

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
BALANCE SHEET
9/30/2024

	Operating	Reserve	Total
Assets			
CASH			
1010 - ALLIANCE BANK OPERATING CHECKING-6822	\$96,752.90		\$96,752.90
1015 - ALLIANCE BANK OPERATING MM-3632	\$3.62		\$3.62
1016 - WESTERN ALLIANCE BANK OP ICS-2899	\$102,298.11		\$102,298.11
1050 - ALLIANCE BANK RESERVE MONEY MARKET-6947		\$28,433.05	\$28,433.05
1051 - WESTERN ALLIANCE BANK RES ICS-3241		\$335,416.87	\$335,416.87
1056 - ALLIANCE BANK RES CD - 7887(2/27/2025)4.25%		\$27,617.36	\$27,617.36
1057 - ALLIANCE BANK RES CD - 4568(2/6/2025)4.50%		\$27,773.81	\$27,773.81
Total CASH	<u>\$199,054.63</u>	<u>\$419,241.09</u>	<u>\$618,295.72</u>
ACCOUNTS RECEIVABLE			
1200 - A/R ASSESSMENTS	\$3,442.00		\$3,442.00
1230 - A/R FINES	\$650.00		\$650.00
1240 - A/R LATE FEES/INTEREST	\$717.60		\$717.60
1250 - A/R COLLECTION FEES	\$540.00		\$540.00
1280 - A/R OTHER	\$168.21		\$168.21
Total ACCOUNTS RECEIVABLE	<u>\$5,517.81</u>	<u>\$0.00</u>	<u>\$5,517.81</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>\$294,417.44</u>	<u>\$329,396.09</u>	<u>\$623,813.53</u>

ELK RUN TOWNHOUSE OWNERS ASSOCIATION
BALANCE SHEET
9/30/2024

	Operating	Reserve	Total
Liabilities & Equity			
LIABILITIES			
2100 - PREPAID OWNER ASSESSMENTS	\$20,307.24		\$20,307.24
2200 - ACCOUNTS PAYABLE	\$4,297.10		\$4,297.10
2250 - ACCRUED EXPENSES	\$115.00		\$115.00
Total LIABILITIES	<u>\$24,719.34</u>	<u>\$0.00</u>	<u>\$24,719.34</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>\$176,823.99</u>	<u>(\$158,436.37)</u>	<u>\$18,387.62</u>
Liabilities and Equity Total	<u>\$294,417.44</u>	<u>\$329,396.09</u>	<u>\$623,813.53</u>

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

INCOME STATEMENT - Operating

9/1/2024 - 9/30/2024

	9/1/2024 - 9/30/2024			1/1/2024 - 9/30/2024				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	\$51,800.00	\$51,800.00	\$0.00	\$466,200.00	\$466,200.00	\$0.00	\$621,600.00	\$155,400.00
4330 - LATE FEES	\$105.00	\$0.00	\$105.00	\$1,445.80	\$0.00	\$1,445.80	\$0.00	(\$1,445.80)
4350 - LIEN/COLLECTION FEES	\$115.00	\$0.00	\$115.00	\$2,160.00	\$0.00	\$2,160.00	\$0.00	(\$2,160.00)
4600 - INTEREST INCOME	\$295.95	\$0.00	\$295.95	\$1,752.25	\$0.00	\$1,752.25	\$0.00	(\$1,752.25)
4800 - VIOLATION FINES	\$100.00	\$0.00	\$100.00	\$200.00	\$0.00	\$200.00	\$0.00	(\$200.00)
<u>Total INCOME</u>	\$52,415.95	\$51,800.00	\$615.95	\$471,758.05	\$466,200.00	\$5,558.05	\$621,600.00	\$149,841.95
TRANSFER BETWEEN FUNDS								
8900 - TRANSFER TO RESERVES	(\$13,480.00)	(\$13,480.00)	\$0.00	(\$121,320.00)	(\$121,320.00)	\$0.00	(\$161,760.00)	(\$40,440.00)
<u>Total TRANSFER BETWEEN FUNDS</u>	(\$13,480.00)	(\$13,480.00)	\$0.00	(\$121,320.00)	(\$121,320.00)	\$0.00	(\$161,760.00)	(\$40,440.00)
Total Income	\$38,935.95	\$38,320.00	\$615.95	\$350,438.05	\$344,880.00	\$5,558.05	\$459,840.00	\$109,401.95
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	\$3,997.64	\$900.00	(\$3,097.64)	\$9,076.69	\$8,100.00	(\$976.69)	\$10,800.00	\$1,723.31
5500 - LEGAL FEES	\$396.00	\$0.00	(\$396.00)	\$1,980.00	\$450.00	(\$1,530.00)	\$600.00	(\$1,380.00)
5530 - LIEN/COLLECTION COSTS	\$425.00	\$100.00	(\$325.00)	\$1,660.00	\$900.00	(\$760.00)	\$1,200.00	(\$460.00)
5600 - MANAGEMENT FEES	\$2,123.10	\$2,123.10	\$0.00	\$19,107.90	\$19,107.90	\$0.00	\$25,477.20	\$6,369.30
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	(\$100.00)	\$0.00	(\$100.00)
5800 - OFFICE SUPPLIES	\$10.20	\$17.00	\$6.80	\$338.92	\$153.00	(\$185.92)	\$200.00	(\$138.92)
5810 - POSTAGE	\$90.71	\$125.00	\$34.29	\$1,280.96	\$1,125.00	(\$155.96)	\$1,500.00	\$219.04
5820 - PRINTING	\$438.30	\$292.00	(\$146.30)	\$4,064.15	\$2,628.00	(\$1,436.15)	\$3,500.00	(\$564.15)
5900 - WEBSITE	\$170.19	\$0.00	(\$170.19)	\$170.19	\$0.00	(\$170.19)	\$0.00	(\$170.19)
<u>Total ADMINISTRATIVE</u>	\$7,651.14	\$3,557.10	(\$4,094.04)	\$38,893.81	\$33,238.90	(\$5,654.91)	\$44,052.20	\$5,158.39

