



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

Treasure's Report as of October 31, 2022 41.7% of year

Revenue Summary

Budgeted for the year	\$655,800	
Actuals to date	\$526,837	80%
Friends of Big Elk	\$19,000	

Bank Balances

	June 1, 2022	Oct 31, 2022	Change from beginning of fiscal year
BEMA checking #1264 - Operations	111,159	274,659	163,500
BEMA money market #4650 - Reserves	161,242	345,376	184,134
BEMA checking #4556 - Reconstruction	68,667	63,584	(5,083)
Total	\$341,068	683,619	342,551

AR/AP

Accounts Receivable	\$43,514
AR Over 90 days old	\$1,115
Accounts Payable	\$1,611

Loans

	Balance	Due	Payment
CWCB II	\$907,866	FEB 2051	\$50,060.86/YR PI
CWCB - Meadow	\$242,676	FEB 2046	\$16,741/YR PI
2018 Plow Truck	\$3,510	MAR 2023	\$736/Mo total due

Operational Expenses

Budgeted for the year	\$552,531	
Actuals to date	\$213,970	39%

Capital/Reserve Project Expenses 2022/23

Project	Spent	Budgeted	
Clear Well Liner		\$29,000	
IT/Computer upgrades	\$3,153	\$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
Total Capital reserve Projects	\$3,153	\$81,925	

Notes:

Not much to report in the way of changes from last month. Revenues and expenses tracking. Still unsure about changes in capital expense projections for this year. We have a few Members that have fallen behind and we will start taking action to collect. Usual suspects, nothing new.

Big Elk Meadows Associations
Budget vs. Actuals: FY2023 Budget v3 - FY23 P&L
June - October, 2022 41.7% through Year

	Total			
	Actual	Budget	over Budget	% of Budget
Revenue				
00.4000 BEMA/BEWA Income				
10.4000 BEMA Income				
10.4010 BEMA Annual Assessment	485,156.67	549,120.00	-63,963.33	88.35%
10.4040 BEMA Renter Fees	2,154.15	3,600.00	-1,445.85	59.84%
10.4090 BEMA Fishing Permits	4,410.00	6,000.00	-1,590.00	73.50%
10.4500 BEMA Property Xfer Fees	4,500.00	4,800.00	-300.00	93.75%
10.4650 Base Water Charge Income	4,849.61	22,540.00	-17,690.39	21.52%
10.4660 Water Usage Income	13,755.50	42,000.00	-28,244.50	32.75%
10.4700 BEMA Interest Inc	3,888.26	10,000.00	-6,111.74	38.88%
10.4900 BEMA Miscellaneous Income	4,824.53	8,000.00	-3,175.47	60.31%
10.4910 Dumpster Use Income	902.00	4,000.00	-3,098.00	22.55%
10.4915 Short Term Rental Fee	1,335.00	1,150.00	185.00	116.09%
10.4920 Boat and ATV Registration	630.00	250.00	380.00	252.00%
10.4945 Reimbursement of Electrical Charges		2,550.00	-2,550.00	0.00%
10.4950 Equipment Rental	225.00	1,500.00	-1,275.00	15.00%
10.4955 Directory Sales	206.00	290.00	-84.00	71.03%
Total 10.4000 BEMA Income	\$ 526,836.72	\$ 655,800.00	-\$ 128,963.28	80.33%
Expenditures				
10.6000 BEMA Expenses				
10.6100 BEMA Payroll Expenditures				
10.6110 BEMA Salary Operations & Maint A	33,226.37	76,542.00	-43,315.63	43.41%
10.6120 BEMA Salary Operations & Maint B	25,898.41	62,680.00	-36,781.59	41.32%
10.6130 BEMA Salary Assist Operations & Maint	2,698.80	6,000.00	-3,301.20	44.98%
10.6140 BEMA Salary Operations Admin	24,045.74	55,757.00	-31,711.26	43.13%
10.6170 BEMA Employee IRA Match	996.77	2,295.00	-1,298.23	43.43%
10.6240 BEMA Worker's Comp Insurance		3,400.00	-3,400.00	0.00%
10.6250 BEMA Health Benefits	18,194.44	59,946.00	-41,751.56	30.35%
Payroll Taxes				
CO Unemployment Tax	31.84	1,200.00	-1,168.16	2.65%
Federal Taxes (941/944)	6,569.01	15,725.00	-9,155.99	41.77%
Federal Unemployment (940)	16.20	1,200.00	-1,183.80	1.35%
Total 10.6100 BEMA Payroll Expenditures	\$ 111,677.58	\$ 284,745.00	-\$ 173,067.42	39.22%
10.6200 Taxes/Insurance				
10.6210 Vehicle Insurance	2,203.31	5,000.00	-2,796.69	44.07%
10.6220 BEMA Fire/Casualty Insurance	18,546.75	21,450.00	-2,903.25	86.47%
10.6230 BEMA Taxes & Licenses	103.20	2,500.00	-2,396.80	4.13%
Total 10.6200 Taxes/Insurance	\$ 20,853.26	\$ 28,950.00	-\$ 8,096.74	72.03%
10.6300 Facilities Repair & Maintenance				
10.6310 BEMA Facilities Infrastructure	1,353.10	11,000.00	-9,646.90	12.30%
10.6315 Dam Maintenance	1,450.00	2,000.00	-550.00	72.50%
10.6320 BEMA Office Maintenance		200.00	-200.00	0.00%
10.6330 BEMA Garage/Shop Maintenance	350.39	1,000.00	-649.61	35.04%
10.6360 Lake Health & Fish Stocking Expense				
10.6362 Lake Health	5,997.99	20,000.00	-14,002.01	29.99%

