

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
BALANCE SHEET
3/31/2024

Assets	Operating	Reserve	Total
CASH			
1010 - ALLIANCE BANK OPERATING CHECKING-6822	\$169,168.19		\$169,168.19
1015 - ALLIANCE BANK OPERATING MM-3632	\$3.62		\$3.62
1016 - WESTERN ALLIANCE BANK OP ICS-2899	\$20,748.61		\$20,748.61
1050 - ALLIANCE BANK RESERVE MONEY MARKET-6947		\$74,555.12	\$74,555.12
1051 - WESTERN ALLIANCE BANK RES ICS-3241		\$404,030.98	\$404,030.98
1056 - ALLIANCE BANK RES CD - 7887(8/27/24)4.25%		\$27,045.14	\$27,045.14
1057 - ALLIANCE BANK RES CD - 4568(2/6/2025)4.50%		\$27,165.94	\$27,165.94
Total CASH	<u>\$189,920.42</u>	<u>\$532,797.18</u>	<u>\$722,717.60</u>
ACCOUNTS RECEIVABLE			
1200 - A/R ASSESSMENTS	\$6,282.00		\$6,282.00
1230 - A/R FINES	\$550.00		\$550.00
1240 - A/R LATE FEES/INTEREST	\$1,087.80		\$1,087.80
1250 - A/R COLLECTION FEES	\$755.00		\$755.00
1280 - A/R OTHER	\$328.21		\$328.21
Total ACCOUNTS RECEIVABLE	<u>\$9,003.01</u>	<u>\$0.00</u>	<u>\$9,003.01</u>
Assets Total	<u>\$198,923.43</u>	<u>\$532,797.18</u>	<u>\$731,720.61</u>

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
BALANCE SHEET
3/31/2024

Liabilities & Equity	Operating	Reserve	Total
LIABILITIES			
2100 - PREPAID OWNER ASSESSMENTS	\$28,355.44		\$28,355.44
2200 - ACCOUNTS PAYABLE	\$4,922.94		\$4,922.94
Total LIABILITIES	<u>\$33,278.38</u>	<u>\$0.00</u>	<u>\$33,278.38</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>\$71,515.94</u>	<u>\$44,964.72</u>	<u>\$116,480.66</u>
Liabilities and Equity Total	<u>\$198,923.43</u>	<u>\$532,797.18</u>	<u>\$731,720.61</u>

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
INCOME STATEMENT - Operating

3/1/2024 - 3/31/2024

3/1/2024 - 3/31/20241/1/2024 - 3/31/2024

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
6523 - REPAIRS & MAINTENANCE: GARAGE DOORS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00
6526 - REPAIRS & MAINTENANCE: GUTTERS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$60.00	\$60.00	\$0.00	\$180.00	\$180.00	\$720.00	\$720.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$4,000.00	\$4,000.00
6585 - REPAIRS & MAINTENANCE: ROOF REPAIRS	\$4,969.50	\$1,000.00	(\$3,969.50)	\$5,712.20	\$3,000.00	(\$2,712.20)	\$12,000.00	\$6,287.80
6600 - SNOW REMOVAL	\$4,305.00	\$5,000.00	\$695.00	\$19,420.00	\$15,000.00	(\$4,420.00)	\$22,000.00	\$2,580.00
6680 - SUPPLIES	\$0.00	\$60.00	\$60.00	\$0.00	\$180.00	\$180.00	\$700.00	\$700.00
6800 - TREE REMOVAL & MAINTENANCE	\$100.00	\$0.00	(\$100.00)	\$850.00	\$0.00	(\$850.00)	\$2,000.00	\$1,150.00
Total COMMON AREA	\$9,374.50	\$6,620.00	(\$2,754.50)	\$25,982.20	\$18,860.00	(\$7,122.20)	\$103,920.00	\$77,937.80

