Villas at Elk Run Homeowners Assoc. Balance Sheet Previous Year Comparison As of December 31, 2024

	Dec 31, 24 Dec 31, 23		\$ Change	
ASSETS				
Current Assets				
Checking/Savings Alpine Bank OP	4,906.01	52,136.29	-47,230.28	
Alpine Bank Reserves MM	163,386.67	253,999.43	-90,612.76	
Total Checking/Savings	168,292.68	306,135.72	-137,843.04	
Accounts Receivable	16 240 00	4 224 07	11 000 03	
ACCOUNTS RECEIVABLE	16,310.90	4,321.07	11,989.83	
Total Accounts Receivable	16,310.90	4,321.07	11,989.83	
Other Current Assets Prepaid Insurance	24,296.00	20,151.00	4,145.00	
Total Other Current Assets	24,296.00	20,151.00	4,145.00	
Total Current Assets	208,899.58	330,607.79	-121,708.21	
Fixed Assets				
Dell Computer Accumulated Depreciation	767.94 -767.94	767.94 -767.94	0.00 0.00	
Total Fixed Assets	0.00	0.00	0.00	
TOTAL ASSETS	208,899.58	330,607.79	-121,708.21	
LIABILITIES & EQUITY Liabilities Current Liabilities				
Accounts Payable Accounts Payable	37,500.71	33,669.38	3,831.33	
Total Accounts Payable	37,500.71	33,669.38	3,831.33	
Total Current Liabilities	37,500.71	33,669.38	3,831.33	
Long Term Liabilities N/P Alpine Bank	434,566.97	675,751.92	-241,184.95	
Total Long Term Liabilities	434,566.97	675,751.92	-241,184.95	
Total Liabilities	472,067.68	709,421.30	-237,353.62	
Equity Special Assessment 2023	,	,	,	
Special Assessment Loan Special Assessment Upfront Concrete 2023 Expenses Special Assessment Int Exp Legal Fees regarding bylaws, et	92,174.16 797,153.00 -1,263,944.50 -47,352.20 -9,202.75	28,613.96 733,964.26 -1,263,944.50 -17,071.88 -9,202.75	63,560.20 63,188.74 0.00 -30,280.32 0.00	
Total Special Assessment 2023	-431,172.29	-527,640.91	96,468.62	
Reserve Fund Balance Operating Fund Balance Net Income	-95,339.75 244,167.15 19,176.79	77,785.09 226,078.67 -155,036.36	-173,124.84 18,088.48 174,213.15	
•	262.469.40	-378,813.51	115,645.41	
Total Equity	-263,168.10	-370,013.31	113,043.41	

Villas at Elk Run Homeowners Assoc. **Combined Income & Expenses Prev Year Comparison**

October through December 2024

Ordinary Income/ Income 87,656.91 87,100.35 0.6% Assessments 87,656.91 87,100.35 0.6% Finance Charges / Late Fees 289.28 -60.27 580.0% Miscellaneous Income 189.94 165.60 -46.3% Miscellaneous Income 189.00 545.00 -72.5% Pet Registration 65.00 2,990.00 -97.8% Total Income 88,250.13 90.740.68 -2.7% Expense Accounting 975.00 1,425.00 -31.6% Legal -1.212.50 -1,663.14 27.1% Dog Grounds Maintenance 550.00 715.00 -23.1% General & Admin Expense 6,840.00 6,660.00 2.7% Total General & Admin Expense 6,490.00 9,206.00 2.94% Insurance 14,264.78 12,231.40 16.6% Landscaping-Other 6,498.00 9,206.00 -29.4% Miscellaneous G & A 0.00 60.00 -100.0% Office Supplies/Postage 3930.0 3		Oct - Dec 24	Oct - Dec 23	% Change
Assessments 87,656.91 87,100.35 0.6% Finance Charges / Late Fees 289.28 60.27 580.0% Interest Income 88.94 165.60 248.3% Miscellaneous Income 150.00 545.00 -72.5% Pet Registration 65.00 2,990.00 -97.8% Total Income 88.250.13 90,740.68 -2.7% Expense	Ordinary Income/Expense			