10.6366 Fish Stocking	7,457.00	8,000.00	-543.00	93.21%
Total 10.6360 Lake Health & Fish Stocking Expense	\$ 13,454.99	\$ 28,000.00	-\$ 14,545.01	48.05%
Total 10.6300 Facilities Repair & Maintenance	\$ 16,608.48	\$ 42,200.00	-\$ 25,591.52	39.36%
10.6400 Equipment Repair & Maintenance				
10.6415 1962 Cat Track Loader	0.00	500.00	-500.00	0.00%
10.6417 International dump truck to auction	0.00		0.00	
10.6420 2003 Dodge Truck Maintenance	-29.30		-29.30	
10.6425 2018 Dodge Plow Truck Maint	112.27	2,500.00	-2,387.73	4.49%
10.6430 2001 Dodge Dump Truck	677.25	1,000.00	-322.75	67.73%
10.6435 2021 Dodge Plow Truck Maint	112.27	2,500.00	-2,387.73	4.49%
10.6440 1990 John Deere Road Grader Maint	65.18	2,500.00	-2,434.82	2.61%
10.6445 1996 Case Backhoe Maint	42.43	1,000.00	-957.57	4.24%
10.6450 1991 GMC pickup	940.32	500.00	440.32	188.06%
10.6455 Bobcat Skid Steer	81.20	700.00	-618.80	11.60%
10.6460 Ford Tractor/Mower/Weed Boat Maintenance	0.00	500.00	-500.00	0.00%
10.6465 2007 Sterling Water Truck Maint	1,876.68	2,500.00	-623.32	75.07%
10.6470 Pool Maintenance	1,705.53	1,500.00	205.53	113.70%
10.6475 2014 John Deer Gator UTV Maint		500.00	-500.00	0.00%
10.6480 Tennis Courts		500.00	-500.00	0.00%
10.6485 Other Common Areas		2,000.00	-2,000.00	0.00%
10.6490 Fuel - Gasoline/Diesel	4,588.60	9,750.00	-5,161.40	47.06%
Total 10.6400 Equipment Repair & Maintenance	\$ 10,172.43	\$ 28,450.00	-\$ 18,277.57	35.76%
10.6500 Water Maintenance				
10.6510 Water Treatment Supplies/Testing	2,345.62	18,000.00	-15,654.38	13.03%
10.6530 Micro-filtration System Maintenance	3,593.00	10,000.00	-6,407.00	35.93%
10.6590 Storage Tank Maintenance	3,638.00		3,638.00	
Total 10.6500 Water Maintenance	\$ 9,576.62	\$ 28,000.00	-\$ 18,423.38	34.20%
10.6600 Utilities				
10.6610 BEMA Telephone	1,327.61	3,800.00	-2,472.39	34.94%
10.6620 BEMA Electricity	4,787.59	10,000.00	-5,212.41	47.88%
10.6641 BEMA Propane - Garage	535.87	3,350.00	-2,814.13	16.00%
10.6643 BEMA Propane - Office		1,000.00	-1,000.00	0.00%
10.6645 BEMA Pool Propane	2,259.44	6,250.00	-3,990.56	36.15%
10.6650 BEMA Trash Service	11,656.33	28,000.00	-16,343.67	41.63%
Total 10.6600 Utilities	\$ 20,566.84	\$ 52,400.00	-\$ 31,833.16	39.25%
10.6700 Legal & Professional Fees				
10.6710 BEMA Legal Fees	90.00	2,500.00	-2,410.00	3.60%
10.6720 BEMA Accounting Fees	6,898.50	14,000.00	-7,101.50	49.28%
10.6750 Water Rights Costs				
10.6754 Water Rights Legal	2,249.00	5,000.00	-2,751.00	44.98%
10.6755 WR Engineering	8,708.75	7,000.00	1,708.75	124.41%
10.6756 WR Lease & Use Fees		5,500.00	-5,500.00	0.00%
Total 10.6750 Water Rights Costs	\$ 10,957.75	\$ 17,500.00	-\$ 6,542.25	62.62%
Total 10.6700 Legal & Professional Fees	\$ 17,946.25	\$ 34,000.00	-\$ 16,053.75	52.78%
10.6800 Office/General Administrative Expenditures				
10.6810 BEMA Office Supplies	2,187.63	5,000.00	-2,812.37	43.75%
10.6820 BEMA Bank Fees	8.70	500.00	-491.30	1.74%
10.6830 BEMA Postage/Shipping	466.44	1,500.00	-1,033.56	31.10%
10.6840 BEMA Shop Supplies	1,257.34	3,000.00	-1,742.66	41.91%
10.6850 BEMA Mileage Reimbursement	808.76	2,000.00	-1,191.24	40.44%
10.6860 BEMA Conferences/Education		1,500.00	-1,500.00	0.00%
10.6870 BEMA Social Club Events	1,338.41	3,000.00	-1,661.59	44.61%

