

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
BALANCE SHEET
10/31/2024

	Operating	Reserve	Total
Assets			
CASH			
1010 - ALLIANCE BANK OPERATING CHECKING-6822	\$111,703.29		\$111,703.29
1015 - ALLIANCE BANK OPERATING MM-3632	\$3.63		\$3.63
1016 - WESTERN ALLIANCE BANK OP ICS-2899	\$352,698.51		\$352,698.51
1017 - ALLIANCE OPERATING CDARS - 8269(5/1/2025)4.65%	\$817,349.15		\$817,349.15
1050 - ALLIANCE BANK RESERVE MONEY MARKET-6947		\$37,254.80	\$37,254.80
1051 - WESTERN ALLIANCE BANK RES ICS-3241		\$336,415.35	\$336,415.35
1056 - ALLIANCE BANK RES CD - 7887(2/27/2025)4.25%		\$27,712.01	\$27,712.01
1057 - ALLIANCE BANK RES CD - 4568(2/6/2025)4.50%		\$27,874.21	\$27,874.21
Total CASH	<u>\$1,281,754.58</u>	<u>\$429,256.37</u>	<u>\$1,711,010.95</u>
ACCOUNTS RECEIVABLE			
1200 - A/R ASSESSMENTS	\$2,306.00		\$2,306.00
1230 - A/R FINES	\$650.00		\$650.00
1240 - A/R LATE FEES/INTEREST	\$752.60		\$752.60
1250 - A/R COLLECTION FEES	\$565.00		\$565.00
1280 - A/R OTHER	\$233.21		\$233.21
Total ACCOUNTS RECEIVABLE	<u>\$4,506.81</u>	<u>\$0.00</u>	<u>\$4,506.81</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>\$1,376,106.39</u>	<u>\$339,411.37</u>	<u>\$1,715,517.76</u>

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
BALANCE SHEET
10/31/2024

	Operating	Reserve	Total
Liabilities & Equity			
LIABILITIES			
2100 - PREPAID OWNER ASSESSMENTS	\$19,994.24		\$19,994.24
2200 - ACCOUNTS PAYABLE	\$1,181.72		\$1,181.72
2250 - ACCRUED EXPENSES	\$948.33		\$948.33
2800 - INSURANCE CLAIM PAYABLE	\$1,067,247.37		\$1,067,247.37
Total LIABILITIES	<u>\$1,089,371.66</u>	<u>\$0.00</u>	<u>\$1,089,371.66</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>\$193,860.62</u>	<u>(\$148,421.09)</u>	<u>\$45,439.53</u>
Liabilities and Equity Total	<u>\$1,376,106.39</u>	<u>\$339,411.37</u>	<u>\$1,715,517.76</u>