Finance Charges / Late Fees 288.928 -80.27 580.00 Interest Income 88.944 165.60 -46.3% Miscellaneous Income 150.00 545.00 -72.5% Pet Registration 65.00 2,990.00 -77.8% Total Income 88.250.13 90.740.68 -2.7% Expense		07.050.04	07.400.05	0.00/
Interest Income		· ·	·	
Miscellaneous Income Pet Registration 150.00 65.00 545.00 2,990.00 -72.5% -77.8% Total Income 88,250.13 90,740.68 -2.7% Expense Accounting 975.00 1-1,212.50 1,425.00 -1,663.14 -31.6% 27.1% Legal Legal Dog Grounds Maintenance General & Admin Expense Board Compensation 1,740.00 5,100.00 1,560.00 -1,560.00 11.5% 23.1% Total General & Admin Expense Board Compensation 1,740.00 5,100.00 1,560.00 -0.0% 11.5% 27.% Insurance Landscaping 6,840.00 6,498.00 9,206.00 9,206.00 -29.4% Insurance Landscaping 6,498.00 6,498.00 9,206.00 -29.4% Miscellaneous G & A 0.00 60.00 -20.4% Miscellaneous G & A 0.00 60.00 -20.4% Office Supplies/Postage Repairs & Maintenance 393.00 9,782.95 382.00 14,156.15 -30.9% Snow Removal Utilites 5,897.50 3,837.50 3,637.50 64.6% Electricity Sewer 15,876.00 12,700.80 12,700.80 25.0% 25.0% 17.2% Total Utilites 42,556.74 35,702.85 19.2% Website 90.00 9.00<				
Pet Registration 65.00 2,990.00 -97.8% Total Income 88,250.13 90,740.68 -2.7% Expense 8.250.13 90,740.68 -2.7% Expense 8.250.13 90,740.68 -2.7% Accounting 975.00 1.425.00 -31.6% Legal -1.212.50 -1.663.14 27.1% Dog Grounds Maintenance 550.00 715.00 23.1% General & Admin Expense 6.840.00 1,560.00 11.5% Management & Monitor Fees 5,100.00 6,660.00 2.7% Insurance 14,264.78 12,231.40 16.6% Landscaping Other 6,498.00 9,206.00 -29.4% Total Landscaping 6,498.00 9,206.00 -29.4% Miscellaneous G & A 0.00 60.00 -100.0% Office Supplies/Postage 393.00 382.00 2.94.% Repairs & Maintenance 9,782.95 14,156.15 30.9% Snow Removal 5,987.50 3,637.50 64.6%				
Total Income				
Accounting		88,250.13	90,740.68	-2.7%
Accounting	Fynense			
Legal		975.00	1.425.00	-31.6%
Dog Grounds Maintenance General & Admin Expense Board Compensation 550.00 715.00 -23.1% Compensation Total General & Monitor Fees 1,740.00 1,560.00 11.5% 0.0% Insurance Landscaping Landscaping Landscaping Cother 14,264.78 12,231.40 16.6% Miscellaneous G & A 0.00 9,206.00 -29.4% Miscellaneous G & A 0.00 60.00 -100.0% Office Supplies/Postage Repairs & Maintenance 393.00 382.00 2.9% Repairs & Maintenance 9,782.95 14,156.15 -30.9% Snow Removal 5,987.50 3,637.50 64.6% Utilities 15,376.00 12,700.80 25.0% Trash Removal 11,596.68 11,357.54 2.1% Water 11,897.88 10,152.99 17.2% Total Utilites 42,556.74 35,702.85 19.2% Website 90.00 377.76 -76.2% Vebsite 90.00 377.76 -76.2% Total Expense 86,725.47 82,890.52 4.6% Other I	•			
General & Admin Expense Board Compensation 1,740.00 1,560.00 11.5% 5,100.00 Total General & Admin Expense 6,840.00 6,660.00 2.7% Insurance 14,264.78 12,231.40 16.6% Landscaping Landscaping Landscaping Chter 6,498.00 9,206.00 -29.4% Miscellaneous G & A 0.00 60.00 -100.0% Office Supplies/Postage Repairs & Maintenance 393.00 382.00 2.9% Snow Removal Utilites 5,987.50 3,637.50 64.6% Utilites 15,876.00 12,700.80 25.0% Trash Removal Water 11,596.68 11,357.54 2.1% Website 90.00 377.76 -76.2% Net Ordinary Income 1,524.66 7,850.16 -80.6% Other Income/Expense Other Income 29,942.49 30,499.05 -1.8% Other Expense Interest Exp - HOA portion Loan Reserve Expenses 11,954.40 0.00 100.0% Concrete 2024 Painting 19,735.00 0.00 100.0% Painting 0.00 8,599.16 -100.0		· ·	·	