10.6890 BEMA Miscellaneous Expenses	357.05	1,000.00	-642.95	35.71%
Total 10.6800 Office/General Administrative Expenditures	\$ 6,424.33	\$ 17,500.00	-\$ 11,075.67	36.71%
10.7000 BEMA Interest				
10.7020 BEMA CWCB Interest		35,886.00	-35,886.00	0.00%
10.7050 BEMA Plow Truck Loan Interest Paid	143.90	400.00	-256.10	35.98%
Total 10.7000 BEMA Interest Paid	\$ 143.90	\$ 36,286.00	-\$ 36,142.10	0.40%
Total 10.6000 BEMA Expenses	\$ 213,969.69	\$ 552,531.00	-\$ 338,561.31	38.73%
00.7000 Other Expenses				
10.4935 Friends of Big Elk Expenses	3,091.12		3,091.12	
10.7100 Bad Debts		10,000.00	-10,000.00	0.00%
10.7120 Reserves	32,000.00	40,000.00	-8,000.00	80.00%
Total 00.7000 Other other Expenses	\$ 35,235.02	\$ 86,286.00	-\$ 51,050.98	40.84%
Payroll Expenses				
Total Expenditures	\$ 249,348.61	\$ 675,103.00	-\$ 425,754.39	36.93%

Big Elk Meadows Associations

Statement of Activity

October 2022

	TOTAL
Revenue	
00.4000 BEMA/BEWA Income	
10.4000 BEMA Income	
10.4010 BEMA Annual Assessment	11,580.57
10.4090 BEMA Fishing Permits	100.00
10.4500 BEMA Property Xfer Fees	1,800.00
10.4650 Base Water Charge Income	20.00
10.4660 Water Usage Income	279.50
10.4700 BEMA Interest Inc	322.92
10.4920 Boat and ATV Registration	60.00
10.4955 Directory Sales	7.00
Total 10.4000 BEMA Income	14,169.99
Total 00.4000 BEMA/BEWA Income	14,169.99
Total Revenue	\$14,169.99
GROSS PROFIT	
	\$14,169.99
Expenditures	
00.6000 Total Expenses	
10.6000 BEMA Expenses	
10.6100 BEMA Payroll Expenditures	
10.6110 BEMA Salary Operations & Maint A	7,046.53
10.6120 BEMA Salary Operations & Maint B	5,507.05
10.6130 BEMA Salary Assist Operations & Maint	60.00
10.6140 BEMA Salary Operations Admin	5,089.55
10.6170 BEMA Employee IRA Match	211.39
10.6250 BEMA Health Benefits	3,751.43
Total 10.6100 BEMA Payroll Expenditures	21,665.95
10.6200 Taxes/Insurance	
10.6210 Vehicle Insurance	156.25
10.6220 BEMA Fire/Casualty Insurance	-507.00
Total 10.6200 Taxes/Insurance	-350.75
10.6300 Facilities Repair & Maintenance	
10.6310 BEMA Facilities Infrastructure	385.77
10.6360 Lake Health & Fish Stocking Expense	
10.6362 Lake Health	5,637.41
Total 10.6360 Lake Health & Fish Stocking Expense	5,637.41