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

INCOME STATEMENT - Operating

9/1/2024 - 9/30/2024

	9/1/2024 - 9/30/2024			1/1/2024 - 9/30/2024				
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
<u>COMMON AREA</u>								
6080 - FIREWISE	\$6,800.00	\$0.00	(\$6,800.00)	\$15,966.00	\$0.00	(\$15,966.00)	\$0.00	(\$15,966.00)
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	\$5,040.00	\$5,000.00	(\$40.00)	\$25,040.00	\$30,000.00	\$4,960.00	\$40,000.00	\$14,960.00
6310 - LANDSCAPE SUPPLIES/LABOR	\$0.00	\$0.00	\$0.00	\$4,273.23	\$0.00	(\$4,273.23)	\$0.00	(\$4,273.23)
6330 - LANDSCAPE - OTHER	\$190.00	\$0.00	(\$190.00)	\$7,571.99	\$5,000.00	(\$2,571.99)	\$5,000.00	(\$2,571.99)
6500 - REPAIRS & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$514.01	\$0.00	(\$514.01)	\$0.00	(\$514.01)
6505 - REPAIRS & MAINTENANCE: BUILDINGS	\$382.04	\$0.00	(\$382.04)	\$622.04	\$0.00	(\$622.04)	\$0.00	(\$622.04)
6513 - REPAIRS & MAINTENANCE: DECK & RAILINGS	\$784.22	\$0.00	(\$784.22)	\$10,355.23	\$12,500.00	\$2,144.77	\$12,500.00	\$2,144.77
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	\$1,030.00	\$0.00	(\$1,030.00)	\$6,595.00	\$3,000.00	(\$3,595.00)	\$3,000.00	(\$3,595.00)
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$60.00	\$60.00	\$267.75	\$540.00	\$272.25	\$720.00	\$452.25
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$1,395.00	\$500.00	(\$895.00)	\$1,395.00	\$3,500.00	\$2,105.00	\$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	\$9,000.00	(\$13,360.56)	\$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	\$20.00	\$60.00	\$40.00	\$155.32	\$540.00	\$384.68	\$700.00	\$544.68
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$1,240.00	\$2,000.00	\$760.00	\$2,000.00	\$760.00
<u>Total COMMON AREA</u>	\$15,641.26	\$6,620.00	(\$9,021.26)	\$121,483.95	\$85,080.00	(\$36,403.95)	\$103,920.00	(\$17,563.95)
<u>UTILITIES</u>								
7100 - ELECTRICITY	\$483.31	\$450.00	(\$33.31)	\$4,197.25	\$4,050.00	(\$147.25)	\$5,400.00	\$1,202.75
7550 - TRASH/SANITATION	\$744.34	\$1,200.00	\$455.66	\$6,883.64	\$10,800.00	\$3,916.36	\$14,400.00	\$7,516.36
7900 - WATER/SEWER	\$15.41	\$0.00	(\$15.41)	\$227.49	\$0.00	(\$227.49)	\$0.00	(\$227.49)
<u>Total UTILITIES</u>	\$1,243.06	\$1,650.00	\$406.94	\$11,308.38	\$14,850.00	\$3,541.62	\$19,800.00	\$8,491.62
<u>TAXES/OTHER EXPENSES</u>								
8200 - COMMUNITY PATROL	\$115.00	\$30.00	(\$85.00)	\$1,331.49	\$270.00	(\$1,061.49)	\$360.00	(\$971.49)
8250 - CONTINGENCY	\$0.00	\$400.00	\$400.00	\$561.85	\$3,600.00	\$3,038.15	\$3,786.80	\$3,224.95
8280 - CORPORATION COMMISSION	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00	\$60.00	\$60.00	\$60.00

