

**Little Elk Creek Village Homeowners' Association, Inc.**

**Balance Sheet**

**January 31, 2019**

	<b>Operating Fund Balance</b>	<b>Reserve Fund Balance</b>	<b>TOTAL</b>
<b>Assets:</b>			
US Bank - Checking	\$ 31,204.71	\$ 225,986.54	\$ 257,191.25
US Bank - Savings	-	123,339.67	123,339.67
Community Banks - CD	-	257,040.65	257,040.65
Accounts Receivable	18,251.10	-	18,251.10
<b>Total Assets</b>	<b>\$ 49,455.81</b>	<b>\$ 606,366.86</b>	<b>\$ 655,822.67</b>
<b>Liabilities and Fund Equity:</b>			
<b>Liabilities:</b>			
Accounts Payable	\$ 7,709.06	\$ -	\$ 7,709.06
Prepaid Dues	-	-	-
<b>Total Liabilities</b>	<b>7,709.06</b>	<b>-</b>	<b>7,709.06</b>
<b>Fund Equity:</b>			
Operating Fund Balance	\$ -	\$ -	\$ -
Reserve Fund Balance	-	539,217.61	539,217.61
Construction Deposit	9,000.00	-	9,000.00
<b>Total Fund Balance</b>	<b>9,000.00</b>	<b>539,217.61</b>	<b>548,217.61</b>
<b>Fund Net Income:</b>			
Current Year-to-Date Income	\$ 109,511.06	\$ 78,140.25	\$ 187,651.31
Current Year-to-Date Expenses	76,764.31	10,991.00	87,755.31
<b>Net Current Year Income</b>	<b>32,746.75</b>	<b>67,149.25</b>	<b>99,896.00</b>
<b>Total Fund Equity</b>	<b>41,746.75</b>	<b>606,366.86</b>	<b>648,113.61</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 49,455.81</b>	<b>\$ 606,366.86</b>	<b>\$ 655,822.67</b>

Little Elk Creek Village Homeowners' Association, Inc.  
Profit & Loss Budget vs. Actual  
January 2019

				July - Jan 2019 Actuals	Annual Budget	Over/(Under) Budget	% of Annual Budget
<b>Operating Fund:</b>							
Operating Fund Income							
Assessments							
Non-water Operations				71,874.75	95,833.00	(23,958.25)	75.0%
WaterSystem Operations				35,955.00	47,940.00	(11,985.00)	75.0%
Total Assessments				107,829.75	143,773.00	(35,943.25)	75.0%
Non-assessment Income							
Interest Income				701.48	1,000.00	(298.52)	70.15%
Landscape Watering Penalty				0.00	300.00	(300.00)	0.0%
Late Payment Service Fees				979.83	500.00	479.83	195.97%
Pitkin County Road Reimbursement				0.00	0.00	0.00	0.0%
Total Non-assessment Income				1,681.31	1,800.00	(118.69)	93.41%
Total Operating Fund Income				109,511.06	145,573.00	(36,061.94)	75.23%
Expense							
Non-water Operations							
Accounting/Financial							
Bookkeeping				2,100.00	3,600.00	(1,500.00)	58.33%
TaxPrep/Acctng/Outside Svcs				0.00	500.00	(500.00)	0.0%
Total Accounting/Financial				2,100.00	4,100.00	(2,000.00)	51.22%
Annual Meeting				0.00	200.00	(200.00)	0.0%
Fire Protection Service/Maint				0.00	1,400.00	(1,400.00)	0.0%
Insurance				10,826.00	11,948.00	(1,122.00)	90.61%
Irrigation/Ditch Maint. /Dues							
LtlElkCrk Dite Co Dues/Maint.				1,394.54	500.00	894.54	278.91%
LtlElkCrk Vlg Ditches & Gate				480.00	880.00	(400.00)	54.55%
Total Irrigation/Ditch Maint. /Dues				1,874.54	1,380.00	494.54	135.84%
Legal Fee/Expenses				400.00	6,000.00	(5,600.00)	6.67%
Manager Fee				9,240.00	15,840.00	(6,600.00)	58.33%
Office/Postage/Supplies				380.93	900.00	(519.07)	42.33%
Parks/Landscape Maintenance				3,230.49	3,500.00	(269.51)	92.3%
Playground Eqpmnt/Mainenance				10.78	300.00	(289.22)	3.59%
Reserve Study Update				960.00	1,500.00	(540.00)	64.0%
Road System							
Repairs/Paving/Maintenancee				0.00	15,000.00	(15,000.00)	0.0%
Snowplowing				7,250.00	7,360.00	(110.00)	98.51%
Total Road System				7,250.00	22,360.00	(15,110.00)	32.42%
Trash & Recycling Services				16,690.70	28,205.00	(11,514.30)	59.18%
Total Non-water Operations				52,963.44	97,633.00	(44,669.56)	54.25%
Water System Operations							
Chemicals/Supplies				4,292.61	11,300.00	(7,007.39)	37.99%
Lab Fees				5,043.05	10,430.00	(5,386.95)	48.35%
Operation Fees				3,165.33	4,740.00	(1,574.67)	66.78%
Repairs/Maintenance				8,940.27	16,400.00	(7,459.73)	54.51%
Utilities				2,359.61	5,070.00	(2,710.39)	46.54%
Total Water System Operations				23,800.87	47,940.00	(24,139.13)	49.65%
Total Expense				76,764.31	145,573.00	(68,808.69)	52.73%
<b>Net Operating Fund</b>				<b>32,746.75</b>	<b>0.00</b>	<b>32,746.75</b>	<b>100.0%</b>

