

ELK RUN TOWNHOUSE OWNERS ASSOCIATION  
 INCOME STATEMENT YEAR-TO-DATE - Operating  
 1/1/2024 - 9/30/2024

Accounts	1/1/2024 - 9/30/2024		1/1/2024 - 9/30/2024	
	Actual	Actual	Budget	Variance
<b>Income</b>				
<u>INCOME</u>				
4100 - HOMEOWNER ASSESSMENTS	\$466,200.00	\$466,200.00	\$466,200.00	\$0.00
4330 - LATE FEES	\$1,445.80	\$1,445.80	\$0.00	\$1,445.80
4350 - LIEN/COLLECTION FEES	\$2,160.00	\$2,160.00	\$0.00	\$2,160.00
4600 - INTEREST INCOME	\$1,752.25	\$1,752.25	\$0.00	\$1,752.25
4800 - VIOLATION FINES	\$200.00	\$200.00	\$0.00	\$200.00
<b>Total INCOME</b>	<b>\$471,758.05</b>	<b>\$471,758.05</b>	<b>\$466,200.00</b>	<b>\$5,558.05</b>
<u>TRANSFER BETWEEN FUNDS</u>				
8900 - TRANSFER TO RESERVES	(\$121,320.00)	(\$121,320.00)	(\$121,320.00)	\$0.00
<b>Total TRANSFER BETWEEN FUNDS</b>	<b>(\$121,320.00)</b>	<b>(\$121,320.00)</b>	<b>(\$121,320.00)</b>	<b>\$0.00</b>
<b>Total Income</b>	<b>\$350,438.05</b>	<b>\$350,438.05</b>	<b>\$344,880.00</b>	<b>\$5,558.05</b>
<b>Expense</b>				
<u>ADMINISTRATIVE</u>				
5100 - ACCOUNTING/TAX PREP FEES	\$1,075.00	\$1,075.00	\$775.00	(\$300.00)
5250 - BANK CHARGES	\$40.00	\$40.00	\$0.00	(\$40.00)
5400 - INSURANCE	\$9,076.69	\$9,076.69	\$8,100.00	(\$976.69)
5500 - LEGAL FEES	\$1,980.00	\$1,980.00	\$450.00	(\$1,530.00)
5530 - LIEN/COLLECTION COSTS	\$1,660.00	\$1,660.00	\$900.00	(\$760.00)
5600 - MANAGEMENT FEES	\$19,107.90	\$19,107.90	\$19,107.90	\$0.00
5650 - MEETINGS	\$100.00	\$100.00	\$0.00	(\$100.00)
5800 - OFFICE SUPPLIES	\$338.92	\$338.92	\$153.00	(\$185.92)
5810 - POSTAGE	\$1,280.96	\$1,280.96	\$1,125.00	(\$155.96)
5820 - PRINTING	\$4,064.15	\$4,064.15	\$2,628.00	(\$1,436.15)
5900 - WEBSITE	\$170.19	\$170.19	\$0.00	(\$170.19)
<b>Total ADMINISTRATIVE</b>	<b>\$38,893.81</b>	<b>\$38,893.81</b>	<b>\$33,238.90</b>	<b>(\$5,654.91)</b>
<u>COMMON AREA</u>				
6080 - FIREWISE	\$15,966.00	\$15,966.00	\$0.00	(\$15,966.00)
6200 - JANITORIAL/CLEANING SERVICES	\$2,580.00	\$2,580.00	\$0.00	(\$2,580.00)
6300 - LANDSCAPE MAINTENANCE	\$25,040.00	\$25,040.00	\$30,000.00	\$4,960.00
6310 - LANDSCAPE SUPPLIES/LABOR	\$4,273.23	\$4,273.23	\$0.00	(\$4,273.23)
6330 - LANDSCAPE - OTHER	\$7,571.99	\$7,571.99	\$5,000.00	(\$2,571.99)
6500 - REPAIRS & MAINTENANCE	\$514.01	\$514.01	\$0.00	(\$514.01)
6505 - REPAIRS & MAINTENANCE: BUILDINGS	\$622.04	\$622.04	\$0.00	(\$622.04)
6513 - REPAIRS & MAINTENANCE: DECK & RAILINGS	\$10,355.23	\$10,355.23	\$12,500.00	\$2,144.77
6523 - REPAIRS & MAINTENANCE: GARAGE DOORS	\$0.00	\$0.00	\$2,000.00	\$2,000.00
6526 - REPAIRS & MAINTENANCE: GUTTERS	\$6,595.00	\$6,595.00	\$3,000.00	(\$3,595.00)
6550 - REPAIRS & MAINTENANCE: LIGHTING	\$267.75	\$267.75	\$540.00	\$272.25
6570 - REPAIRS & MAINTENANCE: PLUMBING	\$1,395.00	\$1,395.00	\$3,500.00	\$2,105.00
6575 - REPAIRS & MAINTENANCE: SIGNAGE	\$32.82	\$32.82	\$0.00	(\$32.82)
6585 - REPAIRS & MAINTENANCE: ROOF REPAIRS	\$22,360.56	\$22,360.56	\$9,000.00	(\$13,360.56)
6600 - SNOW REMOVAL	\$22,515.00	\$22,515.00	\$17,000.00	(\$5,515.00)
6680 - SUPPLIES	\$155.32	\$155.32	\$540.00	\$384.68
6800 - TREE REMOVAL & MAINTENANCE	\$1,240.00	\$1,240.00	\$2,000.00	\$760.00
<b>Total COMMON AREA</b>	<b>\$121,483.95</b>	<b>\$121,483.95</b>	<b>\$85,080.00</b>	<b>(\$36,403.95)</b>

