOF REPAIRS	\$517.70	\$225.00	\$4,969.50	\$1,800.00	\$0.00	\$12,988.03	\$20,500.23
6600 - SNOW REMOVAL	\$5,345.00	\$9,770.00	\$4,305.00	\$0.00	\$0.00	\$3,095.00	\$22,515.00
6680 - SUPPLIES	\$0.00	\$0.00	\$0.00	\$135.32	\$0.00	\$0.00	\$135.32
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$750.00	\$100.00	\$100.00	\$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>\$81,493.31</u>
<u>UTILITIES</u>							
7100 - ELECTRICITY	\$428.05	\$424.35	\$448.34	\$481.93	\$483.20	\$483.10	\$2,748.97
7550 - TRASH/SANITATION	\$781.39	\$679.15	\$979.15	\$849.15	\$721.09	\$704.57	\$4,714.50
7900 - WATER/SEWER	\$19.70	\$41.94	\$41.94	\$41.94	\$0.00	\$16.64	\$162.16
<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>\$7,625.63</u>
<u>TAXES/OTHER EXPENSES</u>							
8200 - COMMUNITY PATROL	\$237.92	\$288.57	\$230.00	\$0.00	\$115.00	\$115.00	\$986.49

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Operating

1/1/2024 - 6/30/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	YTD
8250 - CONTINGENCY	\$0.00	\$0.00	\$561.85	\$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
8850 - TAXES - STATE	\$0.00	\$0.00	\$140.00	\$0.00	\$0.00	\$0.00	\$140.00
<u>Total TAXES/OTHER EXPENSES</u>	\$237.92	\$288.57	\$931.85	\$1,115.00	\$115.00	\$115.00	\$2,803.34
 <i>Total Expense</i>	 \$10,246.60	 \$17,831.72	 \$16,934.28	 \$16,231.09	 \$22,220.77	 \$33,163.88	 \$116,628.34
 Operating Net Income	 \$28,333.80	 \$21,363.68	 \$21,818.46	 \$22,282.63	 \$17,253.58	 \$6,022.50	 \$117,074.65

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Reserve

1/1/2024 - 6/30/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	YTD
Reserve Income							
<u>INCOME</u>							
4510 - RESERVE CONTRIBUTION	\$0.00	\$0.00	\$0.00	\$0.00	\$2,400.00	\$800.00	\$3,200.00
4610 - INTEREST INCOME - RESERVES	\$1,489.59	\$1,444.91	\$1,590.22	\$1,612.34	\$1,689.65	\$1,487.97	\$9,314.68
<u>Total INCOME</u>	\$1,489.59	\$1,444.91	\$1,590.22	\$1,612.34	\$4,089.65	\$2,287.97	\$12,514.68
 <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	\$80,880.00
<u>Total TRANSFER BETWEEN FUNDS</u>	\$13,480.00	\$13,480.00	\$13,480.00	\$13,480.00	\$13,480.00	\$13,480.00	\$80,880.00
 <i>Total Reserve Income</i>	\$14,969.59	\$14,924.91	\$15,070.22	\$15,092.34	\$17,569.65	\$15,767.97	\$93,394.68
 Reserve Expense							
<u>COMMON AREA</u>							
9100 - CARPENTRY - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,992.92	\$7,992.92
9150 - DECK REPLACEMENT - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$99,674.18	\$99,674.18
9400 - PAINTING - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$89,845.00	\$0.00	\$89,845.00
9700 - CONCRETE REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$21,964.26	\$46,946.47	\$68,910.73
<u>Total COMMON AREA</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$111,809.26	\$154,613.57	\$266,422.83
 <i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$111,809.26	\$154,613.57	\$266,422.83
 Reserve Net Income	\$14,969.59	\$14,924.91	\$15,070.22	\$15,092.34	(\$94,239.61)	(\$138,845.60)	(\$173,028.15)