Big Elk Meadows Associations

Statement of Activity

October 2022

	TOTAL
Total 10.6300 Facilities Repair & Maintenance	6,023.18
10.6400 Equipment Repair & Maintenance	
10.6415 1962 Cat Track Loader	-3,048.93
10.6417 International dump truck to auction	-1,688.28
10.6420 2003 Dodge Truck Maintenance	-490.46
10.6430 2001 Dodge Dump Truck	188.77
10.6450 1991 GMC pickup	622.36
Total 10.6400 Equipment Repair & Maintenance	-4,416.54
10.6500 Water Maintenance	
10.6510 Water Treatment Supplies/Testing	167.06
Total 10.6500 Water Maintenance	167.06
10.6600 Utilities	
10.6610 BEMA Telephone	376.09
10.6620 BEMA Electricity	555.39
10.6650 BEMA Trash Service	459.57
Total 10.6600 Utilities	1,391.05
10.6700 Legal & Professional Fees	
10.6720 BEMA Accounting Fees	1,415.00
10.6750 Water Rights Costs	
10.6754 Water Rights Legal	693.00
Total 10.6750 Water Rights Costs	693.00
Total 10.6700 Legal & Professional Fees	2,108.00
10.6800 Office/General Administrative Expenditures	
10.6810 BEMA Office Supplies	222.61
10.6830 BEMA Postage/Shipping	7.40
10.6840 BEMA Shop Supplies	18.92
10.6850 BEMA Mileage Reimbursement	215.44
10.6870 BEMA Social Club Events	52.02
10.6890 BEMA Miscellaneous Expenses	277.50
Total 10.6800 Office/General Administrative Expenditures	793.89
Total 10.6000 BEMA Expenses	27,381.84
Total 00.6000 Total Expenses	27,381.84
00.7000 Other Operating Expenditure	
10.7000 BEMA Interest Paid	
10.7050 BEMA Plow Truck Loan Interest Paid	21.09
Total 10.7000 BEMA Interest Paid	21.09
Total 00.7000 Other Operating Expenditure	21.09

Big Elk Meadows Associations

Statement of Activity

October 2022

	TOTAL
Payroll Expenses	
Taxes	
CO Unemployment Tax	0.71
Federal Taxes (941/944)	1,354.27
Federal Unemployment (940)	0.36
Total Taxes	1,355.34
Total Payroll Expenses	1,355.34
Total Expenditures	\$28,758.27
NET OPERATING REVENUE	\$ -14,588.28
NET REVENUE	\$ -14,588.28

Big Elk Meadows Associations

Statement of Activity

June - October, 2022

	TOTAL
Revenue	
00.4000 BEMA/BEWA Income	
10.4000 BEMA Income	
10.4010 BEMA Annual Assessment	485,156.67
10.4040 BEMA Renter Fees	2,154.15
10.4090 BEMA Fishing Permits	4,410.00
10.4500 BEMA Property Xfer Fees	4,500.00
10.4650 Base Water Charge Income	4,849.61
10.4660 Water Usage Income	13,755.50
10.4700 BEMA Interest Inc	3,888.26
10.4900 BEMA Miscellaneous Income	4,824.53
10.4910 Dumpster Use Income	902.00
10.4915 Short Term Rental Fee	1,335.00
10.4920 Boat and ATV Registration	630.00
10.4930 Friends of Big Elk	19,000.00
10.4950 Equipment Rental	225.00
10.4955 Directory Sales	206.00
Total 10.4000 BEMA Income	545,836.72
Total 00.4000 BEMA/BEWA Income	545,836.72
Total Revenue	\$545,836.72
GROSS PROFIT	
	\$545,836.72
Expenditures	
00.6000 Total Expenses	
10.6000 BEMA Expenses	
10.6100 BEMA Payroll Expenditures	
10.6110 BEMA Salary Operations & Maint A	33,226.37
10.6120 BEMA Salary Operations & Maint B	25,898.41
10.6130 BEMA Salary Assist Operations & Maint	2,698.80
10.6140 BEMA Salary Operations Admin	24,045.74
10.6170 BEMA Employee IRA Match	996.77
10.6250 BEMA Health Benefits	18,194.44
Total 10.6100 BEMA Payroll Expenditures	105,060.53
10.6200 Taxes/Insurance	
10.6210 Vehicle Insurance	2,203.31
10.6220 BEMA Fire/Casualty Insurance	18,546.75
10.6230 BEMA Taxes & Licenses	103.20