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

INCOME STATEMENT - Operating

9/1/2024 - 9/30/2024

Accounts	9/1/2024 - 9/30/2024			1/1/2024 - 9/30/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
8700 - SIGNS/FLAGS/BANNERS	\$34.58	\$0.00	(\$34.58)	\$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
8850 - TAXES - STATE	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$50.00	\$50.00
<u>Total TAXES/OTHER EXPENSES</u>	\$149.58	\$430.00	\$280.42	\$1,927.92	\$4,230.00	\$2,302.08	\$4,506.80	\$2,578.88
Total Expense	\$24,685.04	\$12,257.10	(\$12,427.94)	\$173,614.06	\$137,398.90	(\$36,215.16)	\$172,279.00	(\$1,335.06)
Operating Net Income	\$14,250.91	\$26,062.90	(\$11,811.99)	\$176,823.99	\$207,481.10	(\$30,657.11)	\$287,561.00	\$110,737.01

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

INCOME STATEMENT - Reserve

9/1/2024 - 9/30/2024

Accounts	9/1/2024 - 9/30/2024			1/1/2024 - 9/30/2024			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	\$1,282.46	\$0.00	\$1,282.46	\$13,198.64	\$0.00	\$13,198.64	\$0.00	(\$13,198.64)
<u>Total INCOME</u>	\$1,282.46	\$0.00	\$1,282.46	\$17,998.64	\$0.00	\$17,998.64	\$0.00	(\$17,998.64)
 <u>TRANSFER BETWEEN FUNDS</u>								
9000 - TRANSFER FROM OPERATING	\$13,480.00	\$13,480.00	\$0.00	\$121,320.00	\$121,320.00	\$0.00	\$161,760.00	\$40,440.00
<u>Total TRANSFER BETWEEN FUNDS</u>	\$13,480.00	\$13,480.00	\$0.00	\$121,320.00	\$121,320.00	\$0.00	\$161,760.00	\$40,440.00
 Total Reserve Income	\$14,762.46	\$13,480.00	\$1,282.46	\$139,318.64	\$121,320.00	\$17,998.64	\$161,760.00	\$22,441.36
 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
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	\$297,755.01	\$322,561.00	\$24,805.99	\$322,561.00	\$24,805.99
 Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$297,755.01	\$322,561.00	\$24,805.99	\$322,561.00	\$24,805.99
 Reserve Net Income	\$14,762.46	\$13,480.00	\$1,282.46	(\$158,436.37)	(\$201,241.00)	\$42,804.63	(\$160,801.00)	(\$2,364.63)