Board Compensation Management & Monitor Fees 1,740,00 1,560,00 1.5% (0.00) Total General & Admin Expense 6,840,00 6,660,00 2.7% Insurance 14,264.78 12,231.40 16.6% Landscaping Landscaping Other 6,498.00 9,206.00 -29.4% Total Landscaping Other 6,498.00 9,206.00 -29.4% Miscellaneous G & A 0.00 60.00 -100.0% Office Supplies/Postage 393.00 382.00 2.9% Repairs & Maintenance 9,782.95 14,156.15 -30.9% Snow Removal Utilites 5,987.50 3,637.50 64.6% Utilites 3,186.18 1,491.52 113.6% Sewer Total Removal Trash Remov		333.33		20
Management & Monitor Fees 5,100.00 5,100.00 0.0% Total General & Admin Expense 6,840.00 6,660.00 2.7% Insurance 14,264.78 12,231.40 16.6% Landscaping 6,498.00 9,206.00 -29.4% Total Landscaping 6,498.00 9,206.00 -29.4% Miscellaneous G & A 0.00 60.00 -100.0% Office Supplies/Postage 393.00 382.00 2.9% Repairs & Maintenance 9,782.95 14,156.15 -30.9% Snow Removal 5,987.50 3,637.50 64.6% Utilites Electricity 3,186.18 1,491.52 113.6% Sewer 15,876.00 12,700.80 25.0% Trash Removal 11,596.68 11,357.54 2.1% Water 11,897.88 10,152.99 17.2% Total Utilites 42,556.74 35,702.85 19.2% Website 90.00 377.76 -76.2% Total Expense 86,725.47 82,890.52 4.6%		1 740 00	1 560 00	11.5%
Insurance				
Landscaping Landscaping-Other 6,498.00 9,206.00 -29.4% Total Landscaping 6,498.00 9,206.00 -29.4% Miscellaneous G & A 0.00 60.00 -100.0% Office Supplies/Postage Repairs & Maintenance 393.00 382.00 2.9% Repairs & Maintenance 9,782.95 14,156.15 -30.9% Snow Removal Utilites 5,987.50 3,637.50 64.6% Utilities 11,596.68 11,357.54 2.1% Sewer 15,876.00 12,700.80 25.0% Trash Removal 11,596.68 11,357.54 2.1% Water 11,897.88 10,152.99 17.2% Total Utilites 42,556.74 35,702.85 19.2% Website 90.00 377.76 -76.2% Net Ordinary Income 1,524.66 7,850.16 -80.6% Other Income/Expense Other Income 29,942.49 30,499.05 -1.8% Other Income Reserve Assessments 29,942.49 30,499.05 -1.8% Other Expense Interest Exp - HOA portion Loan Reserve Expenses 11,954.40 0.00	Total General & Admin Expense	6,840.00	6,660.00	2.7%
Landscaping Landscaping-Other 6,498.00 9,206.00 -29.4% Total Landscaping 6,498.00 9,206.00 -29.4% Miscellaneous G & A 0.00 60.00 -100.0% Office Supplies/Postage Repairs & Maintenance 393.00 382.00 2.9% Repairs & Maintenance 9,782.95 14,156.15 -30.9% Snow Removal Utilites 5,987.50 3,637.50 64.6% Utilites 11,596.68 11,257.54 2.1% Sewer 15,876.00 12,700.80 25.0% Trash Removal 11,596.68 11,357.54 2.1% Water 11,897.88 10,152.99 17.2% Total Utilites 42,556.74 35,702.85 19.2% Website 90.00 377.76 -76.2% Net Ordinary Income 1,524.66 7,850.16 -80.6% Other Income/Expense Other Income 29,942.49 30,499.05 -1.8% Total Other Income 29,942.49 30,499.05 -1.8% Other Expense Interest Exp - HOA portion Loan Reserve Expenses 11,954.40 0.00 0.00<	Insurance	14 264 78	12 231 40	16.6%
