

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

		August 31, 2021				Previous Year as of
		Operating	Reserve Fund	TOTAL		August 31, 2020
		Fund Balance	Balance			
Assets:						
	US Bank - Checking	\$ 48,448.63	\$ 29,383.36	\$ 77,831.99	\$	279,345.77
	US Bank - Savings	-	123,505.64	123,505.64		123,479.21
	Community Banks - CD	-	260,058.36	260,058.36		259,020.38
	Wells Fargo - CD	-	157,247.69	157,247.69		154,413.67
	Accounts Receivable	14,984.63	-	14,984.63		(143.13)
Total Assets		\$ 63,433.26	\$ 570,195.05	\$ 633,628.31	\$	816,115.90
Liabilities and Fund Equity:						
Liabilities:						
	Accounts Payable	\$ 3,125.69	\$ -	\$ 3,125.69	\$	17,620.08
	Prepaid Dues	-	-	-		-
Total Liabilities		3,125.69	-	3,125.69		17,620.08
Fund Equity:						
	Operating Fund Balance	\$ -	\$ -	\$ -	\$	-
	Reserve Fund Balance	-	559,611.30	559,611.30		797,784.83
	Construction Deposit	21,000.00	-	21,000.00		15,000.00
Total Fund Balance		21,000.00	559,611.30	580,611.30		812,784.83
Fund Net Income:						
	Current Year-to-Date Income	\$ 51,582.09	\$ 10,583.75	\$ 62,165.84	\$	62,814.99
	Current Year-to-Date Expenses	12,274.52	-	12,274.52		77,104.00
Net Current Year Income		39,307.57	10,583.75	49,891.32		(14,289.01)
Total Fund Equity		60,307.57	570,195.05	630,502.62		798,495.82
Total Liabilities & Fund Equity		\$ 63,433.26	\$ 570,195.05	\$ 633,628.31	\$	816,115.90

Little Elk Creek Village Homeowners' Association, Inc.
Profit & Loss Budget vs. Actual
July - August 2021

						July-Aug 2021 Actuals	Annual Budget	Over/(Under) Budget	% of Annual Budget
Operating Fund:									
Operating Fund Income									
Assessments									
Non-water Operations						22,785.00	91,140.00	(68,355.00)	25.0%
WaterSytem Operations						28,621.25	114,485.00	(85,863.75)	25.0%
Total Assessments						51,406.25	205,625.00	(154,218.75)	25.0%
Non-assessment Income									
Interest Income						175.84	3,500.00	(3,324.16)	5.02%
Late Payment Service Fees						0.00	500.00	(500.00)	0.0%
Pitkin County Road Reimbursement						0.00	7,600.00	(7,600.00)	0.0%
Water Tap Fees						0.00	3,000.00	(3,000.00)	0.0%
Total Non-assessment Income						175.84	14,600.00	(14,424.16)	1.2%
Total Operating Fund Income						51,582.09	220,225.00	(168,642.91)	23.42%
Expense									
Non-water Operations									
Accounting/Financial									
Bookkeeping						600.00	3,600.00	(3,000.00)	16.67%
TaxPrep/Actctng/Outside Svcs						0.00	400.00	(400.00)	0.0%
Total Accounting/Financial						600.00	4,000.00	(3,400.00)	15.0%
Annual Meeting						0.00	300.00	(300.00)	0.0%
Hydrant Service / Maint						0.00	400.00	(400.00)	0.0%
Income Tax						0.00	500.00	(500.00)	0.0%
Insurance						592.00	11,000.00	(10,408.00)	5.38%
Irrigation/Ditch Maint. /Dues									
LtlElkCrk Dite Co Dues/Maint.						120.00	1,500.00	(1,380.00)	8.0%
LtlElkCrk Vlg Ditches & Gate						0.00	1,500.00	(1,500.00)	0.0%
Total Irrigation/Ditch Maint. /Dues						120.00	3,000.00	(2,880.00)	4.0%
Legal Fee/Expenses						122.50	3,500.00	(3,377.50)	3.5%
Manager Fee						2,640.00	15,840.00	(13,200.00)	16.67%
Office/Postage/Supplies						172.63	750.00	(577.37)	23.02%
Parks/Landscape Maintenance						(484.14)	4,320.00	(4,804.14)	(11.21%)
Playground Eqpmnt/Mainenance						0.00	800.00	(800.00)	0.0%
Road System									
Repairs/Paving/Maintenancee						0.00	15,000.00	(15,000.00)	0.0%
Snowplowing						0.00	8,500.00	(8,500.00)	0.0%
Total Road System						0.00	23,500.00	(23,500.00)	0.0%
Trash & Recycling Services						3,794.48	37,680.00	(33,885.52)	10.07%
Website						0.00	150.00	(150.00)	0.0%
Total Non-water Operations						7,557.47	105,740.00	(98,182.53)	7.15%
Water System Operations									
Chemicals/Supplies						475.96	10,000.00	(9,524.04)	4.76%
Lab Fees						2,054.20	10,980.00	(8,925.80)	18.71%
Management - Water System						0.00	55,000.00	(55,000.00)	0.0%
Operation Fees						571.78	8,300.00	(7,728.22)	6.89%
Repairs/Maintenance						951.51	25,000.00	(24,048.49)	3.81%
Utilities						663.60	5,205.00	(4,541.40)	12.75%
Total Water System Operations						4,717.05	114,485.00	(109,767.95)	4.12%
Total Expense						12,274.52	220,225.00	(207,950.48)	5.57%
Net Operating Fund						39,307.57	0.00	39,307.57	100.0%

