



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

Treasure's Report - 8 Months Ending January 31, 2022 = 66.67% of year

Revenue Summary - See attached for detail

Budgeted for the year \$612,750
 Actuals to date **\$544,593** 89% percent of budgeted

Bank Balances

BEMA checking #1264 - Operations	\$91,092	These balances reflect the payments made to CWCB on January 13th of \$129,718
BEMA checking #4556 - Recovery	\$88,707	
BEMA money market #4650 - Reserves	\$257,250	

AR/AP

Accounts Receivable \$22,369
 AR Over 90 days old **(\$9,339)**
 Accounts Payable \$6,411

Loans

	Balance	Due	Payment
CWCB II	\$919,222	FEB 2051	\$50,060.86/YR
CWCB - Meadow	\$205,527	FEB 2046	\$16,741/YR
2018 Plow Truck	\$9,813	MAR 2023	\$736/Mo

Operational Expenses - See attached for detail

Budgeted for the year \$629,803
 Actuals to date \$405,798 64% percent of budgeted includes CWCB interest for 2021

Capital/Reserve Project Expenses 2021/22

Project	Spent	Budgeted	
2021 Plow Truck	\$68,779	\$75,000	completed
Water Plant Repairs	\$2,595	\$5,000	Partial
Aerators	\$9,355	\$15,000	Partial
Water truck	not done	\$40,000	TBD

Notes:

We are 66.7% of the way through the year. We have collected 89% of our anticipated revenue and our expenses are at 64% of what we budgeted.

Big Elk Meadows Associations

Budget Overview: 2021-22 Budget - FY22 P&L

June 2021 - May 2022 FY vs. Actuals EOM Jan 31, 2022

	Actual	Annual	% of Annual
	EOM Jan 2022	Budgeted	Budgeted
Revenue			
00.4000 BEMA/BEWA Income			
10.4000 BEMA Income			
10.4010 BEMA Annual Assessment	486,561.25	513,280.00	94.8%
10.4040 BEMA Renter Fees	2,250.00	3,600.00	62.5%
10.4500 BEMA Property Xfer Fees	1,500.00	3,000.00	50.0%
10.4650 Base Water Charge Income	9,690.00	21,870.00	44.3%
10.4660 Water Usage Income	23,498.00	37,000.00	63.5%
10.4700 BEMA Interest Inc	6,286.14	10,000.00	62.9%
10.4900 BEMA Miscellaneous Income	14,237.46	20,000.00	71.2%
10.4090 BEMA Fishing Permits	100.00	3,000.00	3.3%
10.4910 Dumpster Use Income	470.00	1,000.00	47.0%
Total 10.4900 BEMA Miscellaneous Income	14,807.46	24,000.00	61.7%
Total 10.4000 BEMA Income	544,592.85	612,750.00	88.9%
Expenditures			
Total 10.6100 BEMA Payroll Expenditures	130,299.42	213,215.00	61.1%
Total 10.6200 Taxes/Insurance	62,146.50	82,617.24	75.2%
Total 10.6300 Facilities Repair & Maintenance	44,686.56	45,200.00	98.9%
Total 10.6400 Equipment Repair & Maintenance	17,040.62	18,250.00	93.4%
Total 10.6500 Water Maintenance	11,426.26	32,000.00	35.7%
Total 10.6600 Utilities	30,444.03	45,299.84	67.2%
Total 10.6700 Legal & Professional Fees	26,455.88	33,000.00	80.2%
Total 10.6800 Office/General Administrative Expenditures	9,592.18	16,900.00	56.8%
Total 00.6000 Total Expenses	332,091.45	486,482.08	68.3%
10.720 CWCB Interest	52,327.00	40,545.00	129.1%
10.7050 2018 Plow truck interest	581.00	1,026.00	56.6%
other Uncategorized expenses	10,594.00	85,749.00	12.4%
Total Payroll tax Expenses	10,204.28	16,000.00	63.8%
Total Operating Expenses	405,797.73	629,802.40	64.4%

