



BIG ELK MEADOWS ASSOCIATION  
29 Willow Dr  
LYONS, CO 80540  
303-835-7557

**Treasure's Report as of January 31, 2023 66.6% of year**

**Revenue Summary**

Budgeted for the year	\$655,800	
Actuals to date	\$599,664	91% includes off budget item: Past special assessments \$18,664 from sale of lot
Friends of Big Elk	\$19,770	

**Bank Balances**

	June 1, 2022	Jan 31, 2022	Change from beginning of fiscal year
BEMA checking #1264 - Operations	111,159	69,069	(42,090) Paid CWCBC loan - \$66,801
BEMA money market #4650 - Reserves	161,242	387,150	225,908
BEMA checking #4556 - Reconstruction	68,667	36,001	(32,666) Paid lower flume \$32,575 received \$5000
Total	<b>\$341,068</b>	<b>492,220</b>	<b>151,152</b> from CRWA grant. Will move to Operations acct 1264

**AR/AP**

Accounts Receivable	\$29,613	
AR Over 90 days old	\$11,062	\$10,711 of this is four people
Accounts Payable	\$4,462	

**Loans**

	Balance	Due	Payment
CWCBC II	\$882,771	FEB 2051	\$50,060.86/YR PI
CWCBC - Meadow	\$236,855	FEB 2046	\$16,741/YR PI
2018 Plow Truck	\$1,472	MAR 2023	\$736/Mo total due

**Operational Expenses**

Budgeted for the year	\$516,245	Does not include P/I mortgage payments
Actuals to date	\$359,614	70%

**Estimate on Capital/Reserve Project Expenses 2022/23 Updated January 2023**

Project	Spent	Estimates (some approved)
Clear Well Liner		\$29,000 Push to next fiscal year
IT/Computer upgrades	\$3,153	\$7,000 approved-Some work already done
Aeration equipment	\$5,637	\$6,200 Done -Received \$5,000 grant from CRWA
Water Meters		\$5,725 ?????-approved
Pool Heater		\$20,000 New estimate
Water Plant Lighting		\$5,000 Push to next fiscal year
Sunset Weir Modification		\$5,000 ????? Reconstruction funds-approved
Upgrade Lower Flume	\$32,575	\$45,000 Partially done-Not to exceed.
Tennis Court		\$84,000 \$19,000 from Friends donations (in Reserve account)
New Filter Upgrade for WTP		\$13,500 Push to next fiscal year
New upgraded butterfly valves (9) for WTP	\$1,800	\$5,000 Should do this year - may change to operational exp
Replace Swenson sander		\$13,000 Push to next fiscal year
Hydrant extension	\$3,400	\$3,400 Done-approved long ago just recently completed
Culverts for Upper hickory and road base upgrade		????? Some may be operational budget and some capital
Total Capital reserve Projects	<b>\$46,565</b>	<b>\$241,825</b>

**Notes:**

Expenses appear to be running a little ahead 70% vs 66.6% of year, but several big ticket items are already paid now for full year. (Insurance, CWCBC loan) I highlighted the negative impact variances on the Budget vs Actuals. There may be some expenses in Facilities Infrastructure that we may want to recharacterize as capital costs. (\$13,721 in recent road base and trucking charges) Revenues are running ahead as usual. We have four members seriously past due and have notified them that we are filing liens. As usual also is the continuous challenge of building reserves with \$387,150 in the reserve fund bank account and \$241,825 in identified projects.

**Big Elk Meadows Associations**  
**Budget vs. Actuals: FY2023 Budget v3 - FY23**  
 June 2022 - January 2023 8 months 66.6% of year

