Elk Valley Estates Homeowners' Association
Balance Sheet Prev Year Comparison
As of August 31, 2021

	Aug 31, 21	Aug 31, 20	$ Change
ASSETS			
Current Assets			
Checking/Savings			
1100 · Park State Bank & Trust	151,413.71	176,181.40	-24,767.69
1101 · Park State Bank-Contractors	4,122.86	8,118.77	-3,995.91
1102 · Park State Bank Fire & Weed	17,195.37	19,227.79	-2,032.42
Total Checking/Savings	172,731.94	203,527.96	-30,796.02
Total Current Assets	172,731.94	203,527.96	-30,796.02
Fixed Assets			
EVE Front Gate	22,167.87	8,867.00	13,300.87
Skid Steer and Trailer	12,500.00	12,500.00	0.00
Cisterns	6,483.48	6,483.48	0.00
Dump Trailer / Truck	3,200.00	3,200.00	0.00
Power Tools	300.00	300.00	0.00
Accumulated Depreciation	-23,130.42	-22,483.48	-646.94
Total Fixed Assets	21,520.93	8,867.00	12,653.93
TOTAL ASSETS	**194,252.87**	**212,394.96**	**-18,142.09**
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2000 · Accounts Payable	0.00	1,006.00	-1,006.00
Total Accounts Payable	0.00	1,006.00	-1,006.00
Other Current Liabilities			
2110 · Contractor Deposits	4,000.00	4,000.00	0.00
Total Other Current Liabilities	4,000.00	4,000.00	0.00
Total Current Liabilities	4,000.00	5,006.00	-1,006.00
Total Liabilities	4,000.00	5,006.00	-1,006.00
Equity			
3000 · Opening Bal Equity	24,085.65	24,085.65	0.00
3900 · Retained Earnings	172,750.01	150,699.89	22,050.12
Net Income	-6,582.79	32,603.42	-39,186.21
Total Equity	190,252.87	207,388.96	-17,136.09
TOTAL LIABILITIES & EQUITY	**194,252.87**	**212,394.96**	**-18,142.09**

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Accrual Basis

Elk Valley Estates Homeowners' Association
Profit & Loss Prev Year Comparison
September 2020 through August 2021

	Sep '20 - Aug 21	Sep '19 - Aug 20	$ Change
Ordinary Income/Expense			
Income			
4010 · Homeowners Dues	39,600.00	39,600.00	0.00
4020 · Interest Earned	197.72	912.71	-714.99
4030 · Other Income			
4034 · Title Ins. Document Process ...	95.00	0.00	95.00
Total 4030 · Other Income	95.00	0.00	95.00
Total Income	39,892.72	40,512.71	-619.99
Gross Profit	39,892.72	40,512.71	-619.99
Expense			
5000 · Estate Maintenance			
5002 · Thistle control	4,120.00	81.38	4,038.62
Total 5000 · Estate Maintenance	4,120.00	81.38	4,038.62
5010 · Front Gate			
5016 · Doorking IM server	83.08	0.00	83.08
5012 · Electricity	501.37	673.63	-172.26
5013 · Maintenance	226.03	375.58	-149.55
5014 · Replacement	2,560.84	0.00	2,560.84
5015 · Telephone	1,422.68	533.27	889.41
5010 · Front Gate - Other	-50.00	0.00	-50.00
Total 5010 · Front Gate	4,744.00	1,582.48	3,161.52
5020 · Roads			
5028 · Chemical Treatment	12,740.66	0.00	12,740.66
5021 · Roads - Maintenance	24,261.00	48,100.00	-23,839.00
5022 · Roads - Other	97.59	0.00	97.59
5023 · Snow Removal	5,445.00	8,305.00	-2,860.00
Total 5020 · Roads	42,544.25	56,405.00	-13,860.75
5030 · Equipment			
5035 · Licenses and Fees	58.72	58.67	0.05
5031 · Equipment Service	78.13	0.00	78.13
Total 5030 · Equipment	136.85	58.67	78.18
6000 · Administrative Expenses			
6095 · Depreciation	646.94	0.00	646.94
6030 · Duplicating	60.53	38.97	21.56
6040 · Homeowner's Meeting	250.00	0.00	250.00
6050 · Insurance	1,772.00	3,588.00	-1,816.00
6070 · Office Supplies	1,046.94	0.00	1,046.94
6080 · Postage and Delivery	124.30	0.00	124.30
6090 · Professional Fees - Legal	1,583.00	2,317.00	-734.00
Total 6000 · Administrative Expenses	5,483.71	5,943.97	-460.26
Total Expense	57,028.81	64,071.50	-7,042.69
Net Ordinary Income	-17,136.09	-23,558.79	6,422.70
Other Income/Expense			
Other Income			
8005 · Gain/Loss on Sale of Assets	0.00	4,000.00	-4,000.00
Total Other Income	0.00	4,000.00	-4,000.00
Net Other Income	0.00	4,000.00	-4,000.00
Net Income	-17,136.09	-19,558.79	2,422.70