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

INCOME STATEMENT - Operating

10/1/2024 - 10/31/2024

Accounts	10/1/2024 - 10/31/2024			1/1/2024 - 10/31/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	\$51,800.00	\$51,800.00	\$0.00	\$518,000.00	\$518,000.00	\$0.00	\$621,600.00	\$103,600.00
4330 - LATE FEES	\$105.00	\$0.00	\$105.00	\$1,550.80	\$0.00	\$1,550.80	\$0.00	(\$1,550.80)
4350 - LIEN/COLLECTION FEES	\$205.00	\$0.00	\$205.00	\$2,365.00	\$0.00	\$2,365.00	\$0.00	(\$2,365.00)
4600 - INTEREST INCOME	\$509.72	\$0.00	\$509.72	\$2,261.97	\$0.00	\$2,261.97	\$0.00	(\$2,261.97)
4800 - VIOLATION FINES	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00	(\$200.00)
Total INCOME	\$52,619.72	\$51,800.00	\$819.72	\$524,377.77	\$518,000.00	\$6,377.77	\$621,600.00	\$97,222.23
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	(\$13,480.00)	(\$13,480.00)	\$0.00	(\$134,800.00)	(\$134,800.00)	\$0.00	(\$161,760.00)	(\$26,960.00)
Total TRANSFER BETWEEN FUNDS	(\$13,480.00)	(\$13,480.00)	\$0.00	(\$134,800.00)	(\$134,800.00)	\$0.00	(\$161,760.00)	(\$26,960.00)
Total Income	\$39,139.72	\$38,320.00	\$819.72	\$389,577.77	\$383,200.00	\$6,377.77	\$459,840.00	\$70,262.23
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	\$9,076.69	\$9,000.00	(\$76.69)	\$10,800.00	\$1,723.31
5500 - LEGAL FEES	\$648.00	\$150.00	(\$498.00)	\$2,628.00	\$600.00	(\$2,028.00)	\$600.00	(\$2,028.00)
5530 - LIEN/COLLECTION COSTS	\$35.00	\$100.00	\$65.00	\$1,695.00	\$1,000.00	(\$695.00)	\$1,200.00	(\$495.00)
5600 - MANAGEMENT FEES	\$2,123.10	\$2,123.10	\$0.00	\$21,231.00	\$21,231.00	\$0.00	\$25,477.20	\$4,246.20
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	(\$100.00)	\$0.00	(\$100.00)
5800 - OFFICE SUPPLIES	\$3.90	\$17.00	\$13.10	\$342.82	\$170.00	(\$172.82)	\$200.00	(\$142.82)
5810 - POSTAGE	\$12.05	\$125.00	\$112.95	\$1,293.01	\$1,250.00	(\$43.01)	\$1,500.00	\$206.99
5820 - PRINTING	\$71.70	\$292.00	\$220.30	\$4,135.85	\$2,920.00	(\$1,215.85)	\$3,500.00	(\$635.85)
5900 - WEBSITE	\$0.00	\$0.00	\$0.00	\$170.19	\$0.00	(\$170.19)	\$0.00	(\$170.19)
Total ADMINISTRATIVE	\$2,893.75	\$3,707.10	\$813.35	\$41,787.56	\$36,946.00	(\$4,841.56)	\$44,052.20	\$2,264.64
COMMON AREA								
6080 - FIREWISE	\$5,500.00	\$0.00	(\$5,500.00)	\$21,466.00	\$0.00	(\$21,466.00)	\$0.00	(\$21,466.00)
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	\$5,300.00	\$5,000.00	(\$300.00)	\$30,340.00	\$35,000.00	\$4,660.00	\$40,000.00	\$9,660.00
6310 - LANDSCAPE SUPPLIES/LABOR	\$50.20	\$0.00	(\$50.20)	\$4,323.43	\$0.00	(\$4,323.43)	\$0.00	(\$4,323.43)
6330 - LANDSCAPE - OTHER	\$0.00	\$0.00	\$0.00	\$7,571.99	\$5,000.00	(\$2,571.99)	\$5,000.00	(\$2,571.99)