Little Elk Creek Village Homeowners' Association, Inc.
Profit & Loss Budget vs. Actual
July - August 2021

						July-Aug 2021 Actuals	Annual Budget	Over/(Under) Budget	% of Annual Budget
					Reserve Fund:				
					Reserve Fund Income				
					Capital Reservsve Assessment	10,583.75	42,335.00	(31,751.25)	25.0%
					Total Reserve Fund Income	10,583.75	42,335.00	(31,751.25)	25.0%
					Reserve Fund Expense				
					Sign / Monument - Refurbish / Replace	-	6,500.00	(6,500.00)	0.0%
					Water Line - Repair	-	29,851.00	(29,851.00)	0.0%
					Water Meters	-	7,000.00	(7,000.00)	0.0%
					Wells - Treat / Maintain	-	3,800.00	(3,800.00)	0.0%
					Well Pump / Motor - Replace	-	3,800.00	(3,800.00)	0.0%
					Sub Transducer - Replace	-	1,740.00	(1,740.00)	0.0%
					Total Capital Reserve Expense	0.00	52,691.00	(52,691.00)	0.0%
					Net Reserve Fund	10,583.75	(10,356.00)	20,939.75	(102.2%)
					NET OPERATING / RESERVE FUNDS	49,891.32	(10,356.00)	60,247.32	(481.76%)

Little Elk Creek Village Homeowners' Association, Inc.

Transaction Detail by Account

July through August 2021

				Type	Date	Num	Name	Memo	Amount	Balance
				Non-water Operations						
				Accounting/Financial						
				Bookkeeping						
				Bill	07/31/2021	113575	Rocky Mountain Accounting Services, Inc.	July	300.00	300.00
				Bill	08/31/2021	113590	Rocky Mountain Accounting Services, Inc.	Aug	300.00	600.00
				Total Bookkeeping					600.00	600.00
				Total Accounting/Financial					600.00	600.00
				Insurance						
				Bill	07/26/2021	20551082	Pinnacl Assurance	workers compensation	592.00	592.00
				Total Insurance					592.00	592.00
				Irrigation/Ditch Maint. /Dues						
				Bill	08/31/2021	083121	Johnson, George	Aug	120.00	120.00
				Total Irrigation/Ditch Maint. /Dues					120.00	120.00
				Legal Fee/Expenses						
				Bill	07/01/2021	824331	Waas Campbell Rivera	attention to correspondence to D Mullaney and follow up motion	47.50	47.50
				Bill	08/24/2021	1005	Oates, Knezevich, Gardenswartz, Kelly & M	telephone call with Dan Harris to discuss easements for pipelines	75.00	122.50
				Total Legal Fee/Expenses					122.50	122.50
				Manager Fee						
				Bill	07/01/2021	2053	EMRE, LLC	July	1,320.00	1,320.00
				Bill	08/01/2021	2058	EMRE, LLC	August	1,320.00	2,640.00
				Total Manager Fee					2,640.00	2,640.00
				Office/Postage/Supplies						
				Bill	08/01/2021	2058	EMRE, LLC	7/14 copies for board meeting	5.60	5.60
				Bill	08/01/2021	2058	EMRE, LLC	7/28 copies for annual meeting	8.00	13.60
				Bill	08/01/2021	420	U.S. Postal Service	PO Box fee	122.00	135.60
				Check	08/27/2021	ACH	Compuchecks	deposit slip stock	28.85	164.45
				Check	08/31/2021			ach / cc processing	8.18	172.63
				Total Office/Postage/Supplies					172.63	172.63
				Parks/Landscape Maintenance						
				Bill	07/01/2021	2053	EMRE, LLC	6/1 12-5pm power street culs & pumphouse area, street cuts with power broom	200.00	200.00
				Deposit	07/14/2021	1206	Oppenheimer, Daniel J. - Blk 2 / Lot 3	refund of overpayment	(684.14)	(484.14)