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Operating

1/1/2024 - 9/30/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 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	\$466,200.00
4330 - LATE FEES	\$126.60	\$235.00	\$227.40	\$0.00	\$296.80	\$210.00	\$140.00	\$105.00	\$105.00	\$1,445.80
4350 - LIEN/COLLECTION FEES	\$70.00	\$580.00	\$140.00	\$130.00	\$255.00	\$555.00	\$215.00	\$100.00	\$115.00	\$2,160.00
4600 - INTEREST INCOME	\$63.80	\$60.40	\$65.34	\$63.72	\$602.55	\$1.38	\$294.59	\$304.52	\$295.95	\$1,752.25
4800 - VIOLATION FINES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$100.00	\$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>\$471,758.05</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)	(\$121,320.00)
<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>(\$121,320.00)</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	\$350,438.05
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	\$1,075.00
5250 - BANK CHARGES	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	\$30.00	\$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	\$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	\$1,980.00
5530 - LIEN/COLLECTION COSTS	\$35.00	\$0.00	\$225.00	\$70.00	\$485.00	\$0.00	\$195.00	\$225.00	\$425.00	\$1,660.00
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	\$19,107.90
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$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	\$338.92
5810 - POSTAGE	\$214.29	\$101.83	\$88.35	\$113.67	\$94.09	\$94.71	\$110.56	\$372.75	\$90.71	\$1,280.96
5820 - PRINTING	\$500.95	\$381.35	\$376.65	\$381.15	\$378.35	\$376.70	\$98.00	\$1,132.70	\$438.30	\$4,064.15
5900 - WEBSITE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$170.19	\$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>\$38,893.81</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	\$15,966.00
6200 - JANITORIAL/CLEANING SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$2,580.00	\$0.00	\$0.00	\$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	\$5,000.00	\$5,040.00	\$25,040.00
6310 - LANDSCAPE SUPPLIES/LABOR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,895.01	\$2,378.22	\$0.00	\$0.00	\$4,273.23
6330 - LANDSCAPE - OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$130.00	\$7,251.99	\$0.00	\$190.00	\$7,571.99

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Operating

1/1/2024 - 9/30/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	YTD
6500 - REPAIRS & MAINTENANCE	\$0.00	\$0.00	\$0.00	\$30.00	\$289.01	\$0.00	\$50.00	\$145.00	\$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	\$622.04
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	\$10,355.23
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	\$6,595.00
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120.00	\$147.75	\$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	\$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	\$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	\$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	\$22,515.00
6680 - SUPPLIES	\$0.00	\$0.00	\$0.00	\$135.32	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00	\$155.32
6800 - TREE REMOVAL & MAINTENANCE	\$0.00	\$750.00	\$100.00	\$100.00	\$0.00	\$0.00	\$0.00	\$290.00	\$0.00	\$1,240.00
<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>\$8,500.57</u>	<u>\$15,641.26</u>	<u>\$121,483.95</u>
<u>UTILITIES</u>										
7100 - ELECTRICITY	\$428.05	\$424.35	\$448.34	\$481.93	\$483.20	\$483.10	\$484.52	\$480.45	\$483.31	\$4,197.25
7550 - TRASH/SANITATION	\$781.39	\$679.15	\$979.15	\$849.15	\$721.09	\$704.57	\$720.30	\$704.50	\$744.34	\$6,883.64
7900 - WATER/SEWER	\$19.70	\$41.94	\$41.94	\$41.94	\$0.00	\$16.64	\$33.28	\$16.64	\$15.41	\$227.49
<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>\$1,201.59</u>	<u>\$1,243.06</u>	<u>\$11,308.38</u>
<u>TAXES/OTHER EXPENSES</u>										
8200 - COMMUNITY PATROL	\$237.92	\$288.57	\$230.00	\$0.00	\$115.00	\$115.00	\$115.00	\$115.00	\$115.00	\$1,331.49
8250 - CONTINGENCY	\$0.00	\$0.00	\$561.85	\$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	\$34.58
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
8850 - TAXES - STATE	\$0.00	\$0.00	\$140.00	\$0.00	\$0.00	\$0.00	(\$140.00)	\$0.00	\$0.00	\$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>\$115.00</u>	<u>\$149.58</u>	<u>\$1,927.92</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	\$13,777.31	\$24,685.04	\$173,614.06
 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	 \$176,823.99

ELK RUN TOWNHOUSE OWNERS ASSOCIATION

Income Statement - Reserve

1/1/2024 - 9/30/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 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	\$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	\$13,198.64
<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	\$17,998.64
<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	\$121,320.00
<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	\$121,320.00
<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	\$139,318.64
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	\$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	\$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	\$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	\$89,845.00
9700 - CONCRETE REPAIR - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$21,964.26	\$46,946.47	\$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	\$297,755.01
<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	\$297,755.01
 Reserve Net Income	 \$14,969.59	 \$14,924.91	 \$15,070.22	 \$15,092.34	 (\$94,239.61)	 (\$138,845.60)	 \$16,352.14	 (\$16,522.82)	 \$14,762.46	 (\$158,436.37)