Little Elk Creek Village Homeowners' Association, Inc.  
Profit & Loss Budget vs. Actual  
January 2019

				<b>July - Jan 2019 Actuals</b>	<b>Annual Budget</b>	<b>Over/(Under) Budget</b>	<b>% of Annual Budget</b>
<b>Reserve Fund:</b>							
	Reserve Fund Income						
	Capital Resersve Assessment			78,140.25	104,187.00	(26,046.75)	75.0%
	Total Reserve Fund Income			78,140.25	104,187.00	(26,046.75)	75.0%
	Reserve Fund Expense						
	Add Valve to Main System			5,006.00	5,500.00	(494.00)	91.02%
	Clean Out Silt Pond			4,632.00	7,600.00	(2,968.00)	60.95%
	Work on Wells			1,353.00	20,000.00	(18,647.00)	6.77%
	Total Capital Reserve Expense			10,991.00	33,100.00	(22,109.00)	33.21%
	<b>Net Reserve Fund</b>			<b>67,149.25</b>	<b>71,087.00</b>	<b>(3,937.75)</b>	<b>94.46%</b>
<b>NET OPERATING / RESERVE FUNDS</b>				<b>99,896.00</b>	<b>71,087.00</b>	<b>28,809.00</b>	<b>140.53%</b>

Little Elk Creek Village Homeowners' Association, Inc.

Transaction Detail by Account

July 2018 through January 2019

			Type	Date	Num	Name	Memo	Amount	Balance
Non-water Operations									
Accounting/Financial									
Bookkeeping									
			Bill	07/31/2018	073118	Rocky Mountain Accounting Services, Inc.	July	300.00	300.00
			Bill	08/31/2018	9816	Rocky Mountain Accounting Services, Inc.	Aug	300.00	600.00
			Bill	09/30/2018	9839	Rocky Mountain Accounting Services, Inc.	Sept	300.00	900.00
			Bill	10/31/2018	9862	Rocky Mountain Accounting Services, Inc.	Oct	300.00	1,200.00
			Bill	11/30/2018	9911	Rocky Mountain Accounting Services, Inc.	Nov	300.00	1,500.00
			Bill	12/31/2018	9951	Rocky Mountain Accounting Services, Inc.	Dec	300.00	1,800.00
			Bill	01/31/2019	9968	Rocky Mountain Accounting Services, Inc.	Jan	300.00	2,100.00
Total Bookkeeping								2,100.00	2,100.00
Total Accounting/Financial								2,100.00	2,100.00
Insurance									
			Check	09/13/2018	Auto	Pinnacl Assurance	workers comp	442.00	442.00
			Bill	10/22/2018	2245D3053-1018	Travelers Insurance	Umbrella / Commercial	1,937.00	2,379.00
			Bill	10/22/2018	4049W2191-1018	Travelers Insurance	LB Liability	1,119.00	3,498.00
			Check	11/28/2018	Auto	Travelers Insurance	4049W2191	1,513.00	5,011.00
			Check	12/10/2018	Auto	Travelers Insurance	5455Y689	212.08	5,223.08
			Check	12/10/2018	Auto	Travelers Insurance	5869C29A -	447.58	5,670.66
			Bill	01/22/2019	2245D3053-0119	Travelers Insurance	LB Liability	5,155.34	10,826.00
Total Insurance								10,826.00	10,826.00
Irrigation/Ditch Maint. /Dues									
LtlElkCrk Dite Co Dues/Maint.									
			Bill	11/16/2018	22	Little Elk Creek Ditch Company	clean ditches	1,394.54	1,394.54
Total LtlElkCrk Dite Co Dues/Maint.								1,394.54	1,394.54
LtlElkCrk Vlg Ditches & Gate									
			Bill	07/31/2018	073118	Johnson, George	Ditch labor	165.00	165.00
			Bill	08/30/2018	083018	Johnson, George	Aug Ditch Labor	150.00	315.00
			Bill	09/30/2018	093018	Johnson, George	Sept Ditch Labor	165.00	480.00
Total LtlElkCrk Vlg Ditches & Gate								480.00	480.00
Total Irrigation/Ditch Maint. /Dues								1,874.54	1,874.54
Legal Fee/Expenses									
			Bill	08/23/2018	37057	DHM Design	Subdivision Pond Consulting	400.00	400.00
Total Legal Fee/Expenses								400.00	400.00
Manager Fee									
			Bill	07/01/2018	1808	EMRE, LLC	July Mgt	1,320.00	1,320.00
			Bill	08/01/2018	1818	EMRE, LLC	Aug Mgt	1,320.00	2,640.00