UTILITIES

7100 - ELECTRICITY	\$448.34	\$450.00	\$1.66	\$1,300.74	\$1,350.00	\$49.26	\$5,400.00	\$4,099.26
7550 - TRASH/SANITATION	\$979.15	\$1,200.00	\$220.85	\$2,439.69	\$3,600.00	\$1,160.31	\$14,400.00	\$11,960.31
7900 - WATER/SEWER	\$41.94	\$0.00	(\$41.94)	\$103.58	\$0.00	(\$103.58)	\$0.00	(\$103.58)
Total UTILITIES	\$1,469.43	\$1,650.00	\$180.57	\$3,844.01	\$4,950.00	\$1,105.99	\$19,800.00	\$15,955.99

TAXES/OTHER EXPENSES

8200 - COMMUNITY PATROL	\$230.00	\$30.00	(\$200.00)	\$756.49	\$90.00	(\$666.49)	\$360.00	(\$396.49)
8250 - CONTINGENCY	\$561.85	\$400.00	(\$161.85)	\$561.85	\$1,200.00	\$638.15	\$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	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$250.00	\$250.00
8850 - TAXES - STATE	\$140.00	\$50.00	(\$90.00)	\$140.00	\$50.00	(\$90.00)	\$50.00	(\$90.00)
Total TAXES/OTHER EXPENSES	\$931.85	\$730.00	(\$201.85)	\$1,458.34	\$1,590.00	\$131.66	\$4,506.80	\$3,048.46

Total Expense \$16,934.28 \$13,332.10 (\$3,602.18) \$45,012.60 \$36,996.30 (\$8,016.30) \$172,279.00 \$127,266.40

Operating Net Income \$21,818.46 \$24,987.90 (\$3,169.44) \$71,515.94 \$77,963.70 (\$6,447.76) \$287,561.00 \$216,045.06

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
INCOME STATEMENT - Reserve
3/1/2024 - 3/31/2024

Accounts	3/1/2024 - 3/31/2024		1/1/2024 - 3/31/2024		Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance
Reserve Income						
INCOME						
4610 - INTEREST INCOME - RESERVES	\$1,590.22	\$0.00	\$1,590.22	\$4,524.72	\$0.00	\$4,524.72
Total INCOME	\$1,590.22	\$0.00	\$1,590.22	\$4,524.72	\$0.00	(\$4,524.72)
TRANSFER BETWEEN FUNDS						
9000 - TRANSFER FROM OPERATING	\$13,480.00	\$13,480.00	\$0.00	\$40,440.00	\$40,440.00	\$161,760.00
Total TRANSFER BETWEEN FUNDS	\$13,480.00	\$13,480.00	\$0.00	\$40,440.00	\$161,760.00	\$121,320.00
Total Reserve Income	\$15,070.22	\$13,480.00	\$1,590.22	\$44,964.72	\$40,440.00	\$116,795.28
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	\$35,000.00	\$35,000.00	\$0.00	\$35,000.00	\$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	\$35,000.00	\$35,000.00	\$0.00	\$35,000.00	\$322,561.00
Total Reserve Expense	\$0.00	\$35,000.00	\$35,000.00	\$0.00	\$35,000.00	\$322,561.00
Reserve Net Income	\$15,070.22	(\$21,520.00)	\$36,590.22	\$44,964.72	\$5,440.00	(\$205,765.72)

