

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

BALANCE SHEET

5/31/2024

Assets	Operating	Reserve	Total
CASH			
1010 - ALLIANCE BANK OPERATING CHECKING-6822	\$35,685.45		\$35,685.45
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		\$82,494.44	\$82,494.44
1051 - WESTERN ALLIANCE BANK RES ICS-3241		\$406,401.07	\$406,401.07
1056 - ALLIANCE BANK RES CD - 7887(8/27/24)4.25%		\$27,233.43	\$27,233.43
1057 - ALLIANCE BANK RES CD - 4568(2/6/2025)4.50%		\$27,365.97	\$27,365.97
Total CASH	<u>\$137,097.60</u>	<u>\$543,494.91</u>	<u>\$680,592.51</u>
ACCOUNTS RECEIVABLE			
1200 - A/R ASSESSMENTS	\$9,294.00		\$9,294.00
1230 - A/R FINES	\$550.00		\$550.00
1240 - A/R LATE FEES/INTEREST	\$1,279.60		\$1,279.60
1250 - A/R COLLECTION FEES	\$800.00		\$800.00
1280 - A/R OTHER	\$393.21		\$393.21
Total ACCOUNTS RECEIVABLE	<u>\$12,316.81</u>	<u>\$0.00</u>	<u>\$12,316.81</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>\$239,259.41</u>	<u>\$453,649.91</u>	<u>\$692,909.32</u>

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
BALANCE SHEET
5/31/2024

	Operating	Reserve	Total
Liabilities & Equity			
LIABILITIES			
2100 - PREPAID OWNER ASSESSMENTS	\$31,254.24		\$31,254.24
2200 - ACCOUNTS PAYABLE	\$2,823.91		\$2,823.91
Total LIABILITIES	<u>\$34,078.15</u>	<u>\$0.00</u>	<u>\$34,078.15</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>\$111,052.15</u>	<u>(\$34,182.55)</u>	<u>\$76,869.60</u>
Liabilities and Equity Total	<u>\$239,259.41</u>	<u>\$453,649.91</u>	<u>\$692,909.32</u>

5/1/2024 - 5/31/2024	1/1/2024 - 5/31/2024
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COMMON AREA
6200 - JANITORIAL/CLEANING SERVICES
6300 - LANDSCAPE MAINTENANCE
6330 - LANDSCAPE - OTHER

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
INCOME STATEMENT - Operating
5/1/2024 - 5/31/2024