Little Elk Creek Village Homeowners' Association, Inc.

Transaction Detail by Account

July 2018 through January 2019

Type	Date	Num	Name	Memo	Amount	Balance
Bill	09/01/2018	1828	EMRE, LLC	Sept Mgt	1,320.00	3,960.00
Bill	10/01/2018	1838	EMRE, LLC	Oct Mgt	1,320.00	5,280.00
Bill	11/01/2018	1848	EMRE, LLC	Nov Mgt	1,320.00	6,600.00
Bill	12/01/2018	1857	EMRE, LLC	Dect	1,320.00	7,920.00
Bill	01/01/2019	1868	EMRE, LLC	Jan	1,320.00	9,240.00
Total Manager Fee					9,240.00	9,240.00
Office/Postage/Supplies						
Bill	08/01/2018	992	Evmikna graphics	Annual Hosting fee	250.00	250.00
Bill	08/01/2018	Box420-2018	USPS	Box 420 Annual Fee	116.00	366.00
Bill	10/01/2018	1838	EMRE, LLC	8/8 and 9/12 board meetings	9.93	375.93
Invoice	10/03/2018	2008175	Davenport, Chris & Jessica 1114	Bounced Check# 5279	(15.00)	360.93
Check	10/13/2018			Service Charge	14.00	374.93
Bill	12/01/2018	1857	EMRE, LLC	11/14 - board meeting copies	6.00	380.93
Total Office/Postage/Supplies					380.93	380.93
Parks/Landscape Maintenance						
Bill	07/01/2018	2018-2	Green Acres	Payments 1 & 2 of 5	1,080.00	1,080.00
Bill	07/01/2018	070118	Green Acres	Payment 3 of 5	540.00	1,620.00
Bill	08/01/2018	080118	Green Acres	Payment 4 of 5	540.00	2,160.00
Bill	09/01/2018	090118	Green Acres	Payment 5 of 5	540.00	2,700.00
Bill	09/01/2018	090118	Green Acres	hand rake mud	100.00	2,800.00
Bill	10/19/2018	4519	Outdoor Services, Inc.	spot sprayed back trail	300.00	3,100.00
Bill	11/01/2018	1848	EMRE, LLC	No swimming signs	111.45	3,211.45
Bill	12/01/2018	1857	EMRE, LLC	install no swimming signs	19.04	3,230.49
Total Parks/Landscape Maintenance					3,230.49	3,230.49
Playground Eqpmnt/Mainenance						
Bill	10/01/2018	1838	EMRE, LLC	stain for playground climbing wall / stairs	10.78	10.78
Total Playground Eqpmnt/Mainenance					10.78	10.78
Road System						
Snowplowing						
Bill	11/09/2018	2018-24847	Daly Property Services Inc.	Annual contract - snowplow	7,250.00	7,250.00
Total Snowplowing					7,250.00	7,250.00
Total Road System					7,250.00	7,250.00
Trash & Recycling Services						
Check	07/06/2018	Auto	Waste Management	July	2,355.07	2,355.07
Check	08/06/2018	Auto	Waste Management	Aug	2,355.07	4,710.14
Check	09/18/2018	Auto	Waste Management	Sept	2,355.07	7,065.21

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July 2018 through January 2019