Total Landscaping 6,498.00 9,206.00 -29.4% Miscellaneous G & A 0.00 60.00 -100.0% Office Supplies/Postage 393.00 382.00 2.9% Repairs & Maintenance 9,782.95 14,156.15 -30.9% Snow Removal 5,987.50 3,637.50 64.6% Utilities 3,186.18 1,491.52 113.6% Sewer 15,876.00 12,700.80 25.0% Trash Removal 11,596.68 11,357.54 2.1% Water 11,897.88 10,152.99 17.2% Total Utilites 42,556.74 35,702.85 19.2% Website 90.00 377.76 -76.2% Total Expense 86,725.47 82,890.52 4.6% Net Ordinary Income 1,524.66 7,850.16 -80.6% Other Income/Expense 29,942.49 30,499.05 -1.8% Total Other Income 29,942.49 30,499.05 -1.8% Other Expense 11,954.40 0.00 0.00 100.0%	Landscaping		·	
Miscellaneous G & A 0.00 60.00 -100.0% Office Supplies/Postage Repairs & Maintenance 393.00 382.00 2.9% Repairs & Maintenance 9,782.95 14,156.15 -30.9% Snow Removal Utilites 5,987.50 3,637.50 64.6% Utilites 15,876.00 12,700.80 25.0% Trash Removal Water 11,596.68 11,357.54 2.1% Total Utilites 42,556.74 35,702.85 19.2% Website 90.00 377.76 -76.2% Total Expense 86,725.47 82,890.52 4.6% Net Ordinary Income 1,524.66 7,850.16 -80.6% Other Income/Expense Other Income 29,942.49 30,499.05 -1.8% Other Expense Interest Exp - HOA portion Loan Reserve Expenses Concrete 2024 19,735.00 0.00 100.0% Painting 0.00 8,599.16 100.0% Painting 0.00 8,599.16 100.0% Total Reserve Expenses 19,735.00 8,599.16 268.5% Net Other Income <td>Landscaping-Other</td> <td>6,498.00</td> <td>9,206.00</td> <td>-29.4%</td>	Landscaping-Other	6,498.00	9,206.00	-29.4%
Office Supplies/Postage Repairs & Maintenance 393.00 382.00 2.9% Repairs & Maintenance Snow Removal Utilites 5,987.50 3,637.50 64.6% Utilities Electricity 3,186.18 1,491.52 113.6% Sewer Trash Removal Trash Removal Water 11,596.68 11,357.54 2.1% Water Total Utilites 42,556.74 35,702.85 19.2% Mebsite Total Expense 86,725.47 82,890.52 4.6% Mebsite Net Ordinary Income 1,524.66 7,850.16 -80.6% Mebsite Other Income/Expense Other Income 29,942.49 30,499.05 -1.8% Mebsite Total Other Income 29,942.49 30,499.05 -1.8% Mebsite Other Income 29,942.49 30,499.05 -1.8% Mebsite Other Income 29,942.49 30,499.05 -1.8% Mebsite Other Expense Interest Exp - HOA portion Loan Reserve Expenses 11,954.40 0.00 100.0% Mebsite Concrete 2024 Painting 0.00 0.00 100.0% Mebsite -100.0% Mebsite Total Reserve Expenses Interest Expenses 19,735.00 8,599.16 100.0% Mebsite </td <td>Total Landscaping</td> <td>6,498.00</td> <td>9,206.00</td> <td>-29.4%</td>	Total Landscaping	6,498.00	9,206.00	-29.4%
Repairs & Maintenance 9,782.95 14,156.15 -30.9% Snow Removal Utilities 5,987.50 3,637.50 64.6% Utilities 3,186.18 1,491.52 113.6% Sewer 15,876.00 12,700.80 25.0% Trash Removal 11,596.68 11,357.54 2.1% Water 11,897.88 10,152.99 17.2% Total Utilities 42,556.74 35,702.85 19.2% Website 90.00 377.76 -76.2% Total Expense 86,725.47 82,890.52 4.6% Net Ordinary Income 1,524.66 7,850.16 -80.6% Other Income/Expense 29,942.49 30,499.05 -1.8% Total Other Income 29,942.49 30,499.05 -1.8% Other Expense 11,954.40 0.00 100.0% Reserve Expenses 0.00 0.00 100.0% Concrete 2024 19,735.00 0.00 -100.0% Painting 0.00 8,599.16 -100.0% Total Reserve	Miscellaneous G & A	0.00	60.00	-100.0%
