



BIG ELK MEADOWS ASSOCIATION
 P.O. BOX 440
 LYONS, CO 80540
 303-835-7557

Treasurer's Report – 5 Months Ended October 2021

Revenues

		BEMA	Water (Qtrly base)	Total	
	<i>Budget</i>	\$590,750	\$22,000	\$612,750	
	<i>Actuals</i>	\$482,953	\$4,860	\$487,813	80%

Bank Balances

Account	Amount	Comments
BEMA Checking	\$248,397	10/31/21 balance
BEMA Reserves MM	\$257,243	10/31/21 balance
Reconstruction Balance	\$23,689	10/31/21 balance
Water Plant Fund	\$43,072	In Reserve Balance (2018-20 Rev \$67,574 – Exp \$24,502)

AR/AP

Accounts Receivable	\$14,504	
Members Bad Debt	\$9,630	(Three liens sent – over \$4000 collected)
Accounts Payable	\$8,674	

Loans	Balance	Maturity Date	Payment
<i>CWCB II Loan</i>	995,114	February 2051	\$49,378/year
<i>CWCB- Old Meadow</i>	\$210,628	February 2046	\$16,741/year
<i>Plow Truck</i>	\$11,183	March 2023	\$736/month

Operational Expenses – Year-to-Date

	Actual Amount	Budgeted \$	Variance \$	%
Payroll	\$77,515	\$88,333	\$10,818	13 %
Taxes/Insurance	\$42,692	\$41,309	\$1,653	.4%
Maintenance	\$60,828	\$50,635	\$10,193	17 %
Utilities	\$20,800	\$28,312	\$7,512	27 %
Admin Expenses	\$24,347	\$20,750	\$3,597	15 %
Uncat. Exp	\$10,575	\$10,610	\$35	.01 %
Interest	\$358	\$1,026	\$668	66%
Reserves	\$0	\$16,666	\$16,666	100%
Totals	\$243,215	\$262,150	\$18,935	8.0 %
Average/Month	\$48,643	\$52,430	\$3787	

Capital Expenses

Project	Amount	Total Budget
2021 Plow Truck	64,039	75,000
Water Plant Repairs	2,595	5,000

Big Elk Meadows Associations

Statement of Activity by Class

June - October, 2021

	10 BEMA	80 BEMA RECON	90 BEWA RECON	TOTAL
Revenue				
00.4000 BEMA/BEWA Income				\$0.00
10.4000 BEMA Income				\$0.00
10.4010 BEMA Annual Assessment	451,510.00			\$451,510.00
10.4040 BEMA Renter Fees	1,350.00			\$1,350.00
10.4500 BEMA Property Xfer Fees	500.00			\$500.00
10.4650 Base Water Charge Income	4,860.00			\$4,860.00
10.4660 Water Usage Income	12,646.75			\$12,646.75
10.4700 BEMA Interest Inc	3,572.74			\$3,572.74
10.4900 BEMA Miscellaneous Income	12,963.46			\$12,963.46
10.4910 Dumpster Use Income	410.00			\$410.00
Total 10.4900 BEMA Miscellaneous Income	13,373.46			\$13,373.46
Total 10.4000 BEMA Income	487,812.95			\$487,812.95
Total 00.4000 BEMA/BEWA Income	487,812.95			\$487,812.95
Total Revenue	\$487,812.95	\$0.00	\$0.00	\$487,812.95
Cost of Goods Sold				
80.5000 BEMA Reconstruction				\$0.00
80.5070 Sunset Dam Project		1,310.21		\$1,310.21
Total 80.5000 BEMA Reconstruction		1,310.21		\$1,310.21
90.5000 BEWA Reconstructions Costs			-9.47	\$ -9.47
Total Cost of Goods Sold	\$0.00	\$1,310.21	\$ -9.47	\$1,300.74
GROSS PROFIT	\$487,812.95	\$ -1,310.21	\$9.47	\$486,512.21
Expenditures				
00.6000 Total Expenses				\$0.00
10.6000 BEMA Expenses				\$0.00
10.6100 BEMA Payroll Expenditures	77,515.57			\$77,515.57
10.6200 Taxes/Insurance	42,692.71			\$42,692.71
10.6300 Facilities Repair & Maintenance	42,976.09			\$42,976.09
10.6400 Equipment Repair & Maintenance	7,800.09			\$7,800.09
10.6500 Water Maintenance	10,052.85			\$10,052.85
10.6600 Utilities	20,800.08			\$20,800.08
10.6700 Legal & Professional Fees	18,243.70			\$18,243.70
10.6800 Office/General Administrative Expenditures	6,070.85			\$6,070.85
10.6900 Other Business Expenses	31.98			\$31.98
Total 10.6000 BEMA Expenses	226,183.92			\$226,183.92
20.6000 BEWA Expenses	-16.80			\$ -16.80
Total 00.6000 Total Expenses	226,167.12			\$226,167.12

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Statement of Activity by Class

June - October, 2021

	10 BEMA	80 BEMA RECON	90 BEWA RECON	TOTAL
00.7000 Uncategorized Expenditure				\$0.00
10.7000 BEMA Interest Paid	358.79			\$358.79
10.7100 Bad Debts	17.56			\$17.56
10.7110 Fines	10,575.00			\$10,575.00
Total 00.7000 Uncategorized Expenditure	10,951.35			\$10,951.35
Payroll Expenses	6,096.12			\$6,096.12
Total Expenditures	\$243,214.59	\$0.00	\$0.00	\$243,214.59
NET OPERATING REVENUE	\$244,598.36	\$ -1,310.21	\$9.47	\$243,297.62
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