Big Elk Meadows Associations

Statement of Activity

June - October, 2022

	TOTAL
Total 10.6200 Taxes/Insurance	20,853.26
10.6300 Facilities Repair & Maintenance	
10.6310 BEMA Facilities Infrastructure	1,353.10
10.6315 Dam Maintenance	1,450.00
10.6330 BEMA Garage/Shop Maintenance	350.39
10.6360 Lake Health & Fish Stocking Expense	
10.6362 Lake Health	5,997.99
10.6366 Fish Stocking	7,457.00
Total 10.6360 Lake Health & Fish Stocking Expense	13,454.99
Total 10.6300 Facilities Repair & Maintenance	16,608.48
10.6400 Equipment Repair & Maintenance	
10.6415 1962 Cat Track Loader	0.00
10.6417 International dump truck to auction	0.00
10.6420 2003 Dodge Truck Maintenance	-29.30
10.6425 2018 Dodge Plow Truck Maint	112.27
10.6430 2001 Dodge Dump Truck	677.25
10.6435 2021 Dodge Plow Truck Maint	112.27
10.6440 1990 John Deere Road Grader Maint	65.18
10.6445 1996 Case Backhoe Maint	42.43
10.6450 1991 GMC pickup	1,490.32
10.6455 Bobcat Skid Steer	81.20
10.6460 Ford Tractor/Mower/Weed Boat Maintenance	0.00
10.6465 2007 Sterling Water Truck Maint	1,876.68
10.6470 Pool Maintenance	1,705.53
10.6490 Fuel - Gasoline/Diesel	4,588.60
Total 10.6400 Equipment Repair & Maintenance	10,722.43
10.6500 Water Maintenance	
10.6510 Water Treatment Supplies/Testing	2,345.62
10.6530 Micro-filtration System Maintenance	3,593.00
10.6590 Storage Tank Maintenance	3,638.00
Total 10.6500 Water Maintenance	9,576.62
10.6600 Utilities	
10.6610 BEMA Telephone	1,327.61
10.6620 BEMA Electricity	4,787.59
10.6641 BEMA Propane - Garage	535.87
10.6645 BEMA Pool Propane	2,259.44
10.6650 BEMA Trash Service	11,656.33

Big Elk Meadows Associations

Statement of Activity

June - October, 2022

	TOTAL
Total 10.6600 Utilities	20,566.84
10.6700 Legal & Professional Fees	
10.6710 BEMA Legal Fees	90.00
10.6720 BEMA Accounting Fees	6,898.50
10.6750 Water Rights Costs	
10.6754 Water Rights Legal	2,249.00
10.6755 WR Engineering	8,708.75
Total 10.6750 Water Rights Costs	10,957.75
Total 10.6700 Legal & Professional Fees	17,946.25
10.6800 Office/General Administrative Expenditures	
10.6810 BEMA Office Supplies	2,187.63
10.6820 BEMA Bank Fees	8.70
10.6830 BEMA Postage/Shipping	466.44
10.6840 BEMA Shop Supplies	1,257.34
10.6850 BEMA Mileage Reimbursement	808.76
10.6870 BEMA Social Club Events	1,338.41
10.6890 BEMA Miscellaneous Expenses	357.05
Total 10.6800 Office/General Administrative Expenditures	6,424.33
Total 10.6000 BEMA Expenses	207,758.74
Total 00.6000 Total Expenses	207,758.74
00.7000 Other Operating Expenditure	
10.4935 Friends of Big Elk Expenses	3,091.12
10.7000 BEMA Interest Paid	
10.7050 BEMA Plow Truck Loan Interest Paid	143.90
Total 10.7000 BEMA Interest Paid	143.90
Total 00.7000 Other Operating Expenditure	3,235.02
Payroll Expenses	
Taxes	
CO Unemployment Tax	31.84
Federal Taxes (941/944)	6,569.01
Federal Unemployment (940)	16.20
Total Taxes	6,617.05
Total Payroll Expenses	6,617.05
Total Expenditures	\$217,610.81
NET OPERATING REVENUE	\$328,225.91
NET REVENUE	\$328,225.91