	Actual	Budget	over Budget	% of Budget
<b>10.4000 BEMA Income</b>				
10.4010 BEMA Annual Assessment	517,525.92	549,120.00	-31,594.08	94%
10.4040 BEMA Renter Fees	2,250.00	3,600.00	-1,350.00	63%
10.4090 BEMA Fishing Permits	4,411.25	6,000.00	-1,588.75	74%
10.4500 BEMA Property Xfer Fees	6,900.00	4,800.00	2,100.00	144%
10.4650 Base Water Charge Income	10,554.61	22,540.00	-11,985.39	47%
10.4660 Water Usage Income	25,255.85	42,000.00	-16,744.15	60%
10.4700 BEMA Interest Inc	5,539.68	10,000.00	-4,460.32	55%
10.4800 BEMA Special Assessment	10,306.00		10,306.00	
10.4900 BEMA Miscellaneous Income	4,804.53	8,000.00	-3,195.47	60%
10.4910 Dumpster Use Income	1,052.00	4,000.00	-2,948.00	26%
10.4915 Short Term Rental Fee	1,645.00	1,150.00	495.00	143%
10.4920 Boat and ATV Registration	630.00	250.00	380.00	252%
10.4945 Reimbursement of Electrical Charges		2,550.00	-2,550.00	0%
10.4950 Equipment Rental	225.00	1,500.00	-1,275.00	15%
10.4955 Directory Sales	206.00	290.00	-84.00	71%
<b>Total 10.4000 BEMA Income</b>	<b>591,305.84</b>	<b>655,800.00</b>	<b>-64,494.16</b>	<b>90%</b>
<b>20.4000 BEWA Income</b>				
20.4800 BEWA Special Assessment	8,358.00		8,358.00	
<b>Total 20.4000 BEWA Income</b>	<b>8,358.00</b>	<b>0.00</b>	<b>8,358.00</b>	
<b>Total 00.4000 BEMA/BEWA Income</b>	<b>599,663.84</b>	<b>655,800.00</b>	<b>-56,136.16</b>	<b>91%</b>
<b>Expenditures</b>				
<b>10.6100 BEMA Payroll Expenditures</b>				
10.6110 BEMA Salary Operations & Maint A	55,324.21	76,542.00	-21,217.79	72%
10.6120 BEMA Salary Operations & Maint B	42,669.39	62,680.00	-20,010.61	68%
10.6130 BEMA Salary Assist Operations & Maint	2,698.80	6,000.00	-3,301.20	45%
10.6140 BEMA Salary Operations Admin	39,208.01	55,757.00	-16,548.99	70%
10.6170 BEMA Employee IRA Match	1,659.72	2,295.00	-635.28	72%
10.6240 BEMA Worker's Comp Insurance	3,646.00	3,400.00	246.00	107%
10.6250 BEMA Health Benefits	31,617.08	59,946.00	-28,328.92	53%
CO Unemployment Tax	221.48	1,200.00	-978.52	18%
Federal Taxes (941/944)	10,702.40	15,725.00	-5,022.60	68%
Federal Unemployment (940)	112.97	1,200.00	-1,087.03	9%
<b>Total 10.6100 BEMA Payroll Expenditures</b>	<b>187,860.06</b>	<b>284,745.00</b>	<b>-96,884.94</b>	<b>66%</b>
<b>10.6200 Taxes/Insurance</b>				
10.6210 Vehicle Insurance	2,203.31	5,000.00	-2,796.69	44%
10.6220 BEMA Fire/Casualty Insurance	18,759.75	21,450.00	-2,690.25	87%
10.6230 BEMA Taxes & Licenses	741.18	2,500.00	-1,758.82	30%

