

## Deer Run Homeowners' Association, Inc.

## Profit &amp; Loss

03/14/24

January through December 2023

Accrual Basis

	Jan - Dec 23
Ordinary Income/Expense	
Income	
Interest Income	96.46
Membership Dues	36,550.00
Total Income	36,646.46
Gross Profit	36,646.46
Expense	
Contingency Repairs	1,064.24
Merchant deposit fees	66.00
Association Management	
Property Management Fees	4,475.00
Bank Service Charges	18.00
Accounting	405.00
Insurance	8,547.00
Office Supplies	81.30
Postage and Delivery	269.35
Legal Fees	412.50
Taxes	10.00
Total Association Management	14,218.15
Common Area	
Leak Repairs	3,626.67
Electric Repairs	640.91
Gutter Cleaning	75.00
Window Cleaning	2,200.00
General Common Area Maintenance	443.13
General Repairs	-1,736.92
Pest Control	150.00
Total Common Area	5,398.79
Landscaping	
Irrigation Repairs	354.00
Total Landscaping	354.00
Snow Removal	
Shovel Roofs	4,059.50
Snow Removal - Parking & Walks	2,208.28
Snow Melt System Repairs/Maint	429.50
Total Snow Removal	6,697.28
Utilities	
Century Link	1,317.35
Electricity - Common Area	1,513.22
Fire Sprinkler - Common Area	978.00
Natural Gas - Common Area	4,396.79
Trash Removal - Common Area	-346.91
Water/Sewer	7,784.67
Total Utilities	15,643.12
Total Expense	43,441.58
Net Ordinary Income	-6,795.12
Other Income/Expense	
Other Income	
Special Assessment	42,553.00
Quarterly Capital Reserve Dues	9,100.00
Capital Reserve.	3,900.00
Total Other Income	55,553.00

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Other Expense	
Capital Expenses	
Roof & Stucco Repairs	1,970.00
Drainage/Gutters/Heat Tape	1,712.65
Paint/Stain Exteriors	11,975.00
Total Capital Expenses	15,657.65
Total Other Expense	15,657.65
Net Other Income	39,895.35
Net Income	33,100.23