

Little Elk Creek Village Homeowners' Association, Inc.

Balance Sheet

September 30, 2021

	Operating Fund Balance	Reserve Fund Balance	TOTAL	Previous Year as of September 30, 2020
Assets:				
US Bank - Checking	\$ 74,981.13	\$ 26,587.71	\$ 101,568.84	\$ 298,912.91
US Bank - Savings	-	123,506.65	123,506.65	123,484.27
Community Banks - CD	-	260,146.71	260,146.71	259,108.37
Wells Fargo - CD	-	157,254.15	157,254.15	155,458.54
Accounts Receivable	5,362.56	-	5,362.56	(20,213.13)
Total Assets	\$ 80,343.69	\$ 567,495.22	\$ 647,838.91	\$ 816,750.96
Liabilities and Fund Equity:				
Liabilities:				
Accounts Payable	\$ 7,079.00	\$ -	\$ 7,079.00	\$ 51,579.18
Prepaid Dues	26,383.25	-	26,383.25	-
Total Liabilities	33,462.25	-	33,462.25	51,579.18
Fund Equity:				
Operating Fund Balance	\$ -	\$ -	\$ -	\$ -
Reserve Fund Balance	-	557,261.47	557,261.47	797,784.83
Construction Deposit	21,000.00	-	21,000.00	15,000.00
Total Fund Balance	21,000.00	557,261.47	578,261.47	812,784.83
Fund Net Income:				
Current Year-to-Date Income	\$ 52,029.74	\$ 10,583.75	\$ 62,613.49	\$ 63,952.91
Current Year-to-Date Expenses	26,148.30	350.00	26,498.30	111,565.96
Net Current Year Income	25,881.44	10,233.75	36,115.19	(47,613.05)
Total Fund Equity	46,881.44	567,495.22	614,376.66	765,171.78
Total Liabilities & Fund Equity	\$ 80,343.69	\$ 567,495.22	\$ 647,838.91	\$ 816,750.96

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

					July-Sept 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		266.49	3,500.00	(3,233.51)	7.61%
			Late Payment Service Fees		357.00	500.00	(143.00)	71.4%
			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			623.49	14,600.00	(13,976.51)	4.27%
	Total Operating Fund Income				52,029.74	220,225.00	(168,195.26)	23.63%
	Expense							
		Non-water Operations						
			Accounting/Financial					
			Bookkeeping		900.00	3,600.00	(2,700.00)	25.0%
			TaxPrep/Acctng/Outside Svcs		75.00	400.00	(325.00)	18.75%
		Total Accounting/Financial			975.00	4,000.00	(3,025.00)	24.38%
		Annual Meeting			0.00	300.00	(300.00)	0.0%
		Hydrant Service / Maint			0.00	400.00	(400.00)	0.0%
		Income Tax			1,536.00	500.00	1,036.00	307.2%
		Insurance			352.00	11,000.00	(10,648.00)	3.2%
		Irrigation/Ditch Maint. /Dues						
			LtlElkCrk Dite Co Dues/Maint.		330.00	1,500.00	(1,170.00)	22.0%
			LtlElkCrk Vlg Ditches & Gate		0.00	1,500.00	(1,500.00)	0.0%
		Total Irrigation/Ditch Maint. /Dues			330.00	3,000.00	(2,670.00)	11.0%
		Legal Fee/Expenses			122.50	3,500.00	(3,377.50)	3.5%
		Manager Fee			3,960.00	15,840.00	(11,880.00)	25.0%
		Office/Postage/Supplies			312.83	750.00	(437.17)	41.71%
		Parks/Landscape Maintenance			1,397.86	4,320.00	(2,922.14)	32.36%
		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		7,021.83	37,680.00	(30,658.17)	18.64%
			Website		0.00	150.00	(150.00)	0.0%
	Total Non-water Operations				16,008.02	105,740.00	(89,731.98)	15.14%
	Water System Operations							
			Chemicals/Supplies		629.22	10,000.00	(9,370.78)	6.29%
			Lab Fees		2,863.60	10,980.00	(8,116.40)	26.08%
			Management - Water System		785.00	55,000.00	(54,215.00)	1.43%
			Operation Fees		824.30	8,300.00	(7,475.70)	9.93%
			Repairs/Maintenance		4,001.85	25,000.00	(20,998.15)	16.01%
			Utilities		1,036.31	5,205.00	(4,168.69)	19.91%
	Total Water System Operations				10,140.28	114,485.00	(104,344.72)	8.86%
	Total Expense				26,148.30	220,225.00	(194,076.70)	11.87%
	Net Operating Fund				25,881.44	0.00	25,881.44	100.0%

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

						July-Sept 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	350.00	7,000.00	(6,650.00)	5.0%
					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	350.00	52,691.00	(52,341.00)	0.66%
					Net Reserve Fund	10,233.75	(10,356.00)	20,589.75	(98.82%)
					NET OPERATING / RESERVE FUNDS	36,115.19	(10,356.00)	46,471.19	(348.74%)

Little Elk Creek Village Homeowners' Association, Inc.

