



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

#### Treasure's Report as of February 28, 2023 75% of year

##### Revenue Summary

Budgeted for the year	\$655,800	
Actuals to date	\$623,110	95% includes off budget item: Past special assessments \$18,664 from sale of lot
Friends of Big Elk	\$20,370	

##### Bank Balances

	June 1, 2022	Feb 28, 2022	Change from beginning of fiscal year
BEMA checking #1264 - Operations	111,159	47,103	(64,056)
BEMA money market #4650 - Reserves	161,242	387,153	225,911
BEMA checking #4556 - Reconstruction	68,667	31,001	(37,666)
Total	\$341,068	465,257	124,189

##### AR/AP

Accounts Receivable	\$40,191	
AR Over 90 days old	\$10,192	Same four people
Accounts Payable	\$12,188	

##### Loans

	Balance	Due	Payment
CWCB II	\$882,771	FEB 2051	\$50,060.86/YR PI
CWCB - Meadow	\$236,855	FEB 2046	\$16,741/YR PI
2018 Plow Truck	\$734	MAR 2023	\$736/Mo total due

##### Operational Expenses

Budgeted for the year	\$516,245	Does not include P/I mortgage payments
Actuals to date	\$393,500	76%

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

Project	Spent 2022-23	Estimates (some approved) 2022-23	future	
Clear Well Liner			\$29,000	Push to next fiscal year
IT/Computer upgrades	\$3,153	\$7,000		approved- <b>Some work already done</b>
Aeration equipment	\$637	\$6,200		<b>DONE</b> -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		<b>Partially done</b> - 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	\$5,634	\$5,000		<b>DONE</b>
Replace Swenson sander			\$13,000	Push to next fiscal year
Hydrant extension	\$3,400	\$3,400		<b>Done</b> - 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	\$45,399	\$170,600	\$71,225	

##### Notes:

Not much new to report. Expenses and revenue continue to track. Water rights continues to be significantly over budget and that will not change this year. Facilities Infrastructure is also over budget, but some of that may be recharacterized as a capital expense (see Culverts for Upper Hickory and road base upgrade) We still have a number of projects slated for this year, which will impact the bank accounts significantly.

**Big Elk Meadows Associations**  
**Budget vs. Actuals: FY2023 Budget v3 - FY23 P&L**  
June 2022 - February 2023 75% of year

	Actual	Budget	over Budget	Budget
<b>Revenue</b>				
<b>00.4000 BEMA/BEWA Income</b>				
<b>10.4000 BEMA Income</b>				
10.4010 BEMA Annual Assessment	524,673.12	549,120.00	-24,446.88	95.55%
10.4040 BEMA Renter Fees	2,700.00	3,600.00	-900.00	75.00%
10.4090 BEMA Fishing Permits	4,411.25	6,000.00	-1,588.75	73.52%
10.4500 BEMA Property Xfer Fees	6,900.00	4,800.00	2,100.00	143.75%
10.4650 Base Water Charge Income	16,154.61	22,540.00	-6,385.39	71.67%
10.4660 Water Usage Income	34,684.85	42,000.00	-7,315.15	82.58%
10.4700 BEMA Interest Inc	6,101.53	10,000.00	-3,898.47	61.02%
10.4800 BEMA Special Assessment	10,306.00		10,306.00	
10.4900 BEMA Miscellaneous Income	4,840.31	8,000.00	-3,159.69	60.50%
10.4910 Dumpster Use Income	1,052.00	4,000.00	-2,948.00	26.30%
10.4915 Short Term Rental Fee	1,645.00	1,150.00	495.00	143.04%
10.4920 Boat and ATV Registration	645.00	250.00	395.00	258.00%
10.4925 Road Maintenance - Income	200.00		200.00	
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	213.00	290.00	-77.00	73.45%
<b>Total 10.4000 BEMA Income</b>	<b>\$ 614,751.67</b>	<b>\$ 655,800.00</b>	<b>-\$ 41,048.33</b>	<b>93.74%</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>\$ 623,109.67</b>	<b>\$ 655,800.00</b>	<b>-\$ 32,690.33</b>	<b>95.02%</b>
<b>Total Revenue</b>	<b>\$ 623,109.67</b>	<b>\$ 655,800.00</b>	<b>-\$ 32,690.33</b>	<b>95.02%</b>
<b>Expenditures</b>				
<b>00.6000 Total Expenses</b>				
<b>10.6000 BEMA Expenses</b>				
<b>10.6100 BEMA Payroll Expenditures</b>				
10.6110 BEMA Salary Operations & Maint A	61,681.25	76,542.00	-14,860.75	80.58%
10.6120 BEMA Salary Operations & Maint B	47,644.20	62,680.00	-15,035.80	76.01%
10.6130 BEMA Salary Assist Operations & Maint	2,698.80	6,000.00	-3,301.20	44.98%
10.6140 BEMA Salary Operations Admin	43,495.15	55,757.00	-12,261.85	78.01%
10.6170 BEMA Employee IRA Match	1,850.43	2,295.00	-444.57	80.63%
10.6240 BEMA Worker's Comp Insurance	3,646.00	3,400.00	246.00	107.24%
CO Unemployment Tax	405.79	1,200.00	-794.21	33.82%
Federal Taxes (941/944)	11,897.25	15,725.00	-3,827.75	75.66%
Federal Unemployment (940)	142.19	1,200.00	-1,057.81	11.85%
10.6250 BEMA Health Benefits	35,757.96	59,946.00	-24,188.04	59.65%
<b>Total 10.6100 BEMA Payroll Expenditures</b>	<b>\$ 209,219.02</b>	<b>\$ 284,745.00</b>	<b>-\$ 75,525.98</b>	<b>73.48%</b>

