



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

**Treasure's Report - July 12, 2022 week 6 of 52 11.5% through the year**

**Revenue Summary**

Budgeted for the year	\$655,800	
Actuals to date	<b>\$298,123</b>	45% Revenues include \$15,955 collected from Friends of Big Elk for tennis court project

**Bank Balances**

	June 1, 2022	July 12, 2022	Change from beginning of fiscal year
BEMA checking #1264 - Operations	111,159	221,498	110,339
BEMA checking #4556 - Reconstruction	68,667	68,667	0
BEMA money market #4650 - Reserves	161,242	290,243	129,001
<b>Total</b>	<b>\$341,068</b>	<b>580,408</b>	<b>239,340</b>

**AR/AP**

Accounts Receivable	\$201,314
AR Over 90 days old	\$8,073 (only 2 accounts over 90 days >\$100)
Accounts Payable	\$3,597 All GEI, balance in question to be resolved - will come from reconstruction acct

**Loans**

	Balance	Due	Payment
CWCB II	\$919,222	FEB 2051	\$50,060.86/YR PI
CWCB - Meadow	\$205,527	FEB 2046	\$16,741/YR PI
2018 Plow Truck	\$5,888	MAR 2023	\$736/Mo total due

**Operational Expenses**

Budgeted for the year	\$596,647	
Actuals to date	\$60,743	10%

**Capital/Reserve Project Expenses 2022/23**

Project	Spent	Budgeted	
Clear Well Liner		\$29,000	
IT/Computer upgrades		\$7,000	Some work already done
Aeration equipment		\$6,200	May get grant from CRWA
Water Meters		\$5,725	
Pool Heater		\$5,000	Scheduled last year
Water Plant Lighting		\$5,000	
Sunset Weir Modification		\$5,000	Reconstruction funds
Tennis Court Match		\$19,000	50% match approved by Board in June '22
<b>Total Capital reserve Projects</b>	<b>\$0</b>	<b>\$81,925</b>	

**Notes:**

Year is starting off well with assessment collection running ahead and expenses in check. Receivables are looking very good. If history holds we will collect most of that by the middle of August. Our over 90 days is lower than usual and only one of those is of concern. The Board voted to turn that one over for collection in May. We have transferred \$129,000 from our regular operations account to Reserves (\$60K that was moved from Reserves to the Regular acct in May and now returned to Reserves acct, plus \$40K anticipated in last year's budget, plus \$29K water tap fee.) I am running the Budget vs Actuals report on a cash basis to more accurately reflect our current cash position. Accounts Receivable, Payable, and Statement of Activity will continue to be cast as accrual as that more accurately reflects generally accepted accounting methods. The big project now is to finish straightening out our Insurance. D&O is done but fire, property and casualty needs work. Automating our accounting functions is continuing with payroll now on direct deposit. Payables continue to move more online. I hope to be writing only a couple of checks a month soon with the goal of eliminating checks altogether. I look forward to having a check scanner in the office soon for deposits. And then we tackle the big project of automating our receivables with online payment capability.