Transaction Detail by Account

July through September 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
				Bill	09/30/2021	113625	Rocky Mountain Accounting Services, Inc.	Sept	300.00	900.00
				Total Bookkeeping					900.00	900.00
				TaxPrep/Acctng/Outside Svcs						
				Bill	09/30/2021	17524	M&L Leasing, Inc.	prepare 2020-2021 tax return	75.00	75.00
				Total TaxPrep/Acctng/Outside Svcs					75.00	75.00
				Total Accounting/Financial					975.00	975.00
				Insurance						
				Bill	07/26/2021	20551082	Pinnacl Assurance	workers compensation	592.00	592.00
				Bill	09/02/2021	4088138	CAIS, LLC	workers compensation	352.00	944.00
				Deposit	09/12/2021	46520520	Pinnacl Assurance	workers comp refund - cancel old policy	(592.00)	352.00
				Total Insurance					352.00	352.00
				Irrigation/Ditch Maint. /Dues						
				Bill	08/31/2021	083121	Johnson, George	Aug	120.00	120.00
				Bill	09/30/2021	093021	Johnson, George	Sept	210.00	330.00
				Total Irrigation/Ditch Maint. /Dues					330.00	330.00
				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 & N	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
				Bill	09/01/2021	2063	EMRE, LLC	September	1,320.00	3,960.00
				Total Manager Fee					3,960.00	3,960.00
				Office/Postage/Supplies						
				Bill	08/01/2021	2058	EMRE, LLC	7/14 copies for board meeting	5.60	5.60

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Transaction Detail by Account
July through September 2021

				Type	Date	Num	Name	Memo	Amount	Balance
				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	check stock	28.85	164.45
				Check	08/31/2021			ach / cc processing	68.18	232.63
				Bill	09/10/2021	Reimb090821	Caulfield Law LLC	file amended articles	25.00	257.63
				Bill	09/10/2021	Reimb090821	Caulfield Law LLC	mail water letter to Smarts	26.35	283.98
				Check	09/10/2021	ACH	Compuchecks	deposit slip stock	28.85	312.83
				Total Office/Postage/Supplies					312.83	312.83
				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
				Bill	07/01/2021	070121	Green Acres	July	594.00	794.00
				Deposit	07/14/2021	1206	Oppenheimer, Daniel J. - Blk 2 / Lot 3	refund of overpayment	(684.14)	109.86
				Bill	08/01/2021	080121	Green Acres	August	594.00	703.86
				Bill	09/01/2021	090121	Green Acres	September	594.00	1,297.86
				Bill	09/01/2021	2063	EMRE, LLC	8/16 - bag and chop weeds on Alexander common space	100.00	1,397.86
				Total Parks/Landscape Maintenance					1,397.86	1,397.86
				Income Taxes						
				Bill	09/30/2021	2020-2021	Colorado Dept. of Revenue	2020-2021 tax on \$4,554 interest	200.00	200.00
				Bill	09/30/2021	2020-2021	United States Treasury	2020-2021 tax on \$4,554 interest	1,336.00	1,536.00
				Total Income Taxes					1,536.00	1,536.00
				Trash & Recycling Services						
				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	Mincberg, Joseph &Vyonne - Blk 3 / Lot 15	Trash Container Upgrade - 96 Gallon June-Sept	(114.56)	2,445.45

Little Elk Creek Village Homeowners' Association, Inc.

