Little Elk Creek Village Homeowners' Association, Inc. Balance Sheet February 28, 2019

Assets:		Operating Fund Balance		Reserve Fund Balance		TOTAL	
1155005.	US Bank - Checking	\$	34,530.90	\$	75,978.98	\$	110,509.88
	US Bank - Savings	Ψ	54,550.70	Ψ	123,347.23	Ψ	123,347.23
	Community Banks - CD		_		257,259.01		257,259.01
	Wells Fargo - CD		_		150,000.00		150,000.00
	Accounts Receivable		(2,053.16)		130,000.00		(2,053.16)
Total Assets	Accounts Receivable	\$	32,477.74	\$	606,585.22	\$	639,062.96
Liabilities and Fund	d Equity:						
Liabilities:							
	Accounts Payable	\$	1,583.46	\$	-	\$	1,583.46
	Prepaid Dues		· -		_		-
Total Liabilities	•		1,583.46		-		1,583.46
Fund Equity:							
• •	Operating Fund Balance	\$	-	\$	-	\$	-
	Reserve Fund Balance		-		539,435.97		539,435.97
	Construction Deposit		9,000.00		· -		9,000.00
Total Fund Balance	-		9,000.00		539,435.97		548,435.97
Fund Net Income:							
	Current Year-to-Date Income	\$	109,340.21	\$	78,140.25	\$	187,480.46
	Current Year-to-Date Expenses		87,445.93		10,991.00		98,436.93
Net Current Year I	1		21,894.28		67,149.25		89,043.53
Total Fund Equity			30,894.28		606,585.22		637,479.50
Total Liabilities &	Fund Equity	\$	32,477.74	\$	606,585.22	\$	639,062.96

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

		July - Feb 2019	Annual	Over/(Under)	% of Annu
		Actuals	Budget	Budget	Budget
Operati	ing Fund:				
Оре	erating Fund Income				
	Assessments				
	Non-water Operations	71,874.75	95,833.00	(23,958.25)	75.0
	WaterSytem 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	709.04	1,000.00	(290.96)	70.9
	Landscape Watering Penalty	0.00	300.00	(300.00)	0.0
	Late Payment Service Fees	801.42	500.00	301.42	160.28
	Pitkin County Road Reimbursement	0.00	0.00	0.00	0.0
	Total Non-assessment Income	1,510.46	1,800.00	(289.54)	83.9
Tota	al Operating Fund Income	109,340.21	145,573.00	(36,232.79)	75.1
Exp	pense				
	Non-water Operations				
	Accounting/Financial				
	Bookkeeping	2,400.00	3,600.00	(1,200.00)	66.6
	TaxPrep/Acctng/Outside Svcs	0.00	500.00	(500.00)	0.0
	Total Accounting/Financial	2,400.00	4,100.00	(1,700.00)	58.5
	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)	90.6
	Irrigation/Ditch Maint. /Dues	10,020.00	11,540.00	(1,122.00)	70.0
	LtlElkCrk Ditc Co Dues/Maint.	1,394.54	500.00	894.54	278.9
	LtlElkCrk Vlg Ditches & Gate	480.00	880.00	(400.00)	54.5
	Total Irrigation/Ditch Maint. /Dues	1,874.54	1,380.00	494.54	135.84
	Legal Fee/Expenses	942.44	6,000.00	(5,057.56)	15.7
	Manager Fee	10,560.00	15,840.00	(5,280.00)	66.6
	Office/Postage/Supplies	380.93	900.00	(519.07)	42.3
	Parks/Landscape Maintenance	3,230.49	3,500.00	(269.51)	92.
	Playground Eqpmnt/Mainenance	10.78	300.00	(289.22)	3.5
	Reserve Study Update	960.00	1,500.00	(540.00)	64.
	Road System	0.00	15,000,00	(15,000,00)	0
	Repairs/Paving/Maintenancee	0.00	15,000.00	(15,000.00)	0.0
	Snowplowing	7,250.00	7,360.00	(110.00)	98.5
	Total Road System	7,250.00	22,360.00	(15,110.00)	32.4
	Trash & Recycling Services	19,250.98	28,205.00	(8,954.02)	68.2
	Total Non-water Operations	57,686.16	97,633.00	(39,946.84)	59.0
	Water System Operations	,	,	, , , , ,	
	Chemicals/Supplies	6,624.03	11,300.00	(4,675.97)	58.6
	Lab Fees	7,518.05	10,430.00	(2,911.95)	72.0
	Operation Fees	3,570.81	4,740.00	(1,169.19)	75.3
	Repairs/Maintenance	9,212.27	16,400.00	(7,187.73)	56.1
	Utilities	2,834.61	5,070.00	(2,235.39)	55.9
	Total Water System Operations	29,759.77	47,940.00	(18,180.23)	62.0
Tot	al Expense	87,445.93	145,573.00	(58,127.07)	60.0
Net Operating Fund		21,894.28	0.00	21,894.28	100.0

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

	July - Feb 2019 Actuals	Annual Budget	Over/(Under) Budget	% of Annual Budget
Reserve Fund:				
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%
Net Reserve Fund	67,149.25	71,087.00	(3,937.75)	94.46%
	89,043.53	71,087.00	17,956.53	125.26%