# Big Elk Meadows Associations

Budget vs. Actuals: 2022-23 Budget - FY23 P&L

June 2022 - May 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Revenue</b>				
00.4000 BEMA/BEWA Income				
10.4000 BEMA Income				
10.4010 BEMA Annual Assessment	258,183.15	549,120.00	-290,936.85	47.02 %
10.4040 BEMA Renter Fees	450.00	3,600.00	-3,150.00	12.50 %
10.4090 BEMA Fishing Permits	2,600.00	6,000.00	-3,400.00	43.33 %
10.4500 BEMA Property Xfer Fees	1,500.00	4,800.00	-3,300.00	31.25 %
10.4650 Base Water Charge Income	2,278.21	22,540.00	-20,261.79	10.11 %
10.4660 Water Usage Income	6,426.51	42,000.00	-35,573.49	15.30 %
10.4700 BEMA Interest Inc	1,451.07	10,000.00	-8,548.93	14.51 %
10.4900 BEMA Miscellaneous Income	894.21	8,000.00	-7,105.79	11.18 %
10.4910 Dumpster Use Income	430.00	4,000.00	-3,570.00	10.75 %
10.4915 Short Term Rental Fee	425.00	1,150.00	-725.00	36.96 %
10.4920 Boat and ATV Registration	90.00	250.00	-160.00	36.00 %
10.4930 Friends of Big Elk	15,955.00		15,955.00	
10.4945 Reimbursement of Electrical Charges		2,550.00	-2,550.00	
10.4950 Equipment Rental	150.00	1,500.00	-1,350.00	10.00 %
10.4955 Directory Sales	124.00	290.00	-166.00	42.76 %
<b>Total 10.4000 BEMA Income</b>	<b>290,957.15</b>	<b>655,800.00</b>	<b>-364,842.85</b>	<b>44.37 %</b>
<b>Total 00.4000 BEMA/BEWA Income</b>	<b>290,957.15</b>	<b>655,800.00</b>	<b>-364,842.85</b>	<b>44.37 %</b>
Unapplied Cash Payment Revenue	7,165.79		7,165.79	
<b>Total Revenue</b>	<b>\$298,122.94</b>	<b>\$655,800.00</b>	<b>\$ -357,677.06</b>	<b>45.46 %</b>
<b>GROSS PROFIT</b>	<b>\$298,122.94</b>	<b>\$655,800.00</b>	<b>\$ -357,677.06</b>	<b>45.46 %</b>
<b>Expenditures</b>				
00.6000 Total Expenses				
10.6000 BEMA Expenses				
10.6100 BEMA Payroll Expenditures	90.00		90.00	
10.6110 BEMA Salary Operations & Maint A	8,936.90	76,542.00	-67,605.10	11.68 %
10.6120 BEMA Salary Operations & Maint B	6,791.75	62,680.00	-55,888.25	10.84 %
10.6130 BEMA Salary Assist Operations & Maint	701.25	6,000.00	-5,298.75	11.69 %
10.6140 BEMA Salary Operations Admin	6,699.68	55,757.00	-49,057.32	12.02 %
10.6170 BEMA Employee IRA Match	268.10	2,295.00	-2,026.90	11.68 %
10.6240 BEMA Worker's Comp Insurance		3,400.00	-3,400.00	
10.6250 BEMA Health Benefits	4,876.85	59,946.00	-55,069.15	8.14 %
<b>Total 10.6100 BEMA Payroll Expenditures</b>	<b>28,364.53</b>	<b>266,620.00</b>	<b>-238,255.47</b>	<b>10.64 %</b>
10.6200 Taxes/Insurance				
10.6210 Vehicle Insurance		5,000.00	-5,000.00	
10.6220 BEMA Fire/Casualty Insurance	1,309.00	21,450.00	-20,141.00	6.10 %
10.6230 BEMA Taxes & Licenses		2,500.00	-2,500.00	
<b>Total 10.6200 Taxes/Insurance</b>	<b>1,309.00</b>	<b>28,950.00</b>	<b>-27,641.00</b>	<b>4.52 %</b>
10.6300 Facilities Repair & Maintenance				
10.6310 BEMA Facilities Infrastructure		11,000.00	-11,000.00	