Total 10.6200 Taxes/Insurance	21,704.24	28,950.00	-7,245.76	75%
10.6300 Facilities Repair & Maintenance				
10.6310 BEMA Facilities Infrastructure	16,640.43	11,000.00	5,640.43	151%
10.6315 Dam Maintenance	1,450.00	2,000.00	-550.00	73%
10.6320 BEMA Office Maintenance		200.00	-200.00	0%
10.6330 BEMA Garage/Shop Maintenance	780.15	1,000.00	-219.85	78%
10.6360 Lake Health & Fish Stocking Expense				
10.6362 Lake Health	22,402.52	20,000.00	2,402.52	112%
10.6366 Fish Stocking	7,457.00	8,000.00	-543.00	93%
Total 10.6360 Lake Health & Fish Stocking Exp	29,859.52	28,000.00	1,859.52	107%
Total 10.6300 Facilities Repair & Maintenance	48,730.10	42,200.00	6,530.10	115%
10.6400 Equipment Repair & Maintenance				
10.6425 2018 Dodge Plow Truck Maint	659.77	2,500.00	-1,840.23	26%
10.6430 2001 Dodge Dump Truck	677.25	1,000.00	-322.75	68%
10.6435 2021 Dodge Plow Truck Maint	900.49	2,500.00	-1,599.51	36%
10.6440 1990 John Deere Road Grader Maint	65.18	2,500.00	-2,434.82	3%
10.6445 1996 Case Backhoe Maint	42.43	1,000.00	-957.57	4%
10.6450 1991 GMC pickup	1,124.70	500.00	624.70	225%
10.6455 BOBCAT Skid Steer Maintenance		700.00	-700.00	0%
10.6460 Ford Tractor/Mower/Weed Boat Maint	81.20	500.00	-418.80	16%
10.6465 2007 Sterling Water Truck Maint		2,500.00	-2,500.00	0%
10.6470 Pool Maintenance	2,615.29	1,500.00	1,115.29	174%
10.6475 2014 John Deer Gator UTV Maint		500.00	-500.00	0%
10.6480 Tennis Courts		500.00	-500.00	0%
10.6485 Other Common Areas		2,000.00	-2,000.00	0%
10.6490 Fuel - Gasoline/Diesel	6,246.46	9,750.00	-3,503.54	64%
Total 10.6400 Equipment Repair & Maintenance	12,412.77	27,950.00	-15,537.23	44%
10.6500 Water Maintenance				
10.6510 Water Treatment Supplies/Testing	5,337.92	18,000.00	-12,662.08	30%
10.6530 Micro-filtration System Maintenance	6,329.89	10,000.00	-3,670.11	63%
10.6590 Storage Tank Maintenance	3,638.00		3,638.00	
Total 10.6500 Water Maintenance	15,305.81	28,000.00	-12,694.19	55%
10.6600 Utilities				
10.6610 BEMA Telephone	2,250.57	3,800.00	-1,549.43	59%
10.6620 BEMA Electricity	7,754.15	10,000.00	-2,245.85	78%
10.6641 BEMA Propane - Garage	535.87	3,350.00	-2,814.13	16%
10.6643 BEMA Propane - Office		1,000.00	-1,000.00	0%
10.6645 BEMA Pool Propane	4,373.55	6,250.00	-1,876.45	70%
10.6650 BEMA Trash Service	16,898.08	28,000.00	-11,101.92	60%
Total 10.6600 Utilities	31,812.22	52,400.00	-20,587.78	61%
10.6700 Legal & Professional Fees				
10.6710 BEMA Legal Fees	388.50	2,500.00	-2,111.50	16%
10.6720 BEMA Accounting Fees	10,559.85	14,000.00	-3,440.15	75%
10.6750 Water Rights Costs				
10.6754 Water Rights Legal	5,555.56	5,000.00	555.56	111%
10.6755 WR Engineering	15,805.00	7,000.00	8,805.00	226%
10.6756 WR Lease & Use Fees		5,500.00	-5,500.00	0%

Total 10.6750 Water Rights Costs	21,360.56	17,500.00	3,860.56	122%
Total 10.6700 Legal & Professional Fees	32,308.91	34,000.00	-1,691.09	95%
10.6800 Office/General Administrative Exp				
10.6810 BEMA Office Supplies	4,633.44	5,000.00	-366.56	93%
10.6820 BEMA Bank Fees	33.70	500.00	-466.30	7%
10.6830 BEMA Postage/Shipping	485.09	1,500.00	-1,014.91	32%
10.6840 BEMA Shop Supplies	1,565.55	3,000.00	-1,434.45	52%
10.6850 BEMA Mileage Reimbursement	808.76	2,000.00	-1,191.24	40%
10.6860 BEMA Conferences/Education	320.00	1,500.00	-1,180.00	21%
10.6870 BEMA Social Club Events	1,246.57	3,000.00	-1,753.43	42%
10.6890 BEMA Miscellaneous Expenses	386.48	1,000.00	-613.52	39%
Total 10.6800 Office/General Administrative Exp	9,479.59	17,500.00	-8,020.41	54%
<b>Total Operational Expenditures</b>	<b>359,613.70</b>	<b>515,745.00</b>	<b>-156,131.30</b>	<b>70%</b>
Other				
Other Income (expenses)				
10.4930 Friends of Big Elk INCOME	19,770.00	19,000.00	770.00	104%
10.6935 Friends of Big Elk Expenses	(3,937.56)		-3,937.56	
Other Income (expenses)	(3,937.56)	0.00	-3,937.56	
10.7000 BEMA Interest Paid				
10.7020 BEMA CWCB Interest	35,886.72	35,886.00	0.72	100%
10.7050 BEMA Plow Truck Loan Interest Paid	186.86	400.00	-213.14	47%
Total 10.7000 BEMA Interest Paid	36,073.58	36,286.00	-212.42	99%
10.7100 Bad Debts		10,000.00	-10,000.00	0%
10.7120 Reserves	225,881.00	40,000.00	185,881.00	565%
Principle paid on CWCB loan	30,915.00	30,915.00		100%