Little Elk Creek Village Homeowners' Association, Inc.
Transaction Detail by Account
July through August 2021

				Type	Date	Num	Name	Memo	Amount	Balance
									(484.14)	(484.14)
				Bill	07/01/2021	1051125-1185-9	Waste Management	July	2,975.29	2,975.29
				Invoice	08/01/2021	2009099	Dunromin LLC - Blk 3 / Lot 17	Trash Container Upgrade - 96 Gallon March-June	(114.56)	2,860.73
				Invoice	08/01/2021	2009100	Staley, Tina Lee - Blk 1 / Lot 22	Trash Container Upgrade - 64 Gallon March-September	(100.24)	2,760.49
				Invoice	08/01/2021	2009101	Stranger, Clayton&Larissa - Blk 1 /Lot 10	Trash Container Upgrade - 96 Gallon March-September	(200.48)	2,560.01
				Invoice	08/01/2021	2009102	Minberg, Joseph &Vyonne - Blk 3 / Lot 15	Trash Container Upgrade - 96 Gallon June-Sept	(114.56)	2,445.45
				Invoice	08/01/2021	2009103	Jacobson, Jodi - Blk 2 / Lot 4	Trash Container Upgrade - 96 Gallon Mar-September	(200.48)	2,244.97
				Invoice	08/01/2021	2009104	Davenport, Chris & Jessica Blk 1 / Lot 14	Trash Container - Additional 96 Gallon April-September	(257.76)	1,987.21
				Invoice	08/01/2021	2009105	Huffman, Grace - Blk 1 / Lot 25	Trash Container Upgrade - 64 Gallon March-September	(100.24)	1,886.97
				Invoice	08/01/2021	2009107	Paparo, Harvey & Debra - Blk 2 / Lot 7	Trash Container Upgrade - 64 Gallon March-Sept	(100.24)	1,786.73
				Invoice	08/01/2021	2009108	Burke, John & Allison - Blk 3 / Lot 9	Trash Container Upgrade - 64 Gallon March - September	(100.24)	1,686.49
				Invoice	08/01/2021	2009109	Foxley, Griffith & Zoe - Blk 1 / Lot 1	Trash Container Upgrade - 96 Gallon March-September	(200.48)	1,486.01
				Invoice	08/01/2021	2009111	Silverstein, Joon - Blk 2 / Lot 8	Trash Container Upgrade - 96 Gallon March-September	(200.48)	1,285.53
				Invoice	08/01/2021	2009112	Dhaliwal, Gautham - Blk 1 / Lot 29	Trash Container Upgrade - 96 Gallon April-September	(171.84)	1,113.69
				Invoice	08/01/2021	2009114	Russell, Jacqueline - Blk 2 / Lot 6	Trash Container Upgrade - 64 Gallon March-September	(100.24)	1,013.45
				Invoice	08/01/2021	2009099	Dunromin LLC - Blk 3 / Lot 17	Trash Container Upgrade - 64 Gallon July-Sept	(42.96)	970.49
				Bill	08/02/2021	1053141-1185-4	Waste Management	August	3,067.43	4,037.92
				Invoice	08/24/2021	2009106	Whitelande, Emma - Blk 1 / Lot 26	Trash Container Upgrade - 64 Gallon March-September	(100.24)	3,937.68
				Invoice	08/24/2021	2009113	Rizzo, Tony - Blk 3 / Lot 5	Trash Container Upgrade - 96 Gallon May-September	(143.20)	3,794.48
									3,794.48	3,794.48