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

INCOME STATEMENT - Operating

10/1/2024 - 10/31/2024

Accounts	10/1/2024 - 10/31/2024			1/1/2024 - 10/31/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
6500 - REPAIRS & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$514.01	\$0.00	(\$514.01)	\$0.00	(\$514.01)
6505 - REPAIRS & MAINTENANCE: BUILDINGS	\$408.60	\$0.00	(\$408.60)	\$1,030.64	\$0.00	(\$1,030.64)	\$0.00	(\$1,030.64)
6513 - REPAIRS & MAINTENANCE: DECK & RAILINGS	\$829.43	\$0.00	(\$829.43)	\$11,184.66	\$12,500.00	\$1,315.34	\$12,500.00	\$1,315.34
6523 - REPAIRS & MAINTENANCE: GARAGE DOORS	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
6526 - REPAIRS & MAINTENANCE: GUTTERS	\$2,400.00	\$0.00	(\$2,400.00)	\$8,995.00	\$3,000.00	(\$5,995.00)	\$3,000.00	(\$5,995.00)
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$60.00	\$60.00	\$267.75	\$600.00	\$332.25	\$720.00	\$452.25
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$0.00	\$500.00	\$500.00	\$1,395.00	\$4,000.00	\$2,605.00	\$4,000.00	\$2,605.00
6575 - REPAIRS & MAINTENANCE: SIGNAGE	\$0.00	\$0.00	\$0.00	\$32.82	\$0.00	(\$32.82)	\$0.00	(\$32.82)
6585 - REPAIRS & MAINTENANCE: ROOF REPAIRS	\$0.00	\$1,000.00	\$1,000.00	\$22,360.56	\$10,000.00	(\$12,360.56)	\$12,000.00	(\$10,360.56)
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	\$155.32	\$600.00	\$444.68	\$700.00	\$544.68
6800 - TREE REMOVAL & MAINTENANCE	\$3,400.00	\$0.00	(\$3,400.00)	\$4,640.00	\$2,000.00	(\$2,640.00)	\$2,000.00	(\$2,640.00)
Total COMMON AREA	\$17,888.23	\$6,620.00	(\$11,268.23)	\$139,372.18	\$91,700.00	(\$47,672.18)	\$103,920.00	(\$35,452.18)
UTILITIES								
7100 - ELECTRICITY	\$483.52	\$450.00	(\$33.52)	\$4,680.77	\$4,500.00	(\$180.77)	\$5,400.00	\$719.23
7550 - TRASH/SANITATION	\$704.23	\$1,200.00	\$495.77	\$7,587.87	\$12,000.00	\$4,412.13	\$14,400.00	\$6,812.13
7900 - WATER/SEWER	\$14.10	\$0.00	(\$14.10)	\$241.59	\$0.00	(\$241.59)	\$0.00	(\$241.59)
Total UTILITIES	\$1,201.85	\$1,650.00	\$448.15	\$12,510.23	\$16,500.00	\$3,989.77	\$19,800.00	\$7,289.77
TAXES/OTHER EXPENSES								
8200 - COMMUNITY PATROL	\$115.00	\$30.00	(\$85.00)	\$1,446.49	\$300.00	(\$1,146.49)	\$360.00	(\$1,086.49)
8250 - CONTINGENCY	\$0.00	\$186.80	\$186.80	\$561.85	\$3,786.80	\$3,224.95	\$3,786.80	\$3,224.95
8280 - Annual Corporate & BOI Reporting	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00	\$60.00	\$60.00	\$60.00
8700 - SIGNS/FLAGS/BANNERS	\$0.00	\$0.00	\$0.00	\$34.58	\$0.00	(\$34.58)	\$0.00	(\$34.58)
8800 - TAXES - FEDERAL	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00	\$250.00	\$250.00
8840 - TAXES - PROPERTY	\$4.26	\$0.00	(\$4.26)	\$4.26	\$0.00	(\$4.26)	\$0.00	(\$4.26)
8850 - TAXES - STATE	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$50.00	\$50.00
Total TAXES/OTHER EXPENSES	\$119.26	\$216.80	\$97.54	\$2,047.18	\$4,446.80	\$2,399.62	\$4,506.80	\$2,459.62
Total Expense	\$22,103.09	\$12,193.90	(\$9,909.19)	\$195,717.15	\$149,592.80	(\$46,124.35)	\$172,279.00	(\$23,438.15)
Operating Net Income	\$17,036.63	\$26,126.10	(\$9,089.47)	\$193,860.62	\$233,607.20	(\$39,746.58)	\$287,561.00	\$93,700.38