# Big Elk Meadows Associations

## Statement of Activity

January 2023

	TOTAL
Revenue	
00.4000 BEMA/BEWA Income	
10.4000 BEMA Income	
10.4010 BEMA Annual Assessment	7,425.33
10.4090 BEMA Fishing Permits	1.25
10.4500 BEMA Property Xfer Fees	1,200.00
10.4650 Base Water Charge Income	35.00
10.4660 Water Usage Income	25.00
10.4700 BEMA Interest Inc	310.27
10.4900 BEMA Miscellaneous Income	20.00
10.4910 Dumpster Use Income	75.00
10.4915 Short Term Rental Fee	240.00
10.4930 Friends of Big Elk	235.00
<b>Total 10.4000 BEMA Income</b>	<b>9,566.85</b>
<b>Total 00.4000 BEMA/BEWA Income</b>	<b>9,566.85</b>
<b>Total Revenue</b>	<b>\$9,566.85</b>
GROSS PROFIT	<b>\$9,566.85</b>
Expenditures	
00.6000 Total Expenses	
10.6000 BEMA Expenses	
10.6100 BEMA Payroll Expenditures	
10.6110 BEMA Salary Operations & Maint A	6,853.84
10.6120 BEMA Salary Operations & Maint B	4,688.33
10.6140 BEMA Salary Operations Admin	4,589.14
10.6170 BEMA Employee IRA Match	205.62
10.6250 BEMA Health Benefits	4,140.88
<b>Total 10.6100 BEMA Payroll Expenditures</b>	<b>20,477.81</b>
10.6200 Taxes/Insurance	
10.6220 BEMA Fire/Casualty Insurance	-35.00
<b>Total 10.6200 Taxes/Insurance</b>	<b>-35.00</b>
10.6400 Equipment Repair & Maintenance	
10.6425 2018 Dodge Plow Truck Maint	29.91
<b>Total 10.6400 Equipment Repair &amp; Maintenance</b>	<b>29.91</b>
10.6500 Water Maintenance	
10.6510 Water Treatment Supplies/Testing	1,221.50
10.6530 Micro-filtration System Maintenance	1,855.00

# Big Elk Meadows Associations

## Statement of Activity

January 2023

	TOTAL
<b>Total 10.6500 Water Maintenance</b>	<b>3,076.50</b>
10.6600 Utilities	
10.6610 BEMA Telephone	379.31
10.6620 BEMA Electricity	1,048.91
10.6645 BEMA Pool Propane	1,123.16
10.6650 BEMA Trash Service	1,947.54
<b>Total 10.6600 Utilities</b>	<b>4,498.92</b>
10.6700 Legal & Professional Fees	
10.6720 BEMA Accounting Fees	1,280.00
10.6750 Water Rights Costs	
10.6754 Water Rights Legal	974.56
10.6755 WR Engineering	975.00
<b>Total 10.6750 Water Rights Costs</b>	<b>1,949.56</b>
<b>Total 10.6700 Legal &amp; Professional Fees</b>	<b>3,229.56</b>
10.6800 Office/General Administrative Expenditures	
10.6810 BEMA Office Supplies	858.81
10.6830 BEMA Postage/Shipping	2.80
10.6840 BEMA Shop Supplies	309.65
10.6860 BEMA Conferences/Education	320.00
10.6870 BEMA Social Club Events	-94.72
<b>Total 10.6800 Office/General Administrative Expenditures</b>	<b>1,396.54</b>
10.6900 Other Business Expenses	
10.6935 Friends of Big Elk Expenses	846.44
<b>Total 10.6900 Other Business Expenses</b>	<b>846.44</b>
<b>Total 10.6000 BEMA Expenses</b>	<b>33,520.68</b>
<b>Total 00.6000 Total Expenses</b>	<b>33,520.68</b>
00.7000 Other Operating Expenditure	
10.7000 BEMA Interest Paid	
10.7020 BEMA CWCB Interest	35,886.72
10.7050 BEMA Plow Truck Loan Interest Paid	10.68
<b>Total 10.7000 BEMA Interest Paid</b>	<b>35,897.40</b>
<b>Total 00.7000 Other Operating Expenditure</b>	<b>35,897.40</b>