				Type	Date	Num	Name	Memo	Amount	Balance
				Check	10/10/2018	Auto	Waste Management	Oct	2,355.07	9,420.28
				Check	11/29/2018	Auto	Waste Management	Nov	2,355.07	11,775.35
				Check	12/31/2018	Auto	Waste Management	Dec	2,355.07	14,130.42
				Check	01/31/2019	Auto	Waste Management	Jan	2,560.28	16,690.70
	Total Trash & Recycling Services								16,690.70	16,690.70
	Total Non-water Operations								52,003.44	52,003.44
	Water System Operations									
	Chemicals/Supplies									
				Bill	07/31/2018	7215	Environmental Process Control	Monthly Fees	178.60	178.60
				Bill	08/31/2018	7274	Environmental Process Control	Monthly Fees	476.20	654.80
				Bill	09/30/2018	7327	Environmental Process Control	Monthly Fees	178.60	833.40
				Bill	10/10/2018	7355	Environmental Process Control	Filters	1,969.80	2,803.20
				Bill	10/31/2018	7379	Environmental Process Control	chemicals	183.94	2,987.14
				Bill	12/01/2018	7429	Environmental Process Control	chemicals	314.60	3,301.74
				Bill	12/31/2018	7478	Environmental Process Control	chemicals	90.15	3,391.89
				Bill	01/31/2019	477X02508700	Pinnacle Water, Inc.		900.72	4,292.61
	Total Chemicals/Supplies								4,292.61	4,292.61
	Lab Fees									
				Bill	07/31/2018	7215	Environmental Process Control	E Coli	525.00	525.00
				Bill	07/31/2018	7215	Environmental Process Control	Annual voc organic testing	228.00	753.00
				Bill	07/31/2018	7215	Environmental Process Control	lead and copper testing and reports	1,350.00	2,103.00
				Bill	07/31/2018	7215	Environmental Process Control	annual disinfection by products water test	307.00	2,410.00
				Bill	07/31/2018	7215	Environmental Process Control	turbidity report	136.00	2,546.00
				Bill	07/31/2018	7215	Environmental Process Control	bacteriological test	57.00	2,603.00
				Bill	08/31/2018	7274	Environmental Process Control	E Coli	525.00	3,128.00
				Bill	08/31/2018	7274	Environmental Process Control	Turbidity report	136.00	3,264.00
				Bill	08/31/2018	7274	Environmental Process Control	baterial test	57.00	3,321.00
				Bill	09/30/2018	7327	Environmental Process Control	E Coli	543.00	3,864.00
				Bill	10/31/2018	7379	Environmental Process Control	bacteriological / turbidity reports	193.00	4,057.00
				Bill	12/01/2018	7429	Environmental Process Control	bacteriological / turbidity reports	704.60	4,761.60
				Bill	12/31/2018	7478	Environmental Process Control	bacteriological / turbidity reports	281.45	5,043.05
	Total Lab Fees								5,043.05	5,043.05
	Operation Fees									
				Check	07/23/2018	Auto	RiseBroadband	Intenet 6/21-7/20/18	85.48	85.48
				Bill	07/31/2018	7215	Environmental Process Control	operations and filter change	228.00	313.48
				Check	08/23/2018	Auto	RiseBroadband	Intenet 7/21-8/20/18	85.48	398.96

Little Elk Creek Village Homeowners' Association, Inc.