# Big Elk Meadows Associations

Budget vs. Actuals: 2022-23 Budget - FY23 P&L

June 2022 - May 2023

		TOTAL		
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
10.6315 Dam Maintenance		2,000.00	-2,000.00	
10.6320 BEMA Office Maintenance		200.00	-200.00	
10.6330 BEMA Garage/Shop Maintenance	151.08	1,000.00	-848.92	15.11 %
10.6360 Lake Health & Fish Stocking Expense				
10.6362 Lake Health		20,000.00	-20,000.00	
10.6366 Fish Stocking	7,457.00	8,000.00	-543.00	93.21 %
<b>Total 10.6360 Lake Health &amp; Fish Stocking Expense</b>	<b>7,457.00</b>	<b>28,000.00</b>	<b>-20,543.00</b>	<b>26.63 %</b>
<b>Total 10.6300 Facilities Repair &amp; Maintenance</b>	<b>7,608.08</b>	<b>42,200.00</b>	<b>-34,591.92</b>	<b>18.03 %</b>
10.6400 Equipment Repair & Maintenance				
10.6415 1962 Cat Track Loader		500.00	-500.00	
10.6420 2003 Dodge Truck Maintenance	-38.97		-38.97	
10.6425 2018 Dodge Plow Truck Maint		2,500.00	-2,500.00	
10.6430 2001 Dodge Dump Truck		1,000.00	-1,000.00	
10.6435 2021 Dodge Plow Truck Maint		2,500.00	-2,500.00	
10.6440 1990 John Deere Road Grader Maint	1,876.68	2,500.00	-623.32	75.07 %
10.6445 1996 Case Backhoe Maint		1,000.00	-1,000.00	
10.6450 1991 GMC pickup		500.00	-500.00	
10.6455 Bobcat Skid Steer		700.00	-700.00	
10.6460 Ford Tractor/Mower/Weed Boat Maintenance	100.46	500.00	-399.54	20.09 %
10.6465 2007 Sterling Water Truck Maint		2,500.00	-2,500.00	
10.6470 Pool Maintenance	167.11	1,500.00	-1,332.89	11.14 %
10.6475 2014 John Deer Gator UTV Maint		500.00	-500.00	
10.6480 Tennis Courts		500.00	-500.00	
10.6485 Other Common Areas		250.00	-250.00	
10.6490 Fuel - Gasoline/Diesel	4,074.85	9,750.00	-5,675.15	41.79 %
<b>Total 10.6400 Equipment Repair &amp; Maintenance</b>	<b>6,180.13</b>	<b>26,700.00</b>	<b>-20,519.87</b>	<b>23.15 %</b>
10.6500 Water Maintenance				
10.6510 Water Treatment Supplies/Testing	882.32	18,000.00	-17,117.68	4.90 %
10.6530 Micro-filtration System Maintenance	3,593.00	10,000.00	-6,407.00	35.93 %
<b>Total 10.6500 Water Maintenance</b>	<b>4,475.32</b>	<b>28,000.00</b>	<b>-23,524.68</b>	<b>15.98 %</b>
10.6600 Utilities				
10.6610 BEMA Telephone	375.57	3,800.00	-3,424.43	9.88 %
10.6620 BEMA Electricity	1,067.03	10,000.00	-8,932.97	10.67 %
10.6641 BEMA Propane - Garage		3,350.00	-3,350.00	
10.6643 BEMA Propane - Office		1,000.00	-1,000.00	
10.6645 BEMA Pool Propane		6,250.00	-6,250.00	
10.6650 BEMA Trash Service	5,311.55	28,000.00	-22,688.45	18.97 %
<b>Total 10.6600 Utilities</b>	<b>6,754.15</b>	<b>52,400.00</b>	<b>-45,645.85</b>	<b>12.89 %</b>
10.6700 Legal & Professional Fees				
10.6710 BEMA Legal Fees	888.00	2,500.00	-1,612.00	35.52 %
10.6720 BEMA Accounting Fees	4,122.00	14,000.00	-9,878.00	29.44 %
10.6750 Water Rights Costs				