# Big Elk Meadows Associations

## Statement of Activity

January 2023

	TOTAL
Payroll Expenses	
Taxes	
CO Unemployment Tax	189.64
Federal Taxes (941/944)	1,234.05
Federal Unemployment (940)	96.77
<b>Total Taxes</b>	<b>1,520.46</b>
<b>Total Payroll Expenses</b>	<b>1,520.46</b>
<b>Total Expenditures</b>	<b>\$70,938.54</b>
NET OPERATING REVENUE	<b>\$ -61,371.69</b>
NET REVENUE	<b>\$ -61,371.69</b>

# Big Elk Meadows Associations

## Statement of Activity

June 2022 - January 2023

	TOTAL
Revenue	
00.4000 BEMA/BEWA Income	
10.4000 BEMA Income	
10.4010 BEMA Annual Assessment	517,525.92
10.4040 BEMA Renter Fees	2,250.00
10.4090 BEMA Fishing Permits	4,411.25
10.4500 BEMA Property Xfer Fees	6,900.00
10.4650 Base Water Charge Income	10,554.61
10.4660 Water Usage Income	25,255.85
10.4700 BEMA Interest Inc	5,540.89
10.4800 BEMA Special Assessment	10,306.00
10.4900 BEMA Miscellaneous Income	4,804.53
10.4910 Dumpster Use Income	1,052.00
10.4915 Short Term Rental Fee	1,645.00
10.4920 Boat and ATV Registration	630.00
10.4930 Friends of Big Elk	19,770.00
10.4950 Equipment Rental	225.00
10.4955 Directory Sales	206.00
<b>Total 10.4000 BEMA Income</b>	<b>611,077.05</b>
20.4000 BEWA Income	
20.4800 BEWA Special Assessment	8,358.00
<b>Total 20.4000 BEWA Income</b>	<b>8,358.00</b>
<b>Total 00.4000 BEMA/BEWA Income</b>	<b>619,435.05</b>
<b>Total Revenue</b>	<b>\$619,435.05</b>
GROSS PROFIT	<b>\$619,435.05</b>
Expenditures	
00.6000 Total Expenses	
10.6000 BEMA Expenses	
10.6100 BEMA Payroll Expenditures	
10.6110 BEMA Salary Operations & Maint A	55,324.21
10.6120 BEMA Salary Operations & Maint B	42,669.39
10.6130 BEMA Salary Assist Operations & Maint	2,698.80
10.6140 BEMA Salary Operations Admin	39,208.01
10.6170 BEMA Employee IRA Match	1,659.72
10.6240 BEMA Worker's Comp Insurance	3,646.00
10.6250 BEMA Health Benefits	31,617.08
<b>Total 10.6100 BEMA Payroll Expenditures</b>	<b>176,823.21</b>