Transaction Detail by Account

July 2018 through January 2019

Type	Date	Num	Name	Memo	Amount	Balance
Bill	08/31/2018	7274	Environmental Process Control	water system	160.00	558.96
Check	09/21/2018	Auto	RiseBroadband	Intenet 9/21-10/20/18	85.48	644.44
Bill	09/27/2018	2013-425.002-12	Schuemser, Gordon,Meyer, Inc.	water rights analysis	451.50	1,095.94
Bill	09/30/2018	7327	Environmental Process Control	water system	160.00	1,255.94
Bill	10/01/2018	FGD2018518	Colorado Dept of Public Health & Env	Annual CO Water System Fee	75.00	1,330.94
Check	10/21/2018	Auto	RiseBroadband	Intenet 10/21-11/20/18	85.48	1,416.42
Bill	10/23/2018	2013-425.002-13	Schuemser, Gordon,Meyer, Inc.	water rights analysis	96.75	1,513.17
Bill	10/31/2018	7379	Environmental Process Control	weekly on site visits	160.00	1,673.17
Check	11/21/2018	Auto	RiseBroadband	Intenet 11/21-12/20/18	85.48	1,758.65
Bill	11/30/2018	477001739713-1118	Pinnacle Water, Inc.		915.72	2,674.37
Bill	12/01/2018	7429	Environmental Process Control	weekly on site visits	160.00	2,834.37
Check	12/21/2018	Auto	RiseBroadband	Intenet 12/21-1/20/19	85.48	2,919.85
Bill	12/31/2018	7478	Environmental Process Control	weekly on site visits	160.00	3,079.85
Check	01/21/2019	Auto	RiseBroadband	Intenet 1/21-2/20/19	85.48	3,165.33
Total Operation Fees					3,165.33	3,165.33
Repairs/Maintenance						
Bill	07/01/2018		ACME, Inc.	Reimburse Dan for water monitoring	785.00	785.00
Bill	07/31/2018	7215	Environmental Process Control	Monthly Fees	374.00	1,159.00
Bill	08/31/2018	7274	Environmental Process Control	supplies / pump repair	608.80	1,767.80
Bill	08/31/2018	090618	ACME, Inc.	work on silt / ponds / vents	1,510.97	3,278.77
Bill	09/30/2018	7327	Environmental Process Control	tank inspection / cleaning	442.00	3,720.77
Bill	09/30/2018	093018	Potable Divers, Inc.	clean main tank and clearwells	2,300.00	6,020.77
Bill	10/01/2018		ACME, Inc.	Reimburse Dan for water monitoring	785.00	6,805.77
Bill	10/31/2018	7379	Environmental Process Control	pump repairs	68.00	6,873.77
Bill	11/08/2018	5833	Western Colorado Electrical Control	troubleshoot well production	531.70	7,405.47
Bill	11/28/2018	13513	Samuelson Pump Co. Inc.	install vent on well seal	210.00	7,615.47
Bill	12/01/2018	7429	Environmental Process Control	pump repairs	204.00	7,819.47
Bill	12/07/2018	33100-2019	Sensaphone	Sentinel 1200 Ethernet- pumphouse	142.80	7,962.27
Bill	12/31/2018	7478	Environmental Process Control	filter change	68.00	8,030.27
Bill	01/01/2019		ACME, Inc.	Reimburse Dan for water monitoring	785.00	8,815.27
Bill	01/04/2019	4821	Tom Gering Plumbing & Heating, Inc.	check for water leak	125.00	8,940.27
Total Repairs/Maintenance					8,940.27	8,940.27
Utilities						
Check	07/12/2018	Auto	Holy Cross Electric	5/22-6/22/18 6650 E Sopris Cr Rd	21.03	21.03
Check	07/12/2018	Auto	Holy Cross Electric	370010900/370025200	321.50	342.53
Check	08/10/2018	Auto	Holy Cross Electric	6/22-7/22/18	21.00	363.53
Check	08/10/2018	Auto	Holy Cross Electric	6/22-7/22/18	371.67	735.20

Little Elk Creek Village Homeowners' Association, Inc.

Transaction Detail by Account

July 2018 through January 2019

				Type	Date	Num	Name	Memo	Amount	Balance	
				Check	09/11/2018	Auto	Holy Cross Electric	7/22-8/22/18 pumphouse	328.53	1,063.73	
				Check	09/11/2018	Auto	Holy Cross Electric	7/22-8/22/18	20.98	1,084.71	
				Check	10/12/2018	Auto	Holy Cross Electric	8/22-9/22/18	20.97	1,105.68	
				Check	10/12/2018	Auto	Holy Cross Electric	8/22-9/22/18	236.27	1,341.95	
				Check	11/09/2018	Auto	Holy Cross Electric	9/22-10/22/18	21.00	1,362.95	
				Check	11/09/2018	Auto	Holy Cross Electric	9/22-10/22/18	285.11	1,648.06	
				Check	12/12/2018	Auto	Holy Cross Electric	10/22-11/22/18	20.97	1,669.03	
				Check	12/12/2018	Auto	Holy Cross Electric	10/22-11/22/18	470.88	2,139.91	
				Deposit	12/29/2018	1450030	Holy Cross Electric	Member Equity Refund	(126.82)	2,013.09	
				Check	01/12/2019	Auto	Holy Cross Electric	11/22-12/22/18	325.06	2,338.15	
				Check	01/12/2019	Auto	Holy Cross Electric	11/22-12/22/18	21.46	2,359.61	
				Total Utilities						2,359.61	2,359.61
				Total Water System Operations						23,800.87	23,800.87
				Work on Wells							
				Bill	01/29/2019	13626	Samuelson Pump Co. Inc.	compressor rental / jet wells	1,353.00	1,353.00	
				Total Work on Wells						1,353.00	1,353.00
				Clean Out Silt from Ponds							
				Bill	07/20/2018	18-046-01	Timberline Excavation	excavate silt pond	4,632.00	4,632.00	
				Total Clean Out Silt from Ponds						4,632.00	4,632.00
				Add Valve to Main System							
				Bill	07/20/2018	18-046-01	Timberline Excavation	add 6 in vlve to water main	5,006.00	5,006.00	
				Total Add Valve to Main System						5,006.00	5,006.00
				TOTAL						86,795.31	86,795.31