					Type	Date	Num	Name	Memo	Amount	Balance
Total Non-water Operations										7,557.47	7,557.47
Water System Operations											
Chemicals/Supplies											
				Bill	08/01/2021	9224	Environmental Process Control	filters		229.58	229.58
				Bill	08/31/2021	9288	Environmental Process Control	suplies		246.38	475.96
Total Chemicals/Supplies										475.96	475.96
Lab Fees											
				Bill	08/01/2021	9224	Environmental Process Control	bacteriological test / report to CDPHE		716.40	716.40
				Bill	08/31/2021	9288	Environmental Process Control	bacteriological test / report to CDPHE		528.80	1,245.20
				Bill	08/31/2021	9288	Environmental Process Control	lead and copper testing and reports		809.00	2,054.20
Total Lab Fees										2,054.20	2,054.20
Operation Fees											
				Check	07/21/2021	Auto	RiseBroadband	Intenet 07/21-8/20/21		88.39	88.39
				Bill	08/01/2021	9224	Environmental Process Control	weekly on site visits/monthly report		160.00	248.39
				Bill	08/02/2021	FGD20210827	Colorado Dept of Public Health & Env	Annual CO Water System Fee		75.00	323.39
				Check	08/23/2021	Auto	RiseBroadband	Intenet 08/21-9/20/21		88.39	411.78
				Bill	08/31/2021	9288	Environmental Process Control	weekly on site visits/monthly report		160.00	571.78
Total Operation Fees										571.78	571.78
Repairs/Maintenance											
				Bill	08/01/2021	9224	Environmental Process Control	Analyzer / filter change		75.00	75.00
				Bill	08/01/2021	9224	Environmental Process Control	cleaned out plugged valve & reprime pump		37.50	112.50
				Bill	08/30/2021	2013-425.002-21	Schmueser Gordon Meyer, Inc.	additional water rights engineering		635.00	747.50
				Bill	08/31/2021	9288	Environmental Process Control	pulsa feeder / install new deaphragm		204.01	951.51
Total Repairs/Maintenance										951.51	951.51
Utilities											
				Check	07/10/2021	Auto	Holy Cross Electric	5/22-6/22/21 6650 E Sopris Creek		20.16	20.16
				Check	07/10/2021	Auto	Holy Cross Electric	5/22-6/22/21 Pumphouse		317.13	337.29
				Check	08/13/2021	Auto	Holy Cross Electric	6/22-7/22/21 Pumphouse		306.26	643.55
				Check	08/13/2021	Auto	Holy Cross Electric	6/22-7/22/21 E Sopris Creek		20.05	663.60
Total Utilities										663.60	663.60
Total Water System Operations										4,717.05	4,717.05
TOTAL										12,274.52	12,274.52

Little Elk Creek Village Homeowners' Association, Inc.

A/R Aging Summary

As of September 8, 2021

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Burke, John & Allison - Blk 3 / Lot 9	100.24	-	-	-	-	100.24
Carlson, Joe - Blk 1 / Lot 37	131.40	-	785.00	-	785.00	1,701.40
Davenport, Chris & Jessica Blk 1 / Lot 14	257.76	-	-	-	-	257.76
Dhaliwal, Gautham - Blk 1 / Lot 29	171.84	-	-	-	-	171.84
Fulton, Travis - Blk 3 / Lot 13	15.70	-	785.00	-	-	800.70
Jacobson, Jodi - Blk 2 / Lot 4	200.48	-	-	-	-	200.48
Mahaffey, Jamie P.	196.87	-	-	-	-	196.87
Mincberg, Joseph & Vyonne - Blk 3 / Lot 15	114.56	-	-	-	-	114.56
Paparo, Harvey & Debra - Blk 2 / Lot 7	115.94	-	785.00	-	-	900.94
Radford, Carl & Cara - Blk 3 / Lot 18	147.20	-	785.00	-	785.00	1,717.20
Russell, Jacqueline - Blk 2 / Lot 6	115.94	-	785.00	-	-	900.94
Silverstein, Joon - Blk 2 / Lot 8	200.48	-	-	-	-	200.48
Staley, Tina Lee - Blk 1 / Lot 22	140.00	-	-	-	-	140.00
Stranger, Clayton & Larissa - Blk 1 / Lot 10	216.18	-	785.00	-	-	1,001.18
Thomson, Olwen - Blk 3 / Lot 8 (M)	162.80	-	785.00	-	785.00	1,732.80
Whitelande, Emma - Blk 1 / Lot 26	100.24	-	-	-	-	100.24
TOTAL	2,387.63	-	5,495.00	-	2,355.00	10,237.63