Accounts	5/1/2024 - 5/31/2024		1/1/2024 - 5/31/2024		Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual								
6500 - REPAIRS & MAINTENANCE	\$289.01	\$0.00	(\$289.01)	\$319.01	\$0.00	(\$319.01)	\$0.00	(\$319.01)	\$0.00		\$0.00	(\$319.01)
6505 - REPAIRS & MAINTENANCE: BUILDINGS	\$60.00	\$0.00	(\$60.00)	\$60.00	\$0.00	(\$60.00)	\$0.00	(\$60.00)	\$0.00		\$0.00	(\$60.00)
6513 - REPAIRS & MAINTENANCE: DECK & RAILINGS	\$7,832.51	\$2,500.00	(\$5,332.51)	\$9,412.74	\$5,000.00	(\$4,412.74)	\$5,000.00	(\$4,412.74)	\$12,500.00		\$12,500.00	\$3,087.26
6523 - REPAIRS & MAINTENANCE: GARAGE DOORS	\$0.00	\$500.00	\$500.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00		\$2,000.00	\$2,000.00
6526 - REPAIRS & MAINTENANCE: GUTTERS	\$2,500.00	\$500.00	(\$2,000.00)	\$4,900.00	\$1,000.00	(\$3,900.00)	\$1,000.00	(\$3,900.00)	\$3,000.00		\$3,000.00	(\$1,900.00)
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$60.00	\$60.00	\$0.00	\$300.00	\$300.00	\$300.00	\$300.00	\$720.00		\$720.00	\$720.00
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$0.00	\$500.00	\$500.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$4,000.00		\$4,000.00	\$4,000.00
6585 - REPAIRS & MAINTENANCE: ROOF REPAIRS	\$0.00	\$1,000.00	\$1,000.00	\$7,512.20	\$5,000.00	(\$2,512.20)	\$5,000.00	(\$2,512.20)	\$12,000.00		\$12,000.00	\$4,487.80
6600 - SNOW REMOVAL	\$0.00	\$0.00	\$0.00	\$19,420.00	\$17,000.00	(\$2,420.00)	\$17,000.00	(\$2,420.00)	\$22,000.00		\$22,000.00	\$2,580.00
6680 - SUPPLIES	\$0.00	\$60.00	\$60.00	\$135.32	\$300.00	\$164.68	\$300.00	\$164.68	\$700.00		\$700.00	\$564.68
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$950.00	\$0.00	(\$950.00)	\$0.00	(\$950.00)	\$2,000.00		\$2,000.00	\$1,050.00
Total COMMON AREA	\$15,761.52	\$10,120.00	(\$5,641.52)	\$52,789.27	\$41,100.00	(\$11,689.27)	\$41,100.00	(\$11,689.27)	\$103,920.00		\$103,920.00	\$51,130.73
<u>UTILITIES</u>												
7100 - ELECTRICITY	\$483.20	\$450.00	(\$33.20)	\$2,265.87	\$2,250.00	(\$15.87)	\$2,250.00	(\$15.87)	\$5,400.00		\$5,400.00	\$3,134.13
7550 - TRASH/SANITATION	\$721.09	\$1,200.00	\$478.91	\$4,009.93	\$6,000.00	\$1,990.07	\$6,000.00	\$1,990.07	\$14,400.00		\$14,400.00	\$10,390.07
7900 - WATER/SEWER	\$0.00	\$0.00	\$0.00	\$145.52	\$0.00	(\$145.52)	\$0.00	(\$145.52)	\$0.00		\$0.00	(\$145.52)
Total UTILITIES	\$1,204.29	\$1,650.00	\$445.71	\$6,421.32	\$8,250.00	\$1,828.68	\$8,250.00	\$1,828.68	\$19,800.00		\$19,800.00	\$13,378.68
<u>TAXES/OTHER EXPENSES</u>												
8200 - COMMUNITY PATROL	\$1115.00	\$30.00	(\$85.00)	\$871.49	\$150.00	(\$721.49)	\$150.00	(\$721.49)	\$360.00		\$360.00	(\$511.49)
8250 - CONTINGENCY	\$0.00	\$400.00	\$400.00	\$561.85	\$2,000.00	\$1,438.15	\$2,000.00	\$1,438.15	\$3,786.80		\$3,786.80	\$3,224.95
8280 - CORPORATION COMMISSION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00		\$60.00	\$60.00
8800 - TAXES - FEDERAL	\$0.00	\$0.00	\$0.00	\$1,115.00	\$250.00	(\$865.00)	\$250.00	(\$865.00)	\$250.00		\$250.00	(\$865.00)
8850 - TAXES - STATE	\$0.00	\$0.00	\$0.00	\$140.00	\$50.00	(\$90.00)	\$50.00	(\$90.00)	\$50.00		\$50.00	(\$90.00)
Total TAXES/OTHER EXPENSES	\$1115.00	\$430.00	\$315.00	\$2,688.34	\$2,450.00	(\$238.34)	\$2,450.00	(\$238.34)	\$4,506.80		\$4,506.80	\$1,818.46
Total Expense	\$22,220.77	\$15,757.10	(\$6,463.67)	\$83,464.46	\$70,660.50	(\$12,803.96)	\$70,660.50	(\$12,803.96)	\$172,279.00		\$172,279.00	\$88,814.54
Operating Net Income	\$17,253.58	\$22,562.90	(\$5,309.32)	\$111,052.15	\$120,939.50	(\$9,887.35)	\$120,939.50	(\$9,887.35)	\$287,561.00		\$287,561.00	\$176,508.85

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

INCOME STATEMENT - Reserve

5/1/2024 - 5/31/2024

5/1/2024 - 5/31/2024

1/1/2024 - 5/31/2024

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Reserve Income								
<u>INCOME</u>								
4510 - RESERVE CONTRIBUTION	\$2,400.00	\$0.00	\$2,400.00	\$2,400.00	\$0.00	\$2,400.00	\$0.00	(\$2,400.00)
4610 - INTEREST INCOME - RESERVES	\$1,689.65	\$0.00	\$1,689.65	\$7,826.71	\$0.00	\$7,826.71	\$0.00	(\$7,826.71)
<u>Total INCOME</u>	<u>\$4,089.65</u>	<u>\$0.00</u>	<u>\$4,089.65</u>	<u>\$10,226.71</u>	<u>\$0.00</u>	<u>\$10,226.71</u>	<u>\$0.00</u>	<u>(\$10,226.71)</u>
TRANSFER BETWEEN FUNDS								
9000 - TRANSFER FROM OPERATING	\$13,480.00	\$13,480.00	\$0.00	\$67,400.00	\$67,400.00	\$0.00	\$161,760.00	\$94,360.00
<u>Total TRANSFER BETWEEN FUNDS</u>	<u>\$13,480.00</u>	<u>\$13,480.00</u>	<u>\$0.00</u>	<u>\$67,400.00</u>	<u>\$67,400.00</u>	<u>\$0.00</u>	<u>\$161,760.00</u>	<u>\$94,360.00</u>
<u>Total Reserve Income</u>	<u>\$17,569.65</u>	<u>\$13,480.00</u>	<u>\$4,089.65</u>	<u>\$77,626.71</u>	<u>\$67,400.00</u>	<u>\$10,226.71</u>	<u>\$161,760.00</u>	<u>\$84,133.29</u>
Reserve Expense								
<u>COMMON AREA</u>								
9100 - CARPENTRY - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27,000.00	\$27,000.00
9150 - DECK REPLACEMENT - RESERVES	\$0.00	\$80,561.00	\$80,561.00	\$0.00	\$80,561.00	\$80,561.00	\$80,561.00	\$80,561.00
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