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Accounts	1/1/2024 - 9/30/2024		1/1/2024 - 9/30/2024	
	Actual	Actual	Budget	Variance
7100 - ELECTRICITY	\$4,197.25	\$4,197.25	\$4,050.00	(\$147.25)
7550 - TRASH/SANITATION	\$6,883.64	\$6,883.64	\$10,800.00	\$3,916.36
7900 - WATER/SEWER	\$227.49	\$227.49	\$0.00	(\$227.49)
<b><u>Total UTILITIES</u></b>	<b>\$11,308.38</b>	<b>\$11,308.38</b>	<b>\$14,850.00</b>	<b>\$3,541.62</b>
<b><u>TAXES/OTHER EXPENSES</u></b>				
8200 - COMMUNITY PATROL	\$1,331.49	\$1,331.49	\$270.00	(\$1,061.49)
8250 - CONTINGENCY	\$561.85	\$561.85	\$3,600.00	\$3,038.15
8280 - CORPORATION COMMISSION	\$0.00	\$0.00	\$60.00	\$60.00
8700 - SIGNS/FLAGS/BANNERS	\$34.58	\$34.58	\$0.00	(\$34.58)
8800 - TAXES - FEDERAL	\$0.00	\$0.00	\$250.00	\$250.00
8850 - TAXES - STATE	\$0.00	\$0.00	\$50.00	\$50.00
<b><u>Total TAXES/OTHER EXPENSES</u></b>	<b>\$1,927.92</b>	<b>\$1,927.92</b>	<b>\$4,230.00</b>	<b>\$2,302.08</b>
<b>Total Expense</b>	<b>\$173,614.06</b>	<b>\$173,614.06</b>	<b>\$137,398.90</b>	<b>(\$36,215.16)</b>
<b>Operating Net Income</b>	<b>\$176,823.99</b>	<b>\$176,823.99</b>	<b>\$207,481.10</b>	<b>(\$30,657.11)</b>

ELK RUN TOWNHOUSE OWNERS ASSOCIATION  
 INCOME STATEMENT YEAR-TO-DATE - Reserve  
 1/1/2024 - 9/30/2024

Accounts	1/1/2024 - 9/30/2024		1/1/2024 - 9/30/2024	
	Actual	Actual	Budget	Variance
<b>Income</b>				
<b>Total Income</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Expense</b>				
<b>Total Expense</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Reserve Income</b>				
<u>INCOME</u>				
4510 - RESERVE CONTRIBUTION	\$4,800.00	\$4,800.00	\$0.00	\$4,800.00
4610 - INTEREST INCOME - RESERVES	\$13,198.64	\$13,198.64	\$0.00	\$13,198.64
<b>Total INCOME</b>	<b>\$17,998.64</b>	<b>\$17,998.64</b>	<b>\$0.00</b>	<b>\$17,998.64</b>
<u>TRANSFER BETWEEN FUNDS</u>				
9000 - TRANSFER FROM OPERATING	\$121,320.00	\$121,320.00	\$121,320.00	\$0.00
<b>Total TRANSFER BETWEEN FUNDS</b>	<b>\$121,320.00</b>	<b>\$121,320.00</b>	<b>\$121,320.00</b>	<b>\$0.00</b>
<b>Total Reserve Income</b>	<b>\$139,318.64</b>	<b>\$139,318.64</b>	<b>\$121,320.00</b>	<b>\$17,998.64</b>
<b>Reserve Expense</b>				
<u>COMMON AREA</u>				
9100 - CARPENTRY - RESERVES	\$23,978.76	\$23,978.76	\$27,000.00	\$3,021.24
9150 - DECK REPLACEMENT - RESERVES	\$99,674.18	\$99,674.18	\$80,561.00	(\$19,113.18)
9250 - GARAGE DOOR REPLACEMENT - RESERVES	\$15,346.34	\$15,346.34	\$35,000.00	\$19,653.66
9400 - PAINTING - RESERVES	\$89,845.00	\$89,845.00	\$90,000.00	\$155.00
9550 - RETAINING WALLS - RESERVES	\$0.00	\$0.00	\$10,000.00	\$10,000.00
9600 - STREET REPAIR - RESERVES	\$0.00	\$0.00	\$30,000.00	\$30,000.00
9700 - CONCRETE REPAIR - RESERVES	\$68,910.73	\$68,910.73	\$50,000.00	(\$18,910.73)
<b>Total COMMON AREA</b>	<b>\$297,755.01</b>	<b>\$297,755.01</b>	<b>\$322,561.00</b>	<b>\$24,805.99</b>
<b>Total Reserve Expense</b>	<b>\$297,755.01</b>	<b>\$297,755.01</b>	<b>\$322,561.00</b>	<b>\$24,805.99</b>
<b>Reserve Net Income</b>	<b>(\$158,436.37)</b>	<b>(\$158,436.37)</b>	<b>(\$201,241.00)</b>	<b>\$42,804.63</b>
<b>Reserve Net Income</b>	<b>(\$158,436.37)</b>	<b>(\$158,436.37)</b>	<b>(\$201,241.00)</b>	<b>\$42,804.63</b>