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

INCOME STATEMENT - Reserve

10/1/2024 - 10/31/2024

Accounts	10/1/2024 - 10/31/2024			1/1/2024 - 10/31/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
<u>INCOME</u>								
4510 - RESERVE CONTRIBUTION	\$0.00	\$0.00	\$0.00	\$4,800.00	\$0.00	\$4,800.00	\$0.00	(\$4,800.00)
4610 - INTEREST INCOME - RESERVES	\$1,307.78	\$0.00	\$1,307.78	\$14,506.42	\$0.00	\$14,506.42	\$0.00	(\$14,506.42)
<u>Total INCOME</u>	\$1,307.78	\$0.00	\$1,307.78	\$19,306.42	\$0.00	\$19,306.42	\$0.00	(\$19,306.42)
 <u>TRANSFER BETWEEN FUNDS</u>								
9000 - TRANSFER FROM OPERATING	\$13,480.00	\$13,480.00	\$0.00	\$134,800.00	\$134,800.00	\$0.00	\$161,760.00	\$26,960.00
<u>Total TRANSFER BETWEEN FUNDS</u>	\$13,480.00	\$13,480.00	\$0.00	\$134,800.00	\$134,800.00	\$0.00	\$161,760.00	\$26,960.00
 Total Reserve Income	\$14,787.78	\$13,480.00	\$1,307.78	\$154,106.42	\$134,800.00	\$19,306.42	\$161,760.00	\$7,653.58
 Reserve Expense								
<u>COMMON AREA</u>								
9100 - CARPENTRY - RESERVES	\$0.00	\$0.00	\$0.00	\$23,978.76	\$27,000.00	\$3,021.24	\$27,000.00	\$3,021.24
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	\$15,346.34	\$35,000.00	\$19,653.66	\$35,000.00	\$19,653.66
9400 - PAINTING - RESERVES	\$0.00	\$0.00	\$0.00	\$89,845.00	\$90,000.00	\$155.00	\$90,000.00	\$155.00
9425 - PLUMBING REPAIR - RESERVES	\$4,772.50	\$0.00	(\$4,772.50)	\$4,772.50	\$0.00	(\$4,772.50)	\$0.00	(\$4,772.50)
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>	\$4,772.50	\$0.00	(\$4,772.50)	\$302,527.51	\$322,561.00	\$20,033.49	\$322,561.00	\$20,033.49
 Total Reserve Expense	\$4,772.50	\$0.00	(\$4,772.50)	\$302,527.51	\$322,561.00	\$20,033.49	\$322,561.00	\$20,033.49
 Reserve Net Income	\$10,015.28	\$13,480.00	(\$3,464.72)	(\$148,421.09)	(\$187,761.00)	\$39,339.91	(\$160,801.00)	(\$12,379.91)

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Operating

1/1/2024 - 10/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 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	\$51,800.00	\$51,800.00	\$51,800.00	\$518,000.00
4330 - LATE FEES	\$126.60	\$235.00	\$227.40	\$0.00	\$296.80	\$210.00	\$140.00	\$105.00	\$105.00	\$105.00	\$1,550.80
4350 - LIEN/COLLECTION FEES	\$70.00	\$580.00	\$140.00	\$130.00	\$255.00	\$555.00	\$215.00	\$100.00	\$115.00	\$205.00	\$2,365.00
4600 - INTEREST INCOME	\$63.80	\$60.40	\$65.34	\$63.72	\$602.55	\$1.38	\$294.59	\$304.52	\$295.95	\$509.72	\$2,261.97
4800 - VIOLATION FINES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$100.00	\$0.00	\$200.00
<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>\$52,309.52</u>	<u>\$52,415.95</u>	<u>\$52,619.72</u>	<u>\$524,377.77</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)	(\$13,480.00)	(\$13,480.00)	(\$13,480.00)	(\$134,800.00)
<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>(\$13,480.00)</u>	<u>(\$13,480.00)</u>	<u>(\$13,480.00)</u>	<u>(\$134,800.00)</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	\$38,829.52	\$38,935.95	\$39,139.72	\$389,577.77
Expense											
<u>ADMINISTRATIVE</u>											
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$1,075.00	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$0.00	\$40.00
5400 - INSURANCE	\$0.00	\$3,036.23	\$0.00	\$0.00	\$2,042.82	\$0.00	\$0.00	\$0.00	\$3,997.64	\$0.00	\$9,076.69
5500 - LEGAL FEES	\$0.00	\$0.00	\$1,188.00	\$0.00	\$0.00	\$396.00	\$0.00	\$0.00	\$396.00	\$648.00	\$2,628.00
5530 - LIEN/COLLECTION COSTS	\$35.00	\$0.00	\$225.00	\$70.00	\$485.00	\$0.00	\$195.00	\$225.00	\$425.00	\$35.00	\$1,695.00
5600 - MANAGEMENT FEES	\$2,123.10	\$2,123.10	\$2,123.10	\$2,123.10	\$2,123.10	\$2,123.10	\$2,123.10	\$2,123.10	\$2,123.10	\$2,123.10	\$21,231.00
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00
5800 - OFFICE SUPPLIES	\$43.50	\$10.20	\$82.40	\$9.60	\$6.60	\$20.02	\$49.80	\$106.60	\$10.20	\$3.90	\$342.82
5810 - POSTAGE	\$214.29	\$101.83	\$88.35	\$113.67	\$94.09	\$94.71	\$110.56	\$372.75	\$90.71	\$12.05	\$1,293.01
5820 - PRINTING	\$500.95	\$381.35	\$376.65	\$381.15	\$378.35	\$376.70	\$98.00	\$1,132.70	\$438.30	\$71.70	\$4,135.85
5900 - WEBSITE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$170.19	\$0.00	\$170.19
<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>\$3,960.15</u>	<u>\$7,651.14</u>	<u>\$2,893.75</u>	<u>\$41,787.56</u>
<u>COMMON AREA</u>											
6080 - FIREWISE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,916.00	\$0.00	\$1,250.00	\$6,800.00	\$5,500.00	\$21,466.00
6200 - JANITORIAL/CLEANING SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$2,580.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,580.00