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

INCOME STATEMENT - Reserve

5/1/2024 - 5/31/2024

5/1/2024 - 5/31/2024

1/1/2024 - 5/31/2024

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
9400 - PAINTING - RESERVES	\$89,845.00	\$0.00	(\$89,845.00)	\$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	\$0.00	\$0.00	\$10,000.00	\$10,000.00
9600 - STREET REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00	\$30,000.00
9700 - CONCRETE REPAIR - RESERVES	\$21,964.26	\$0.00	(\$21,964.26)	\$21,964.26	\$0.00	(\$21,964.26)	\$50,000.00	\$28,035.74
Total COMMON AREA	\$111,809.26	\$80,561.00	(\$31,248.26)	\$111,809.26	\$115,561.00	\$3,751.74	\$322,561.00	\$210,751.74
Total Reserve Expense	\$111,809.26	\$80,561.00	(\$31,248.26)	\$111,809.26	\$115,561.00	\$3,751.74	\$322,561.00	\$210,751.74
Reserve Net Income	(\$94,239.61)	(\$67,081.00)	(\$27,158.61)	(\$34,182.55)	(\$48,161.00)	\$13,978.45	(\$160,801.00)	(\$126,618.45)

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
Income Statement - Operating

1/1/2024 - 5/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	YTD
Income						
<u>INCOME</u>						
4100 - HOMEOWNER ASSESSMENTS	\$51,800.00	\$51,800.00	\$51,800.00	\$51,800.00	\$51,800.00	\$259,000.00
4330 - LATE FEES	\$126.60	\$235.00	\$227.40	\$0.00	\$296.80	\$885.80
4350 - LIEN/COLLECTION FEES	\$70.00	\$580.00	\$140.00	\$130.00	\$255.00	\$1,175.00
4600 - INTEREST INCOME	\$63.80	\$60.40	\$65.34	\$63.72	\$602.55	\$855.81
<u>Total INCOME</u>	\$52,060.40	\$52,675.40	\$52,232.74	\$51,993.72	\$52,954.35	\$261,916.61
<u>TRANSFER BETWEEN FUNDS</u>						
8900 - TRANSFER TO RESERVES	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$67,400.00)
<u>Total TRANSFER BETWEEN FUNDS</u>	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$67,400.00)
<u>Total Income</u>	\$38,580.40	\$39,195.40	\$38,752.74	\$38,513.72	\$39,474.35	\$194,516.61
Expense						
<u>ADMINISTRATIVE</u>						
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$1,075.00	\$0.00	\$0.00	\$1,075.00
5250 - BANK CHARGES	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	\$10.00
5400 - INSURANCE	\$0.00	\$3,036.23	\$0.00	\$0.00	\$2,042.82	\$5,079.05
5500 - LEGAL FEES	\$0.00	\$0.00	\$1,188.00	\$0.00	\$0.00	\$1,188.00
5530 - LIEN/COLLECTION COSTS	\$35.00	\$0.00	\$225.00	\$70.00	\$485.00	\$815.00
5600 - MANAGEMENT FEES	\$2,123.10	\$2,123.10	\$2,123.10	\$2,123.10	\$2,123.10	\$10,615.50
5800 - OFFICE SUPPLIES	\$43.50	\$10.20	\$82.40	\$9.60	\$6.60	\$152.30
5810 - POSTAGE	\$214.29	\$101.83	\$88.35	\$113.67	\$94.09	\$612.23
5820 - PRINTING	\$500.95	\$381.35	\$376.65	\$381.15	\$378.35	\$2,018.45
<u>Total ADMINISTRATIVE</u>	\$2,916.84	\$5,652.71	\$5,158.50	\$2,697.52	\$5,139.96	\$21,565.53
<u>COMMON AREA</u>						
6200 - JANITORIAL/CLEANING SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$2,580.00	\$2,580.00
6300 - LANDSCAPE MAINTENANCE	\$0.00	\$0.00	\$0.00	\$5,000.00	\$2,500.00	\$7,500.00