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Operating

1/1/2024 - 3/31/2024

	Jan 2024	Feb 2024	Mar 2024	Total
Income				
<u>INCOME</u>				
4100 - HOMEOWNER ASSESSMENTS	\$51,800.00	\$51,800.00	\$51,800.00	\$155,400.00
4330 - LATE FEES	\$126.60	\$235.00	\$227.40	\$589.00
4350 - LIEN/COLLECTION FEES	\$70.00	\$580.00	\$140.00	\$790.00
4600 - INTEREST INCOME	\$63.80	\$60.40	\$65.34	\$189.54
<u>Total INCOME</u>	\$52,060.40	\$52,675.40	\$52,232.74	\$156,968.54
<u>TRANSFER BETWEEN FUNDS</u>				
8900 - TRANSFER TO RESERVES	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$40,440.00)
<u>Total TRANSFER BETWEEN FUNDS</u>	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$40,440.00)
<i>Total Income</i>	\$38,580.40	\$39,195.40	\$38,752.74	\$116,528.54
Expense				
<u>ADMINISTRATIVE</u>				
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$1,075.00	\$1,075.00
5400 - INSURANCE	\$0.00	\$3,036.23	\$0.00	\$3,036.23
5500 - LEGAL FEES	\$0.00	\$0.00	\$1,188.00	\$1,188.00
5530 - LIEN/COLLECTION COSTS	\$35.00	\$0.00	\$225.00	\$260.00
5600 - MANAGEMENT FEES	\$2,123.10	\$2,123.10	\$2,123.10	\$6,369.30
5800 - OFFICE SUPPLIES	\$43.50	\$10.20	\$82.40	\$136.10
5810 - POSTAGE	\$214.29	\$101.83	\$88.35	\$404.47
5820 - PRINTING	\$500.95	\$381.35	\$376.65	\$1,258.95
<u>Total ADMINISTRATIVE</u>	\$2,916.84	\$5,652.71	\$5,158.50	\$13,728.05
<u>COMMON AREA</u>				
6585 - REPAIRS & MAINTENANCE: ROOF REPAIRS	\$517.70	\$225.00	\$4,969.50	\$5,712.20
6600 - SNOW REMOVAL	\$5,345.00	\$9,770.00	\$4,305.00	\$19,420.00

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Operating

1/1/2024 - 3/31/2024

	Jan 2024	Feb 2024	Mar 2024	Total
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$750.00	\$100.00	\$850.00
<u>Total COMMON AREA</u>	\$5,862.70	\$10,745.00	\$9,374.50	\$25,982.20
<u>UTILITIES</u>				
7100 - ELECTRICITY	\$428.05	\$424.35	\$448.34	\$1,300.74
7550 - TRASH/SANITATION	\$781.39	\$679.15	\$979.15	\$2,439.69
7900 - WATER/SEWER	\$19.70	\$41.94	\$41.94	\$103.58
<u>Total UTILITIES</u>	\$1,229.14	\$1,145.44	\$1,469.43	\$3,844.01
<u>TAXES/OTHER EXPENSES</u>				
8200 - COMMUNITY PATROL	\$237.92	\$288.57	\$230.00	\$756.49
8250 - CONTINGENCY	\$0.00	\$0.00	\$561.85	\$561.85
8850 - TAXES - STATE	\$0.00	\$0.00	\$140.00	\$140.00
<u>Total TAXES/OTHER EXPENSES</u>	\$237.92	\$288.57	\$931.85	\$1,458.34
<i>Total Expense</i>	\$10,246.60	\$17,831.72	\$16,934.28	\$45,012.60
<i>Operating Net Income</i>	\$28,333.80	\$21,363.68	\$21,818.46	\$71,515.94

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
Income Statement - Reserve
1/1/2024 - 3/31/2024

	Jan 2024	Feb 2024	Mar 2024	Total
Reserve Income				
<u>INCOME</u>				
4610 - INTEREST INCOME - RESERVES	\$1,489.59	\$1,444.91	\$1,590.22	\$4,524.72
<u>Total INCOME</u>	\$1,489.59	\$1,444.91	\$1,590.22	\$4,524.72
TRANSFER BETWEEN FUNDS				
9000 - TRANSFER FROM OPERATING	\$13,480.00	\$13,480.00	\$13,480.00	\$40,440.00
<u>Total TRANSFER BETWEEN FUNDS</u>	\$13,480.00	\$13,480.00	\$13,480.00	\$40,440.00
<i>Total Reserve Income</i>	\$14,969.59	\$14,924.91	\$15,070.22	\$44,964.72
Reserve Expense				
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Net Income	\$14,969.59	\$14,924.91	\$15,070.22	\$44,964.72