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Operating

1/1/2024 - 10/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	YTD
6300 - LANDSCAPE MAINTENANCE	\$0.00	\$0.00	\$0.00	\$5,000.00	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00	\$5,040.00	\$5,300.00	\$30,340.00
6310 - LANDSCAPE SUPPLIES/LABOR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,895.01	\$2,378.22	\$0.00	\$0.00	\$50.20	\$4,323.43
6330 - LANDSCAPE - OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$130.00	\$7,251.99	\$0.00	\$190.00	\$0.00	\$7,571.99
6500 - REPAIRS & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$30.00	\$289.01	\$0.00	\$50.00	\$145.00	\$0.00	\$0.00	\$514.01
6505 - REPAIRS & MAINTENANCE: BUILDINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00	\$180.00	\$0.00	\$0.00	\$382.04	\$408.60	\$1,030.64
6513 - REPAIRS & MAINTENANCE: DECK & RAILINGS	\$0.00	\$0.00	\$0.00	\$1,580.23	\$7,832.51	\$0.00	\$158.27	\$0.00	\$784.22	\$829.43	\$11,184.66
6526 - REPAIRS & MAINTENANCE: GUTTERS	\$0.00	\$0.00	\$0.00	\$2,400.00	\$2,500.00	\$0.00	\$590.00	\$75.00	\$1,030.00	\$2,400.00	\$8,995.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120.00	\$147.75	\$0.00	\$0.00	\$267.75
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,395.00	\$0.00	\$1,395.00
6575 - REPAIRS & MAINTENANCE: SIGNAGE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32.82	\$0.00	\$0.00	\$32.82
6585 - REPAIRS & MAINTENANCE: ROOF REPAIRS	\$517.70	\$225.00	\$4,969.50	\$1,800.00	\$0.00	\$12,988.03	\$300.33	\$1,560.00	\$0.00	\$0.00	\$22,360.56
6600 - SNOW REMOVAL	\$5,345.00	\$9,770.00	\$4,305.00	\$0.00	\$0.00	\$3,095.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,515.00
6680 - SUPPLIES	\$0.00	\$0.00	\$0.00	\$135.32	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00	\$0.00	\$155.32
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$750.00	\$100.00	\$100.00	\$0.00	\$0.00	\$0.00	\$290.00	\$0.00	\$3,400.00	\$4,640.00
Total COMMON AREA	\$5,862.70	\$10,745.00	\$9,374.50	\$11,045.55	\$15,761.52	\$28,704.04	\$15,848.81	\$8,500.57	\$15,641.26	\$17,888.23	\$139,372.18
UTILITIES											
7100 - ELECTRICITY	\$428.05	\$424.35	\$448.34	\$481.93	\$483.20	\$483.10	\$484.52	\$480.45	\$483.31	\$483.52	\$4,680.77
7550 - TRASH/SANITATION	\$781.39	\$679.15	\$979.15	\$849.15	\$721.09	\$704.57	\$720.30	\$704.50	\$744.34	\$704.23	\$7,587.87
7900 - WATER/SEWER	\$19.70	\$41.94	\$41.94	\$41.94	\$0.00	\$16.64	\$33.28	\$16.64	\$15.41	\$14.10	\$241.59
Total UTILITIES	\$1,229.14	\$1,145.44	\$1,469.43	\$1,373.02	\$1,204.29	\$1,204.31	\$1,238.10	\$1,201.59	\$1,243.06	\$1,201.85	\$12,510.23
TAXES/OTHER EXPENSES											
8200 - COMMUNITY PATROL	\$237.92	\$288.57	\$230.00	\$0.00	\$115.00	\$115.00	\$115.00	\$115.00	\$115.00	\$115.00	\$1,446.49
8250 - CONTINGENCY	\$0.00	\$0.00	\$561.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$561.85
8700 - SIGNS/FLAGS/BANNERS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$34.58	\$0.00	\$34.58