# Big Elk Meadows Associations

Budget vs. Actuals: 2022-23 Budget - FY23 P&L

June 2022 - May 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
10.6754 Water Rights Legal	84.00	5,000.00	-4,916.00	1.68 %
10.6755 WR Engineering		7,000.00	-7,000.00	
10.6756 WR Lease & Use Fees		5,500.00	-5,500.00	
<b>Total 10.6750 Water Rights Costs</b>	<b>84.00</b>	<b>17,500.00</b>	<b>-17,416.00</b>	<b>0.48 %</b>
<b>Total 10.6700 Legal &amp; Professional Fees</b>	<b>5,094.00</b>	<b>34,000.00</b>	<b>-28,906.00</b>	<b>14.98 %</b>
10.6800 Office/General Administrative Expenditures				
10.6810 BEMA Office Supplies	194.40	5,000.00	-4,805.60	3.89 %
10.6820 BEMA Bank Fees		500.00	-500.00	
10.6830 BEMA Postage/Shipping	151.00	1,500.00	-1,349.00	10.07 %
10.6840 BEMA Shop Supplies		3,000.00	-3,000.00	
10.6850 BEMA Mileage Reimbursement	931.65	2,000.00	-1,068.35	46.58 %
10.6860 BEMA Conferences/Education		1,500.00	-1,500.00	
10.6870 BEMA Social Club Events	148.47	1,000.00	-851.53	14.85 %
10.6890 BEMA Miscellaneous Expenses		1,000.00	-1,000.00	
<b>Total 10.6800 Office/General Administrative Expenditures</b>	<b>1,425.52</b>	<b>15,500.00</b>	<b>-14,074.48</b>	<b>9.20 %</b>
<b>Total 10.6000 BEMA Expenses</b>	<b>61,210.73</b>	<b>494,370.00</b>	<b>-433,159.27</b>	<b>12.38 %</b>
<b>Total 00.6000 Total Expenses</b>	<b>61,210.73</b>	<b>494,370.00</b>	<b>-433,159.27</b>	<b>12.38 %</b>
00.7000 Uncategorized Expenditure				
10.7000 BEMA Interest Paid				
10.7050 BEMA Plow Truck Loan Interest Paid	115.36	7,350.00	-7,234.64	1.57 %
10.7090 CWCB Principal Payment		66,802.00	-66,802.00	
<b>Total 10.7000 BEMA Interest Paid</b>	<b>115.36</b>	<b>74,152.00</b>	<b>-74,036.64</b>	<b>0.16 %</b>
10.7100 Bad Debts		10,000.00	-10,000.00	
<b>Total 00.7000 Uncategorized Expenditure</b>	<b>115.36</b>	<b>84,152.00</b>	<b>-84,036.64</b>	<b>0.14 %</b>
Payroll Expenses				
Taxes				
CO Unemployment Tax	12.43	1,200.00	-1,187.57	1.04 %
Federal Taxes (941/944)	1,776.30	15,725.00	-13,948.70	11.30 %
Federal Unemployment (940)	6.33	1,200.00	-1,193.67	0.53 %
<b>Total Taxes</b>	<b>1,795.06</b>	<b>18,125.00</b>	<b>-16,329.94</b>	<b>9.90 %</b>
<b>Total Payroll Expenses</b>	<b>1,795.06</b>	<b>18,125.00</b>	<b>-16,329.94</b>	<b>9.90 %</b>
Unapplied Cash Bill Payment Expenditure	-2,378.48		-2,378.48	
<b>Total Expenditures</b>	<b>\$60,742.67</b>	<b>\$596,647.00</b>	<b>\$ -535,904.33</b>	<b>10.18 %</b>
NET OPERATING REVENUE	<b>\$237,380.27</b>	<b>\$59,153.00</b>	<b>\$178,227.27</b>	<b>401.30 %</b>
NET REVENUE	<b>\$237,380.27</b>	<b>\$59,153.00</b>	<b>\$178,227.27</b>	<b>401.30 %</b>