Repairs & Maintenance 9,782.95 14,156.15 -30.9% Snow Removal Utilities 5,987.50 3,637.50 64.6% Utilities 3,186.18 1,491.52 113.6% Sewer 15,876.00 12,700.80 25.0% Trash Removal 11,596.68 11,357.54 2.1% Water 11,897.88 10,152.99 17.2% Total Utilites 42,556.74 35,702.85 19.2% Website 90.00 377.76 -76.2% Total Expense 86,725.47 82,890.52 4.6% Net Ordinary Income 1,524.66 7,850.16 -80.6% Other Income/Expense 29,942.49 30,499.05 -1.8% Total Other Income 29,942.49 30,499.05 -1.8% Other Expense 11,954.40 0.00 100.0% Reserve Expenses 0.00 0.00 100.0% Concrete 2024 19,735.00 0.00 -100.0% Total Reserve Expenses 19,735.00 8,599.16 -100.0%	Office Supplies/Postage	393 00	382 00	2 9%
Utilites Selectricity 3,186.18 1,491.52 113.6% Sewer 15,876.00 12,700.80 25.0% Trash Removal 11,596.68 11,357.54 2.1% Water 11,897.88 10,152.99 17.2%				
Bectricity 3,186.18 1,491.52 113.6% Sewer 15,876.00 12,700.80 25.0% Trash Removal 11,596.68 11,357.54 2.1% Water 11,897.88 10,152.99 17.2%		5,987.50	3,637.50	64.6%
Sewer Trash Removal Trash Removal Water 15,876.00 12,700.80 25.0% 25.0% 25.0% 11,357.54 2.1% 24.0% 21.% 21.% 21.% 21.% 21.% 21.% 21.% 21.		3 186 18	1 /01 52	113 6%
Trash Removal Water 11,596.68 11,357.54 10,152.99 2.1% 17.2% Total Utilites 42,556.74 35,702.85 19.2% Website 90.00 377.76 -76.2% Total Expense 86,725.47 82,890.52 4.6% Net Ordinary Income 1,524.66 7,850.16 -80.6% Other Income/Expense Other Income 29,942.49 30,499.05 -1.8% Total Other Income 29,942.49 30,499.05 -1.8% Other Expense Interest Exp - HOA portion Loan Reserve Expenses Concrete 2024 Painting 19,735.00 0.00 100.0% Total Reserve Expenses 19,735.00 8,599.16 -100.0% Total Other Expenses 19,735.00 8,599.16 129.5% Total Other Expense 31,689.40 8,599.16 268.5% Net Other Income -1,746.91 21,899.89 -108.0%				
Water 11,897.88 10,152.99 17.2% Total Utilites 42,556.74 35,702.85 19.2% Website 90.00 377.76 -76.2% Total Expense 86,725.47 82,890.52 4.6% Net Ordinary Income 1,524.66 7,850.16 -80.6% Other Income/Expense Other Income 29,942.49 30,499.05 -1.8% Total Other Income 29,942.49 30,499.05 -1.8% Other Expense Interest Exp - HOA portion Loan Reserve Expenses 11,954.40 0.00 100.0% Concrete 2024 Painting 19,735.00 0.00 100.0% Total Reserve Expenses 19,735.00 8,599.16 129.5% Total Other Expense 31,689.40 8,599.16 268.5% Net Other Income -1,746.91 21,899.89 -108.0%				
Total Utilities 42,556.74 35,702.85 19.2% Website 90.00 377.76 -76.2% Total Expense 86,725.47 82,890.52 4.6% Net Ordinary Income 1,524.66 7,850.16 -80.6% Other Income/Expense Other Income 29,942.49 30,499.05 -1.8% Total Other Income 29,942.49 30,499.05 -1.8% Other Expense Interest Exp - HOA portion Loan Reserve Expenses 11,954.40 0.00 100.0% Reserve Expenses Concrete 2024 Painting 19,735.00 0.00 100.0% Total Reserve Expenses 19,735.00 8,599.16 129.5% Total Other Expense 31,689.40 8,599.16 268.5% Net Other Income -1,746.91 21,899.89 -108.0%		· ·		