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Operating

1/1/2024 - 10/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	YTD
8800 - TAXES - FEDERAL	\$0.00	\$0.00	\$0.00	\$1,115.00	\$0.00	\$0.00	(\$1,115.00)	\$0.00	\$0.00	\$0.00	\$0.00
8840 - TAXES - PROPERTY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	\$4.26
8850 - TAXES - STATE	\$0.00	\$0.00	\$140.00	\$0.00	\$0.00	\$0.00	(\$140.00)	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total TAXES/OTHER EXPENSES</u>	\$237.92	\$288.57	\$931.85	\$1,115.00	\$115.00	\$115.00	(\$1,140.00)	\$115.00	\$149.58	\$119.26	\$2,047.18
<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	\$13,777.31	\$24,685.04	\$22,103.09	\$195,717.15
Operating Net Income	\$28,333.80	\$21,363.68	\$21,818.46	\$22,282.63	\$17,253.58	\$6,022.50	\$20,446.22	\$25,052.21	\$14,250.91	\$17,036.63	\$193,860.62

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Reserve

1/1/2024 - 10/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 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	\$0.00	\$0.00	\$0.00	\$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	\$1,329.36	\$1,282.46	\$1,307.78	\$14,506.42
<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	\$1,329.36	\$1,282.46	\$1,307.78	\$19,306.42
 <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	\$13,480.00	\$13,480.00	\$13,480.00	\$134,800.00
<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	\$13,480.00	\$13,480.00	\$13,480.00	\$134,800.00
 <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	\$14,809.36	\$14,762.46	\$14,787.78	\$154,106.42
 Reserve Expense											
<u>COMMON AREA</u>											
9100 - CARPENTRY - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,992.92	\$0.00	\$15,985.84	\$0.00	\$0.00	\$23,978.76
9150 - DECK REPLACEMENT - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$99,674.18	\$0.00	\$0.00	\$0.00	\$0.00	\$99,674.18
9250 - GARAGE DOOR REPLACEMENT - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,346.34	\$0.00	\$0.00	\$15,346.34
9400 - PAINTING - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$89,845.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$89,845.00
9425 - PLUMBING REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,772.50	\$4,772.50
9700 - CONCRETE REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$21,964.26	\$46,946.47	\$0.00	\$0.00	\$0.00	\$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	\$31,332.18	\$0.00	\$4,772.50	\$302,527.51
 <i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$111,809.26	\$154,613.57	\$0.00	\$31,332.18	\$0.00	\$4,772.50	\$302,527.51
 Reserve Net Income	<u>\$14,969.59</u>	<u>\$14,924.91</u>	<u>\$15,070.22</u>	<u>\$15,092.34</u>	<u>(\$94,239.61)</u>	<u>(\$138,845.60)</u>	<u>\$16,352.14</u>	<u>(\$16,522.82)</u>	<u>\$14,762.46</u>	<u>\$10,015.28</u>	<u>(\$148,421.09)</u>