<b>10.6200 Taxes/Insurance</b>					
10.6210 Vehicle Insurance	2,974.20	5,000.00	-2,025.80	59.48%	
10.6220 BEMA Fire/Casualty Insurance	18,759.75	21,450.00	-2,690.25	87.46%	
10.6230 BEMA Taxes & Licenses	666.55	2,500.00	-1,833.45	26.66%	
<b>Total 10.6200 Taxes/Insurance</b>	<b>\$ 22,400.50</b>	<b>\$ 28,950.00</b>	<b>-\$ 6,549.50</b>	<b>77.38%</b>	
<b>10.6300 Facilities Repair &amp; Maintenance</b>					
10.6310 BEMA Facilities Infrastructure	16,640.43	11,000.00	5,640.43	151.28%	
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	876.61	1,000.00	-123.39	87.66%	
10.6360 Lake Health & Fish Stocking Expense					
10.6362 Lake Health	22,402.52	20,000.00	2,402.52	112.01%	
10.6366 Fish Stocking	7,457.00	8,000.00	-543.00	93.21%	
<b>Total 10.6300 Facilities Repair &amp; Maintenance</b>	<b>\$ 48,826.56</b>	<b>\$ 42,200.00</b>	<b>\$ 6,626.56</b>	<b>115.70%</b>	
<b>10.6400 Equipment Repair &amp; Maintenance</b>					
10.6415 1962 Cat Track Loader	0.00	500.00	-500.00	0.00%	
10.6417 International dump truck to auction	0.00				
10.6420 2003 Dodge Truck Maintenance	-29.30		-29.30		
10.6425 2018 Dodge Plow Truck Maint	1,235.42	2,500.00	-1,264.58	49.42%	
10.6430 2001 Dodge Dump Truck	677.25	1,000.00	-322.75	67.73%	
10.6435 2021 Dodge Plow Truck Maint	1,616.01	2,500.00	-883.99	64.64%	
10.6440 1990 John Deere Road Grader Maint	65.18	2,500.00	-2,434.82	2.61%	
10.6445 1996 Case Backhoe Maint	1,924.33	1,000.00	924.33	192.43%	
10.6450 1991 GMC pickup	1,124.70	500.00	624.70	224.94%	
10.6455 BOBCAT Skid Steer Maintenance		700.00	-700.00	0.00%	
10.6460 Ford Tractor/Mower/Weed Boat Maint	81.20	500.00	-418.80	16.24%	
10.6465 2007 Sterling Water Truck Maint		2,500.00	-2,500.00	0.00%	
10.6470 Pool Maintenance	2,615.29	1,500.00	1,115.29	174.35%	
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	6,346.46	9,750.00	-3,403.54	65.09%	
<b>Total 10.6400 Equipment Repair &amp; Maintenance</b>	<b>\$ 15,656.54</b>	<b>\$ 28,450.00</b>	<b>-\$ 12,793.46</b>	<b>55.03%</b>	
<b>10.6500 Water Maintenance</b>					
10.6510 Water Treatment Supplies/Testing	5,730.42	18,000.00	-12,269.58	31.84%	
10.6530 Micro-filtration System Maintenance	4,474.89	10,000.00	-5,525.11	44.75%	
10.6590 Storage Tank Maintenance	3,938.00		3,938.00		
<b>Total 10.6500 Water Maintenance</b>	<b>\$ 14,143.31</b>	<b>\$ 28,000.00</b>	<b>-\$ 13,856.69</b>	<b>50.51%</b>	
<b>10.6600 Utilities</b>					
10.6610 BEMA Telephone	1,993.82	3,800.00	-1,806.18	52.47%	
10.6620 BEMA Electricity	8,815.65	10,000.00	-1,184.35	88.16%	
10.6641 BEMA Propane - Garage	2,491.41	3,350.00	-858.59	74.37%	
10.6643 BEMA Propane - Office	663.83	1,000.00	-336.17	66.38%	
10.6645 BEMA Pool Propane	2,795.31	6,250.00	-3,454.69	44.72%	
10.6650 BEMA Trash Service	18,851.51	28,000.00	-9,148.49	67.33%	
<b>Total 10.6600 Utilities</b>	<b>\$ 35,611.53</b>	<b>\$ 52,400.00</b>	<b>-\$ 16,788.47</b>	<b>67.96%</b>	
<b>10.6700 Legal &amp; Professional Fees</b>					