Website 90.00 377.76 -76.2% Total Expense 86,725.47 82,890.52 4.6% Net Ordinary Income 1,524.66 7,850.16 -80.6% Other Income/Expense Other Income 29,942.49 30,499.05 -1.8% Total Other Income 29,942.49 30,499.05 -1.8% Other Expense Interest Exp - HOA portion Loan Reserve Expenses 11,954.40 0.00 100.0% Reserve Expenses Concrete 2024 Painting 19,735.00 0.00 100.0% Painting 0.00 8,599.16 129.5% Total Reserve Expenses 19,735.00 8,599.16 129.5% Total Other Expense 31,689.40 8,599.16 268.5% Net Other Income -1,746.91 21,899.89 -108.0%	water		10,152.99	17.2%
Total Expense 86,725.47 82,890.52 4.6% Net Ordinary Income 1,524.66 7,850.16 -80.6% Other Income/Expense Other Income 29,942.49 30,499.05 -1.8% Total Other Income 29,942.49 30,499.05 -1.8% Other Expense Interest Exp - HOA portion Loan Reserve Expenses 11,954.40 0.00 100.0% Concrete 2024 Painting 19,735.00 0.00 100.0% Total Reserve Expenses 19,735.00 8,599.16 129.5% Total Other Expense 31,689.40 8,599.16 268.5% Net Other Income -1,746.91 21,899.89 -108.0%	Total Utilites	42,556.74	35,702.85	19.2%
Net Ordinary Income 1,524.66 7,850.16 -80.6% Other Income/Expense Other Income Reserve Assessments 29,942.49 30,499.05 -1.8% Total Other Income 29,942.49 30,499.05 -1.8% Other Expense Interest Exp - HOA portion Loan Reserve Expenses Concrete 2024 Painting 19,735.00 0.00 0.00 8,599.16 100.0% -100.0% Total Reserve Expenses 19,735.00 0.00 8,599.16 129.5% Total Other Expense 31,689.40 8,599.16 268.5% Net Other Income -1,746.91 21,899.89 -108.0%	Website	90.00	377.76	-76.2%
Other Income Other Income Reserve Assessments 29,942.49 30,499.05 -1.8% Total Other Income 29,942.49 30,499.05 -1.8% Other Expense Interest Exp - HOA portion Loan Reserve Expenses Concrete 2024 Painting 11,954.40 0.00 100.0% Painting 0.00 8,599.16 -100.0% Total Reserve Expenses 19,735.00 8,599.16 129.5% Total Other Expense 31,689.40 8,599.16 268.5% Net Other Income -1,746.91 21,899.89 -108.0%	Total Expense	86,725.47	82,890.52	4.6%
Other Income Reserve Assessments 29,942.49 30,499.05 -1.8% Total Other Income 29,942.49 30,499.05 -1.8% Other Expense Interest Exp - HOA portion Loan Reserve Expenses Concrete 2024 11,954.40 0.00 100.0% Painting 0.00 8,599.16 -100.0% Total Reserve Expenses 19,735.00 8,599.16 129.5% Total Other Expense 31,689.40 8,599.16 268.5% Net Other Income -1,746.91 21,899.89 -108.0%	Net Ordinary Income	1,524.66	7,850.16	-80.6%
Reserve Assessments 29,942.49 30,499.05 -1.8% Total Other Income 29,942.49 30,499.05 -1.8% Other Expense Interest Exp - HOA portion Loan Reserve Expenses Concrete 2024 11,954.40 0.00 100.0% Painting 0.00 8,599.16 -100.0% Total Reserve Expenses 19,735.00 8,599.16 129.5% Total Other Expense 31,689.40 8,599.16 268.5% Net Other Income -1,746.91 21,899.89 -108.0%	•			
Total Other Income 29,942.49 30,499.05 -1.8% Other Expense Interest Exp - HOA portion Loan Reserve Expenses Concrete 2024 Painting 11,954.40 0.00 100.0% Concrete 2024 Painting 19,735.00 0.00 100.0% Total Reserve Expenses 19,735.00 8,599.16 -100.0% Total Other Expense 31,689.40 8,599.16 268.5% Net Other Income -1,746.91 21,899.89 -108.0%				
Other Expense Interest Exp - HOA portion Loan Reserve Expenses 11,954.40 0.00 100.0% Concrete 2024 Painting 19,735.00 0.00 100.0% Painting 0.00 8,599.16 -100.0% Total Reserve Expenses 19,735.00 8,599.16 129.5% Total Other Expense 31,689.40 8,599.16 268.5% Net Other Income -1,746.91 21,899.89 -108.0%	Reserve Assessments	29,942.49	30,499.05	-1.8%