Big Elk Meadows Associations

Statement of Activity by Class

June 2021 - January 2022

	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	486,561.25			\$486,561.25
10.4040 BEMA Renter Fees	2,250.00			\$2,250.00
10.4500 BEMA Property Xfer Fees	1,500.00			\$1,500.00
10.4650 Base Water Charge Income	9,690.00			\$9,690.00
10.4660 Water Usage Income	23,498.00			\$23,498.00
10.4700 BEMA Interest Inc	6,286.14			\$6,286.14
10.4900 BEMA Miscellaneous Income	14,237.46			\$14,237.46
10.4090 BEMA Fishing Permits	100.00			\$100.00
10.4910 Dumpster Use Income	470.00			\$470.00
Total 10.4900 BEMA Miscellaneous Income	14,807.46			\$14,807.46
Total 10.4000 BEMA Income	544,592.85			\$544,592.85
Total 00.4000 BEMA/BEWA Income	544,592.85			\$544,592.85
Total Revenue	\$544,592.85	\$0.00	\$0.00	\$544,592.85
Cost of Goods Sold				
80.5000 BEMA Reconstruction				\$0.00
80.5070 Sunset Dam Project				\$0.00
80.5071 Unallowed Expenses for Sunset Dam		5,489.21		\$5,489.21
Total 80.5070 Sunset Dam Project		5,489.21		\$5,489.21
Total 80.5000 BEMA Reconstruction		5,489.21		\$5,489.21
90.5000 BEWA Reconstructions Costs				\$0.00
90.5200 BEWA Unallowed Reconstruction Expenses			-9.47	\$ -9.47
Total 90.5000 BEWA Reconstructions Costs			-9.47	\$ -9.47
Total Cost of Goods Sold	\$0.00	\$5,489.21	\$ -9.47	\$5,479.74
GROSS PROFIT	\$544,592.85	\$ -5,489.21	\$9.47	\$539,113.11
Expenditures				
00.6000 Total Expenses				\$0.00
10.6000 BEMA Expenses				\$0.00
10.6100 BEMA Payroll Expenditures				\$0.00
10.6110 BEMA Salary Operations & Maint A	50,378.16			\$50,378.16
10.6120 BEMA Salary Operations & Maint B	41,375.80			\$41,375.80
10.6140 BEMA Salary Operations Admin	37,094.31			\$37,094.31
10.6170 BEMA Employee IRA Match	1,451.15			\$1,451.15

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June 2021 - January 2022

	10 BEMA	80 BEMA RECON	90 BEWA RECON	TOTAL
Total 10.6100 BEMA Payroll Expenditures	130,299.42			\$130,299.42
10.6200 Taxes/Insurance				\$0.00
10.6220 BEMA Fire/Casualty Insurance	19,017.61			\$19,017.61
10.6230 BEMA Taxes & Licenses	1,700.24			\$1,700.24
10.6240 BEMA Worker's Comp Insurance	3,354.00			\$3,354.00
10.6250 BEMA Health Benefits	38,074.65			\$38,074.65
Total 10.6200 Taxes/Insurance	62,146.50			\$62,146.50
10.6300 Facilities Repair & Maintenance				\$0.00
10.6310 BEMA Facilities Infrastructure	5,460.05			\$5,460.05
10.6315 Dam Maintenance	1,500.00			\$1,500.00
10.6320 BEMA Office Maintenance	34.68			\$34.68
10.6330 BEMA Garage/Shop Maintenance	933.88			\$933.88
10.6360 Lake Health & Fish Stocking Expense				\$0.00
10.6362 Lake Health	26,607.95			\$26,607.95
10.6366 Fish Stocking	10,150.00			\$10,150.00
Total 10.6360 Lake Health & Fish Stocking Expense	36,757.95			\$36,757.95
Total 10.6300 Facilities Repair & Maintenance	44,686.56			\$44,686.56
10.6400 Equipment Repair & Maintenance	774.00			\$774.00
10.6420 2003 Dodge Truck Maintenance	573.98			\$573.98
10.6425 2018 Dodge Truck Maintenance	1,312.84			\$1,312.84
10.6430 2001 Dodge Truck & Plow Maintenance	329.86			\$329.86
10.6435 2021 Dodge 3500 Ram Truck Maintenance	3,819.52			\$3,819.52
10.6440 Grader Maintenance	1,037.05			\$1,037.05
10.6445 Backhoe	3,870.07			\$3,870.07
10.6460 Ford Tractor/Mower/Weed Boat Maintenance	1,207.83			\$1,207.83
10.6475 John Deer Gator UTV Maintenance	39.74			\$39.74
10.6485 Other Common Areas	1,097.82			\$1,097.82
10.6490 Fuel - Gasoline/Diesel	2,927.20			\$2,927.20
Total 10.6400 Equipment Repair & Maintenance	16,989.91			\$16,989.91
10.6500 Water Maintenance				\$0.00
10.6510 Water Treatment Supplies/Testing	10,827.51			\$10,827.51
10.6530 Micro-filtration System Maintenance	598.75			\$598.75
Total 10.6500 Water Maintenance	11,426.26			\$11,426.26
10.6600 Utilities				\$0.00
10.6610 BEMA Telephone	3,046.96			\$3,046.96
10.6620 BEMA Electricity	7,559.56			\$7,559.56
10.6641 BEMA Propane - Garage	1,083.72			\$1,083.72
10.6643 BEMA Propane - Office	438.08			\$438.08
10.6645 BEMA Pool Propane	5,145.00			\$5,145.00
10.6650 BEMA Trash Service	13,170.71			\$13,170.71