# Big Elk Meadows Associations

## Statement of Activity

June 2022 - January 2023

	TOTAL
10.6200 Taxes/Insurance	
10.6210 Vehicle Insurance	2,203.31
10.6220 BEMA Fire/Casualty Insurance	18,759.75
10.6230 BEMA Taxes & Licenses	741.18
<b>Total 10.6200 Taxes/Insurance</b>	<b>21,704.24</b>
10.6300 Facilities Repair & Maintenance	
10.6310 BEMA Facilities Infrastructure	16,640.43
10.6315 Dam Maintenance	1,450.00
10.6330 BEMA Garage/Shop Maintenance	780.15
10.6360 Lake Health & Fish Stocking Expense	
10.6362 Lake Health	22,402.52
10.6366 Fish Stocking	7,457.00
<b>Total 10.6360 Lake Health &amp; Fish Stocking Expense</b>	<b>29,859.52</b>
<b>Total 10.6300 Facilities Repair &amp; Maintenance</b>	<b>48,730.10</b>
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	696.34
10.6430 2001 Dodge Dump Truck	677.25
10.6435 2021 Dodge Plow Truck Maint	900.49
10.6440 1990 John Deere Road Grader Maint	65.18
10.6445 1996 Case Backhoe Maint	42.43
10.6450 1991 GMC pickup	1,124.70
10.6460 Ford Tractor/Mower/Weed Boat Maintenance	81.20
10.6470 Pool Maintenance	2,615.29
10.6490 Fuel - Gasoline/Diesel	6,246.46
<b>Total 10.6400 Equipment Repair &amp; Maintenance</b>	<b>12,420.04</b>
10.6500 Water Maintenance	
10.6510 Water Treatment Supplies/Testing	5,337.92
10.6530 Micro-filtration System Maintenance	6,329.89
10.6590 Storage Tank Maintenance	3,638.00
<b>Total 10.6500 Water Maintenance</b>	<b>15,305.81</b>
10.6600 Utilities	
10.6610 BEMA Telephone	2,250.57
10.6620 BEMA Electricity	7,754.15
10.6641 BEMA Propane - Garage	535.87
10.6645 BEMA Pool Propane	4,373.55
10.6650 BEMA Trash Service	16,898.08
<b>Total 10.6600 Utilities</b>	<b>31,812.22</b>

# Big Elk Meadows Associations

## Statement of Activity

June 2022 - January 2023

	TOTAL
10.6700 Legal & Professional Fees	
10.6710 BEMA Legal Fees	388.50
10.6720 BEMA Accounting Fees	10,559.85
10.6750 Water Rights Costs	
10.6754 Water Rights Legal	5,555.56
10.6755 WR Engineering	15,805.00
<b>Total 10.6750 Water Rights Costs</b>	<b>21,360.56</b>
<b>Total 10.6700 Legal &amp; Professional Fees</b>	<b>32,308.91</b>
10.6800 Office/General Administrative Expenditures	
10.6810 BEMA Office Supplies	4,724.84
10.6820 BEMA Bank Fees	33.70
10.6830 BEMA Postage/Shipping	485.09
10.6840 BEMA Shop Supplies	1,875.20
10.6850 BEMA Mileage Reimbursement	808.76
10.6860 BEMA Conferences/Education	320.00
10.6870 BEMA Social Club Events	1,246.57
10.6890 BEMA Miscellaneous Expenses	386.48
<b>Total 10.6800 Office/General Administrative Expenditures</b>	<b>9,880.64</b>
10.6900 Other Business Expenses	
10.6935 Friends of Big Elk Expenses	3,937.56
<b>Total 10.6900 Other Business Expenses</b>	<b>3,937.56</b>
<b>Total 10.6000 BEMA Expenses</b>	<b>352,922.73</b>
<b>Total 00.6000 Total Expenses</b>	<b>352,922.73</b>
00.7000 Other Operating Expenditure	
10.7000 BEMA Interest Paid	
10.7020 BEMA CWCB Interest	35,886.72
10.7050 BEMA Plow Truck Loan Interest Paid	186.86
<b>Total 10.7000 BEMA Interest Paid</b>	<b>36,073.58</b>
<b>Total 00.7000 Other Operating Expenditure</b>	<b>36,073.58</b>
Payroll Expenses	
Taxes	
CO Unemployment Tax	221.48
Federal Taxes (941/944)	10,702.40
Federal Unemployment (940)	112.97
<b>Total Taxes</b>	<b>11,036.85</b>
<b>Total Payroll Expenses</b>	<b>11,036.85</b>
<b>Total Expenditures</b>	<b>\$400,033.16</b>
NET OPERATING REVENUE	<b>\$219,401.89</b>

# Big Elk Meadows Associations

## Statement of Activity

June 2022 - January 2023

	TOTAL
Other Expenditures	
Reconciliation Discrepancies	0.00
<b>Total Other Expenditures</b>	<b>\$0.00</b>
NET OTHER REVENUE	<b>\$0.00</b>
NET REVENUE	<b>\$219,401.89</b>