Transaction Detail by Account

July through September 2021

					Type	Date	Num	Name	Memo	Amount	Balance
					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	2009105	Huffman, Grace - Blk 1 / Lot 25	Trash Container Upgrade - 64 Gallon March-September	(100.24)	2,144.73
					Invoice	08/01/2021	2009107	Paparo, Harvey & Debra - Blk 2 / Lot 7	Trash Container Upgrade - 64 Gallon March-Sept	(100.24)	2,044.49
					Invoice	08/01/2021	2009108	Burke, John & Allison - Blk 3 / Lot 9	Trash Container Upgrade - 64 Gallon March - September	(100.24)	1,944.25
					Invoice	08/01/2021	2009109	Foxley, Griffith & Zoe - Blk 1 / Lot 1	Trash Container Upgrade - 96 Gallon March-September	(200.48)	1,743.77
					Invoice	08/01/2021	2009111	Silverstein, Joon - Blk 2 / Lot 8	Trash Container Upgrade - 96 Gallon March-September	(200.48)	1,543.29
					Invoice	08/01/2021	2009112	Dhaliwal, Gautham - Blk 1 / Lot 29	Trash Container Upgrade - 96 Gallon April-September	(171.84)	1,371.45
					Invoice	08/01/2021	2009114	Russell, Jacqueline - Blk 2 / Lot 16	Trash Container Upgrade - 64 Gallon March-September	(100.24)	1,271.21
					Invoice	08/01/2021	2009099	Dunromin LLC - Blk 3 / Lot 17	Trash Container Upgrade - 64 Gallon July-Sept	(42.96)	1,228.25
					Bill	08/02/2021	1053141-1185-4	Waste Management	August	3,067.43	4,295.68
					Invoice	08/24/2021	2009106	Whitelande, Emma - Blk 1 / Lot 26	Trash Container Upgrade - 64 Gallon March-September	(100.24)	4,195.44
					Invoice	08/24/2021	2009113	Rizzo, Tony - Blk 3 / Lot 5	Trash Container Upgrade - 96 Gallon May-September	(143.20)	4,052.24
					Bill	09/01/2021	0156714-1185-5	Waste Management	September	2,969.59	7,021.83
					Total Trash & Recycling Services					7,021.83	7,021.83
					Total Non-water Operations					16,008.02	16,008.02
					Water System Operations						
					Management - Water System						
					Bill	09/30/2021	093021	ACME, Inc.	Reimburse Dan for water monitoring	785.00	785.00
					Total Management - Water System					785.00	785.00
					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
					Bill	09/30/2021	9352	Environmental Process Control	sodium hypochlorite / reagent chlorine analyser	153.26	629.22

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Transaction Detail by Account
July through September 2021

				Type	Date	Num	Name	Memo	Amount	Balance
				Total Chemicals/Supplies					629.22	629.22
				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
				Bill	09/30/2021	9352	Environmental Process Control	bacteriological test / annual disinfection water test / operating report / weekly orthophosphate	809.40	2,863.60
				Total Lab Fees					2,863.60	2,863.60
				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
				Check	09/21/2021	Auto	RiseBroadband	Intenet 09/21-10/20/21	92.52	664.30
				Bill	09/30/2021	9352	Environmental Process Control	weekly on site visits/monthly report	160.00	824.30
				Total Operation Fees					824.30	824.30
				Repairs/Maintenance						
				Bill	07/14/2021	9191	Environmental Process Control	Filter - HC/90 Micron Cartridge Filter	1,155.25	1,155.25
				Bill	07/14/2021	9191	Environmental Process Control	Filter - HC/90 LT2 Catridge Filter	1,735.24	2,890.49
				Bill	08/01/2021	9224	Environmental Process Control	Analyzer / filter change	75.00	2,965.49
				Bill	08/01/2021	9224	Environmental Process Control	cleaned out plugged valve & reprime pump	37.50	3,002.99
				Bill	08/30/2021	2013-425.002-21	Schmueser Gordon Meyer, Inc.	additional water rights engineering	635.00	3,637.99
				Bill	08/31/2021	9288	Environmental Process Control	pulsa feeder / install new deaphragm	204.01	3,842.00
				Bill	09/21/2021	1459653	Badger Meter	communication device kit	159.85	4,001.85
				Total Repairs/Maintenance					4,001.85	4,001.85
				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
				Check	09/10/2021	Auto	Holy Cross Electric	7/22-8/22/21 E Sopris Creek	20.16	683.76

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

				Type	Date	Num	Name	Memo	Amount	Balance
				Check	09/10/2021	Auto	Holy Cross Electric	7/22-8/22/21 Pumphouse	352.45	1,036.21
	Total Utilities								1,036.21	1,036.21
Total Water System Operations									10,140.18	10,140.18
Capital Reserve Exp - Water Met										
				Check	09/08/2021	6166	John Burke	during meter installation	350.00	350.00
Total Capital Reserve Exp - Water Met									350.00	350.00
TOTAL									26,498.20	26,498.20