Interest Exp - HOA portion Loan 11,954.40 0.00 100.0% Reserve Expenses 19,735.00 0.00 100.0% Concrete 2024 19,735.00 0.00 8,599.16 -100.0% Total Reserve Expenses 19,735.00 8,599.16 129.5% Total Other Expense 31,689.40 8,599.16 268.5% Net Other Income -1,746.91 21,899.89 -108.0%	Total Other Income	29,942.49	30,499.05	-1.8%
Interest Exp - HOA portion Loan 11,954.40 0.00 100.0% Reserve Expenses 19,735.00 0.00 100.0% Concrete 2024 19,735.00 8,599.16 -100.0% Total Reserve Expenses 19,735.00 8,599.16 129.5% Total Other Expense 31,689.40 8,599.16 268.5% Net Other Income -1,746.91 21,899.89 -108.0%	Other Expense			
Concrete 2024 Painting 19,735.00 0.00 0.00 8,599.16 100.0% -100.0% Total Reserve Expenses 19,735.00 8,599.16 129.5% Total Other Expense 31,689.40 8,599.16 268.5% Net Other Income -1,746.91 21,899.89 -108.0%	Interest Exp - HOA portion Loan	11,954.40	0.00	100.0%
Painting 0.00 8,599.16 -100.0% Total Reserve Expenses 19,735.00 8,599.16 129.5% Total Other Expense 31,689.40 8,599.16 268.5% Net Other Income -1,746.91 21,899.89 -108.0%	Reserve Expenses			
Total Reserve Expenses 19,735.00 8,599.16 129.5% Total Other Expense 31,689.40 8,599.16 268.5% Net Other Income -1,746.91 21,899.89 -108.0%	Concrete 2024	19,735.00	0.00	100.0%
Total Other Expense 31,689.40 8,599.16 268.5% Net Other Income -1,746.91 21,899.89 -108.0%	Painting	0.00	8,599.16	-100.0%
Net Other Income -1,746.91 21,899.89 -108.0%	Total Reserve Expenses	19,735.00	8,599.16	129.5%
	Total Other Expense	31,689.40	8,599.16	268.5%
Net Income -222.25 29,750.05 -100.8%	Net Other Income	-1,746.91	21,899.89	-108.0%
	Net Income	-222.25	29,750.05	-100.8%

Villas at Elk Run Homeowners Assoc. Operating Income & Expenses October through December 2024

	Oct - Dec 24	Jan - Dec 24
Ordinary Income/Expense		
Income		
Assessments	87,656.91	350,627.64
Finance Charges / Late Fees	289.28	960.07
Miscellaneous Income	150.00 65.00	710.00
Pet Registration		2,242.50
Total Income	88,161.19	354,540.21
Expense		
Accounting	975.00	4,895.00
Legal	-1,212.50	1,505.50
Dog Grounds Maintenance	550.00	3,228.58
General & Admin Expense		
Board Compensation	1,740.00	6,780.00
Management & Monitor Fees	5,100.00	20,400.00
Total General & Admin Expense	6,840.00	27,180.00
Insurance	14,264.78	56,858.00
Landscaping Landscaping-Other	6,498.00	39,437.86
Total Landscaping	6,498.00	39,437.86
Miscellaneous G & A	0.00	441.23
Office Supplies/Postage	393.00	766.07
Repairs & Maintenance		
Insurance Repairs	0.00	2,761.58
Repairs & Maintenance - Other	9,782.95	45,077.00
Total Repairs & Maintenance	9,782.95	47,838.58
Snow Removal Utilites	5,987.50	16,040.00
Electricity	3,186.18	10,846.30
Sewer	15,876.00	53,978.40
Trash Removal	11,596.68	46,143.35
Water	11,897.88	48,487.14
Total Utilites	42,556.74	159,455.19
Website	90.00	415.16
Total Expense	86,725.47	358,061.17
Net Ordinary Income	1,435.72	-3,520.96
et Income	1,435.72	-3,520.96

Villas at Elk Run Homeowners Assoc. Reserves Income & Expenses October through December 2024