# Big Elk Meadows Associations

## Statement of Activity

June 1 - July 10, 2022

	TOTAL
Revenue	
00.4000 BEMA/BEWA Income	
10.4000 BEMA Income	
10.4010 BEMA Annual Assessment	447,575.82
10.4040 BEMA Renter Fees	450.00
10.4090 BEMA Fishing Permits	2,600.00
10.4500 BEMA Property Xfer Fees	1,500.00
10.4660 Water Usage Income	1,215.50
10.4700 BEMA Interest Inc	1,390.07
10.4900 BEMA Miscellaneous Income	119.11
10.4910 Dumpster Use Income	730.00
10.4915 Short Term Rental Fee	425.00
10.4920 Boat and ATV Registration	90.00
10.4930 Friends of Big Elk	15,955.00
10.4950 Equipment Rental	150.00
10.4955 Directory Sales	124.00
<b>Total 10.4000 BEMA Income</b>	<b>472,324.50</b>
<b>Total 00.4000 BEMA/BEWA Income</b>	<b>472,324.50</b>
<b>Total Revenue</b>	<b>\$472,324.50</b>
GROSS PROFIT	<b>\$472,324.50</b>
Expenditures	
00.6000 Total Expenses	
10.6000 BEMA Expenses	
10.6100 BEMA Payroll Expenditures	90.00
10.6110 BEMA Salary Operations & Maint A	8,936.90
10.6120 BEMA Salary Operations & Maint B	6,791.75
10.6130 BEMA Salary Assist Operations & Maint	701.25
10.6140 BEMA Salary Operations Admin	6,699.68
10.6170 BEMA Employee IRA Match	268.10
10.6250 BEMA Health Benefits	4,876.85
<b>Total 10.6100 BEMA Payroll Expenditures</b>	<b>28,364.53</b>
10.6300 Facilities Repair & Maintenance	
10.6330 BEMA Garage/Shop Maintenance	151.08
10.6360 Lake Health & Fish Stocking Expense	
10.6366 Fish Stocking	7,457.00
<b>Total 10.6360 Lake Health &amp; Fish Stocking Expense</b>	<b>7,457.00</b>

# Big Elk Meadows Associations

## Statement of Activity

June 1 - July 10, 2022

	TOTAL
<b>Total 10.6300 Facilities Repair &amp; Maintenance</b>	<b>7,608.08</b>
10.6400 Equipment Repair & Maintenance	
10.6420 2003 Dodge Truck Maintenance	-38.97
10.6440 1990 John Deere Road Grader Maint	1,876.68
10.6460 Ford Tractor/Mower/Weed Boat Maintenance	100.46
10.6470 Pool Maintenance	167.11
10.6490 Fuel - Gasoline/Diesel	4,074.85
<b>Total 10.6400 Equipment Repair &amp; Maintenance</b>	<b>6,180.13</b>
10.6500 Water Maintenance	
10.6510 Water Treatment Supplies/Testing	489.82
10.6530 Micro-filtration System Maintenance	3,593.00
<b>Total 10.6500 Water Maintenance</b>	<b>4,082.82</b>
10.6600 Utilities	
10.6610 BEMA Telephone	375.57
10.6620 BEMA Electricity	1,067.03
10.6650 BEMA Trash Service	5,311.55
<b>Total 10.6600 Utilities</b>	<b>6,754.15</b>
10.6700 Legal & Professional Fees	
10.6720 BEMA Accounting Fees	4,122.00
10.6750 Water Rights Costs	
10.6754 Water Rights Legal	84.00
<b>Total 10.6750 Water Rights Costs</b>	<b>84.00</b>
<b>Total 10.6700 Legal &amp; Professional Fees</b>	<b>4,206.00</b>
10.6800 Office/General Administrative Expenditures	
10.6810 BEMA Office Supplies	194.40
10.6830 BEMA Postage/Shipping	151.00
10.6850 BEMA Mileage Reimbursement	931.65
10.6870 BEMA Social Club Events	148.47
<b>Total 10.6800 Office/General Administrative Expenditures</b>	<b>1,425.52</b>
<b>Total 10.6000 BEMA Expenses</b>	<b>58,621.23</b>
<b>Total 00.6000 Total Expenses</b>	<b>58,621.23</b>
00.7000 Uncategorized Expenditure	
10.7000 BEMA Interest Paid	
10.7050 BEMA Plow Truck Loan Interest Paid	115.36
<b>Total 10.7000 BEMA Interest Paid</b>	<b>115.36</b>
<b>Total 00.7000 Uncategorized Expenditure</b>	<b>115.36</b>

# Big Elk Meadows Associations

## Statement of Activity

June 1 - July 10, 2022

	TOTAL
Payroll Expenses	
Taxes	
CO Unemployment Tax	12.43
Federal Taxes (941/944)	1,776.30
Federal Unemployment (940)	6.33
<b>Total Taxes</b>	<b>1,795.06</b>
<b>Total Payroll Expenses</b>	<b>1,795.06</b>
<b>Total Expenditures</b>	<b>\$60,531.65</b>
NET OPERATING REVENUE	<b>\$411,792.85</b>
NET REVENUE	<b>\$411,792.85</b>