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Operating

1/1/2024 - 5/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	YTD
6500 - REPAIRS & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$30.00	\$289.01	\$319.01
6505 - REPAIRS & MAINTENANCE: BUILDINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00	\$60.00
6513 - REPAIRS & MAINTENANCE: DECK & RAILINGS	\$0.00	\$0.00	\$0.00	\$1,580.23	\$7,832.51	\$9,412.74
6526 - REPAIRS & MAINTENANCE: GUTTERS	\$0.00	\$0.00	\$0.00	\$2,400.00	\$2,500.00	\$4,900.00
6585 - REPAIRS & MAINTENANCE: ROOF REPAIRS	\$517.70	\$225.00	\$4,969.50	\$1,800.00	\$0.00	\$7,512.20
6600 - SNOW REMOVAL	\$5,345.00	\$9,770.00	\$4,305.00	\$0.00	\$0.00	\$19,420.00
6680 - SUPPLIES	\$0.00	\$0.00	\$0.00	\$135.32	\$0.00	\$135.32
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$750.00	\$100.00	\$100.00	\$0.00	\$950.00
<u>Total COMMON AREA</u>	\$5,862.70	\$10,745.00	\$9,374.50	\$11,045.55	\$15,761.52	\$52,789.27
<u>UTILITIES</u>						
7100 - ELECTRICITY	\$428.05	\$424.35	\$448.34	\$481.93	\$483.20	\$2,265.87
7550 - TRASH/SANITATION	\$781.39	\$679.15	\$979.15	\$849.15	\$721.09	\$4,009.93
7900 - WATER/SEWER	\$19.70	\$41.94	\$41.94	\$41.94	\$0.00	\$145.52
<u>Total UTILITIES</u>	\$1,229.14	\$1,145.44	\$1,469.43	\$1,373.02	\$1,204.29	\$6,421.32
<u>TAXES/OTHER EXPENSES</u>						
8200 - COMMUNITY PATROL	\$237.92	\$288.57	\$230.00	\$0.00	\$115.00	\$871.49
8250 - CONTINGENCY	\$0.00	\$0.00	\$561.85	\$0.00	\$0.00	\$561.85
8800 - TAXES - FEDERAL	\$0.00	\$0.00	\$0.00	\$1,115.00	\$0.00	\$1,115.00
8850 - TAXES - STATE	\$0.00	\$0.00	\$140.00	\$0.00	\$0.00	\$140.00
<u>Total TAXES/OTHER EXPENSES</u>	\$237.92	\$288.57	\$931.85	\$1,115.00	\$115.00	\$2,688.34
<i>Total Expense</i>	\$10,246.60	\$17,831.72	\$16,934.28	\$16,231.09	\$22,220.77	\$83,464.46
Operating Net Income	\$28,333.80	\$21,363.68	\$21,818.46	\$22,282.63	\$17,253.58	\$111,052.15

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Reserve

1/1/2024 - 5/31/2024

Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	YTD
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Reserve Income					
<u>INCOME</u>					
4510 - RESERVE CONTRIBUTION	\$0.00	\$0.00	\$0.00	\$2,400.00	\$2,400.00
4610 - INTEREST INCOME - RESERVES	\$1,489.59	\$1,444.91	\$1,590.22	\$1,612.34	\$7,826.71
<u>Total INCOME</u>	\$1,489.59	\$1,444.91	\$1,590.22	\$4,089.65	\$10,226.71
<u>TRANSFER BETWEEN FUNDS</u>					
9000 - TRANSFER FROM OPERATING	\$13,480.00	\$13,480.00	\$13,480.00	\$13,480.00	\$67,400.00
<u>Total TRANSFER BETWEEN FUNDS</u>	\$13,480.00	\$13,480.00	\$13,480.00	\$13,480.00	\$67,400.00
<i>Total Reserve Income</i>	\$14,969.59	\$14,924.91	\$15,070.22	\$15,092.34	\$77,626.71
Reserve Expense					
<u>COMMON AREA</u>					
9400 - PAINTING - RESERVES	\$0.00	\$0.00	\$0.00	\$89,845.00	\$89,845.00
9700 - CONCRETE REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$21,964.26	\$21,964.26
Total COMMON AREA	\$0.00	\$0.00	\$0.00	\$111,809.26	\$111,809.26
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$111,809.26	\$111,809.26
Reserve Net Income	\$14,969.59	\$14,924.91	\$15,070.22	(\$94,239.61)	(\$34,182.55)