Elk Valley Estates Homeowners' Association
Profit & Loss
January through August 2021

		Jan - Aug 21
Ordinary Income/Expense		
Income		
4010 · Homeowners Dues		39,600.00
4020 · Interest Earned		133.52
4030 · Other Income		
4034 · Title Ins. Document Process Fee	75.00	
Total 4030 · Other Income		75.00
Total Income		39,808.52
Gross Profit		39,808.52
Expense		
5000 · Estate Maintenance		
5002 · Thistle control	2,070.00	
Total 5000 · Estate Maintenance		2,070.00
5010 · Front Gate		
5012 · Electricity	339.65	
5014 · Replacement	2,560.84	
5015 · Telephone	1,215.60	
5010 · Front Gate - Other	-50.00	
Total 5010 · Front Gate		4,066.09
5020 · Roads		
5028 · Chemical Treatment	12,740.66	
5021 · Roads - Maintenance	17,761.00	
5023 · Snow Removal	5,445.00	
Total 5020 · Roads		35,946.66
5030 · Equipment		
5035 · Licenses and Fees	58.72	
Total 5030 · Equipment		58.72
6000 · Administrative Expenses		
6095 · Depreciation	646.94	
6040 · Homeowner's Meeting	200.00	
6050 · Insurance	1,772.00	
6070 · Office Supplies	47.90	
6090 · Professional Fees - Legal	1,583.00	
Total 6000 · Administrative Expenses		4,249.84
Total Expense		46,391.31
Net Ordinary Income		-6,582.79
Net Income		**-6,582.79**

Elk Valley Estates Homeowners' Association
Profit & Loss Budget Projection
For the period September 1, 2021 through August 31, 2022

Ordinary Income/Expense		
Income		
Homeowners Dues	$ 39,600.00	
Interest Earned	400.00	
Total Income		$ 40,000.00
Expense		
Estate Beautification and Maintenance	$ 4,000.00	
Front Gate - Electricity	650.00	
Front Gate - Maintenance & Monthly Svce	1,800.00	
Front Gate - Telephone	1,500.00	
Roads - Maintenance	12,000.00	
Snow Removal	6,000.00	
Weed Management	2,600.00	
Equipment License & Fees	60.00	
Fuel	100.00	
Depreciation	1,200.00	
Insurance	1,900.00	
Office Supplies/Postage/Meeting Fees	500.00	
Website fees	3,780.00	
Professional/Accounting/Legal Fees	3,000.00	
Total Expense		39,090.00
Net Ordinary Income		910.00
Other Income/Expense		
Net Other Income		-
Total Budgeted Profit (Loss)		$ 910.00

Elk Valley Estates Homeowners' Association
Major Expenditures and Projects
For the period January 1, 2021 through September 15, 2022

Weed Mitigation		
	Cost	2,570.00
	Shared cost	(500.00)
	Paid to sprayer	2,070.00
Front Gate		
	Pipes/clamps/coax	160.57
	Conduit/gate receiver/Hub	400.27
	Electrical/trenching	2,000.00
		2,560.84
Road Repair/Maintenance		
	EnviroTech Services	12,740.66
	Road signs and markers	2,130.33
	Surveyor	960.00
	Grading	13,260.90
	Snow removal	5,445.00
		34,536.89
	Road grading	6,000.00
	Additional Carsonite/Signs	2,500.00
		43,036.89
Legal Fees		
	Altitude Law	1,258.00
Beautification		
	Boulders/Nat'l Forest Entr.	1,000.00
	Front Bldg - Windows	2,600.00
	Paint	200.00
		3,800.00