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June 2021 - January 2022

	10 BEMA	80 BEMA RECON	90 BEWA RECON	TOTAL
Total 10.6600 Utilities	30,444.03			\$30,444.03
10.6700 Legal & Professional Fees				\$0.00
10.6710 BEMA Legal Fees	4,362.00			\$4,362.00
10.6720 BEMA Accounting Fees	10,055.00			\$10,055.00
10.6725 Accounting Reconciliation Services	2,660.68			\$2,660.68
10.6750 Water Rights Costs				\$0.00
10.6754 Water Rights Legal	450.00			\$450.00
10.6755 WR Engineering	3,392.50			\$3,392.50
10.6756 WR Lease & Use Fees	5,535.70			\$5,535.70
Total 10.6750 Water Rights Costs	9,378.20			\$9,378.20
Total 10.6700 Legal & Professional Fees	26,455.88			\$26,455.88
10.6800 Office/General Administrative Expenditures				\$0.00
10.6810 BEMA Office Supplies	3,910.31			\$3,910.31
10.6820 BEMA Bank Fees	335.00			\$335.00
10.6830 BEMA Postage/Shipping	701.79			\$701.79
10.6840 BEMA Shop Supplies	2,082.47			\$2,082.47
10.6850 BEMA Mileage Reimbursement	589.15			\$589.15
10.6860 BEMA Conferences/Education	320.00			\$320.00
10.6870 BEMA Social Club Events	826.09			\$826.09
10.6890 BEMA Miscellaneous Expenses	878.08			\$878.08
Total 10.6800 Office/General Administrative Expenditures	9,642.89			\$9,642.89
10.6900 Other Business Expenses				\$0.00
10.6935 Friends of Big Elk Expenses	31.98			\$31.98
Total 10.6900 Other Business Expenses	31.98			\$31.98
Total 10.6000 BEMA Expenses	332,123.43			\$332,123.43
20.6000 BEWA Expenses				\$0.00
20.6200 BEWA Taxes//Insurance				\$0.00
20.6240 BEWA Worker's Comp Insurance	-16.80			\$ -16.80
Total 20.6200 BEWA Taxes//Insurance	-16.80			\$ -16.80
Total 20.6000 BEWA Expenses	-16.80			\$ -16.80
Total 00.6000 Total Expenses	332,106.63			\$332,106.63
00.7000 Uncategorized Expenditure				\$0.00
10.7000 BEMA Interest Paid				\$0.00
10.7020 BEMA CWCB Interest	41,174.67	11,151.98		\$52,326.65
10.7050 BEMA Plow Truck Loan Interest Paid	530.15			\$530.15
Total 10.7000 BEMA Interest Paid	41,704.82	11,151.98		\$52,856.80
10.7100 Bad Debts	17.56			\$17.56
10.7110 Fines	10,575.00			\$10,575.00
Total 00.7000 Uncategorized Expenditure	52,297.38	11,151.98		\$63,449.36

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Statement of Activity by Class

June 2021 - January 2022

	10 BEMA	80 BEMA RECON	90 BEWA RECON	TOTAL
Payroll Expenses	215.00			\$215.00
Taxes				\$0.00
CO Unemployment Tax	226.75			\$226.75
Federal Taxes (941/944)	9,856.89			\$9,856.89
Federal Unemployment (940)	120.64			\$120.64
Total Taxes	10,204.28			\$10,204.28
Total Payroll Expenses	10,419.28			\$10,419.28
Total Expenditures	\$394,823.29	\$11,151.98	\$0.00	\$405,975.27
NET OPERATING REVENUE	\$149,769.56	\$ -16,641.19	\$9.47	\$133,137.84
NET REVENUE	\$149,769.56	\$ -16,641.19	\$9.47	\$133,137.84