	Oct - Dec 24	Jan - Dec 24
Ordinary Income/Expense		
Income		
Interest Income	88.94	596.19
Total Income	88.94	596.19
Net Ordinary Income	88.94	596.19
Other Income/Expense		
Other Income		
Reserve Assessments	29,942.49	119,769.96
Total Other Income	29,942.49	119,769.96
Other Expense		
Interest Exp - HOA portion Loan	11,954.40	11,954.40
Reserve Expenses		
Concrete 2024	19,735.00	39,657.50
Driveway	0.00	28,611.00
Roof/Gutter Work	0.00	17,445.50
Total Reserve Expenses	19,735.00	85,714.00
Total Other Expense	31,689.40	97,668.40
Net Other Income	-1,746.91	22,101.56
Net Income	-1,657.97	22,697.75

Villas at Elk Run Homeowners Assoc. Operating Income & Expense Budget vs Actual October through December 2024

	Oct - Dec 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Assessments	87,656.91	87,655.50	1.41	100.0%
Finance Charges / Late Fees	289.28	24.00	265.28	1,205.3%
Miscellaneous Income	150.00	24.00	126.00	625.09
Pet Registration	65.00	0.00	65.00	100.0%
Total Income	88,161.19	87,703.50	457.69	100.5%
Expense				
Accounting	975.00	1,749.00	-774.00	55.7%
Legal	-1,212.50	1,749.00	-2,961.50	-69.39
Dog Grounds Maintenance	550.00	999.00	-449.00	55.19
General & Admin Expense				
Board Compensation	1,740.00	1,560.00	180.00	111.5%
Management & Monitor Fees	5,100.00	5,375.00	-275.00	94.9%
Total General & Admin Expense	6,840.00	6,935.00	-95.00	98.6%
Insurance	14,264.78	13,755.00	509.78	103.7%
Landscaping Landscaping-Other	6,498.00	0.00	6,498.00	100.0%
Total Landscaping	6,498.00	0.00	6,498.00	100.0%
Miscellaneous G & A	0.00	375.00	-375.00	0.0%
Office Supplies/Postage	393.00	249.00	144.00	157.89
Repairs & Maintenance				
Insurance Repairs	0.00	0.00	0.00	0.0%
Repairs & Maintenance - Other	9,782.95	5,499.00	4,283.95	177.9%
Total Repairs & Maintenance	9,782.95	5,499.00	4,283.95	177.99
Snow Removal	5,987.50	5,000.00	987.50	119.89
Utilites	3.186.18	2.846.25	339.93	111.9%
Electricity	-,	,		
Sewer	15,876.00	13,500.00	2,376.00	117.6%
Trash Removal	11,596.68	12,144.00	-547.32	95.5%
Water	11,897.88	9,830.00	2,067.88	121.0%
Total Utilites	42,556.74	38,320.25	4,236.49	111.19
Website	90.00	150.00	-60.00	60.09
Total Expense	86,725.47	74,780.25	11,945.22	116.09
Net Ordinary Income	1,435.72	12,923.25	-11,487.53	11.19
Income	1,435.72	12,923.25	-11,487.53	11.1%

Villas at Elk Run Homeowners Assoc. Reserve Income & Expense Budget vs Actual October through December 2024

	Oct - Dec 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense Income				
Interest Income	88.94			
Total Income	88.94			
Net Ordinary Income	88.94			
Other Income/Expense Other Income				
Reserve Assessments	29,942.49	29,942.00	0.49	100.0%
Total Other Income	29,942.49	29,942.00	0.49	100.0%
Other Expense				
Interest Exp - HOA portion Loan Reserve Expenses	11,954.40			
Concrete 2024	19,735.00	0.00	19,735.00	100.0%
Driveway	0.00	0.00	0.00	0.0%
Total Reserve Expenses	19,735.00	0.00	19,735.00	100.0%
Total Other Expense	31,689.40	0.00	31,689.40	100.0%
Net Other Income	-1,746.91	29,942.00	-31,688.91	-5.8%
et Income	-1,657.97	29,942.00	-31,599.97	-5.5%