Little Elk Creek Village Homeowners' Association, Inc.
A/R Aging Summary
As of October 9, 2021

	Current	1-30	31-60	>60	TOTAL
Braisted, Kate - Blk 2 / Lot 5	785.00	0.00	0.00	0.00	785.00
Burke, John & Allison - Blk 3 / Lot 9	827.96	0.00	100.24	0.00	928.20
Casson, Pete & Michell - Blk 2 / Lot 1	785.00	0.00	0.00	0.00	785.00
Davenport, Chris & Jessica Blk 1 / Lot 14	913.88	0.00	0.00	0.00	913.88
Elting, Beatrix - Blk 1 / Lot 27	785.00	0.00	0.00	0.00	785.00
Fulton, Travis - Blk 3 / Lot 13	785.00	15.70	0.00	0.00	800.70
Fusaro, Marcia & Tony - Blk 2 / Lot 2	785.00	0.00	0.00	0.00	785.00
Gering, Tom - Blk 1 / Lot 28	785.00	0.00	0.00	0.00	785.00
Gloz, Michael & Marion - Blk 3 / Lot 3	785.00	0.00	0.00	0.00	785.00
Harris, Dan & Ruth - Blk 2 / Lot 12	785.00	0.00	0.00	0.00	785.00
Howard, Ben - Blk 3 / Lot 21 (M)	785.00	0.00	0.00	0.00	785.00
Huffman, Grace - Blk 1 / Lot 25	827.96	0.00	0.00	0.00	827.96
Jacobs, Ross & Michelle - Blk 1 / Lot 5	785.00	0.00	0.00	0.00	785.00
Lederer, Patrick & Laura - Blk 1 / Lot 31	785.00	0.00	0.00	0.00	785.00
Lindholm, Timothy&Katherine - Blk 3/Lot 4	785.00	0.00	0.00	0.00	785.00
Mahaffey, Jamie P.	781.87	0.00	0.00	0.00	781.87
Meager, Elizabeth A. - Blk 2 / Lot 9	785.00	0.00	0.00	0.00	785.00
Miller, Ron	515.00	0.00	0.00	0.00	515.00
Myers, Jeff & Julie - Blk 3 / Lot 10	785.00	0.00	0.00	0.00	785.00
Nofziger, Tom - Blk 2 / Lot 14	785.00	0.00	0.00	0.00	785.00
Paparo, Harvey & Debra - Blk 2 / Lot 7	827.96	15.70	100.24	785.00	1,728.90
Radford, Carl & Cara - Blk 3 / Lot 18	785.00	147.10	0.00	785.00	1,717.10
Rovira, Dr. Douglas - Blk 1 / Lot 12	785.00	0.00	0.00	0.00	785.00
Russell, Jacqueline - Blk 2 / Lot 16	827.96	15.70	100.24	785.00	1,728.90
Sabella, Jennifer - Blk 3 / Lot 6	785.00	0.00	0.00	0.00	785.00
Smart, Claude & Barbara - Blk 1 / Lot 4	785.00	0.00	0.00	0.00	785.00
Smart, Kara & Steve - Blk 1 / Lot 3	785.00	0.00	0.00	0.00	785.00
Stranger, Clayton&Larissa - Blk 1 /Lot 10	870.92	0.00	0.00	0.00	870.92
Thomson, Olwen - Blk 3 / Lot 8 (M)	785.00	162.80	0.00	3,140.00	4,087.80
Timms, M. Holly - Blk 2 / Lot 11	785.00	0.00	0.00	0.00	785.00
Van Domelen, William - Blk 3 / Lot 1	785.00	0.00	0.00	0.00	785.00
Vernon, Michael & Suzanne - Blk 1 / Lot 18	785.00	0.00	0.00	0.00	785.00
Visnic, Jon & Sarah - Blk 1 / Lot 11	785.00	0.00	0.00	0.00	785.00
Voorhees, Peter - Blk 3 / Lot 7	785.00	0.00	0.00	0.00	785.00
Weiss, Jeffrey - Blk 3 / Lot 20	785.00	0.00	0.00	0.00	785.00
Wheeler, John C. - Blk 1 / Lot 16	785.00	0.00	0.00	0.00	785.00
Wolk, Adam & Leda - Blk 1 / Lot 36	785.00	0.00	0.00	0.00	785.00
TOTAL	29,158.51	357.00	300.72	5,495.00	35,311.23