10.6710 BEMA Legal Fees	458.50	2,500.00	-2,041.50	18.34%
10.6720 BEMA Accounting Fees	13,975.25	14,000.00	-24.75	99.82%
10.6730 BEMA Professional Fees	170.00		170.00	
10.6750 Water Rights Costs				
10.6754 Water Rights Legal	6,380.24	5,000.00	1,380.24	127.60%
10.6755 WR Engineering	15,805.00	7,000.00	8,805.00	225.79%
10.6756 WR Lease & Use Fees	-150.00	5,500.00	-5,650.00	-2.73%
<b>Total 10.6700 Legal &amp; Professional Fees</b>	<b>\$ 36,638.99</b>	<b>\$ 34,000.00</b>	<b>\$ 2,638.99</b>	<b>107.76%</b>
10.6800 Office/General Administrative Exp				
10.6810 BEMA Office Supplies	4,994.74	5,000.00	-5.26	99.89%
10.6820 BEMA Bank Fees	58.70	500.00	-441.30	11.74%
10.6830 BEMA Postage/Shipping	489.49	1,500.00	-1,010.51	32.63%
10.6840 BEMA Shop Supplies	1,952.81	3,000.00	-1,047.19	65.09%
10.6850 BEMA Mileage Reimbursement	926.89	2,000.00	-1,073.11	46.34%
10.6860 BEMA Conferences/Education	948.00	1,500.00	-552.00	63.20%
10.6870 BEMA Social Club Events	1,246.57	3,000.00	-1,753.43	41.55%
10.6890 BEMA Miscellaneous Expenses	386.48	1,000.00	-613.52	38.65%
<b>Total 10.6800 Office/General Administrative Exp</b>	<b>\$ 11,003.68</b>	<b>\$ 17,500.00</b>	<b>-\$ 6,496.32</b>	<b>62.88%</b>
<b>Total 10.6000 BEMA Expenses</b>	<b>\$ 393,500.13</b>	<b>\$ 516,245.00</b>	<b>-\$ 122,744.87</b>	<b>76.22%</b>
<b>Operational Income before Interest, Principle , and Other</b>	<b>\$ 229,609.54</b>	<b>\$ 139,555.00</b>	<b>\$ 90,054.54</b>	<b>164.53%</b>
10.7000 BEMA Interest Paid				
10.7020 BEMA CWCB Interest	35,886.72	35,886.00	0.72	100.00%
10.7050 BEMA Plow Truck Loan Interest Paid	193.81	196.68	-2.87	98.54%
<b>Total 10.7000 BEMA Interest Paid</b>	<b>\$ 36,080.53</b>	<b>\$ 36,082.68</b>	<b>-\$ 2.15</b>	<b>99.99%</b>
10.6900 Other Business Expenses				
10.6935 Friends of Big Elk Expenses	3,937.56	0.00	3,937.56	
10.4930 Friends of Big Elk - (INCOME)	(20,370.00)	(19,000.00)	(1,370.00)	107.21%
<b>Total 10.7000 Other Business Expenses</b>	<b>\$ 19,648.09</b>	<b>-\$ 19,000.00</b>	<b>\$ 2,567.56</b>	
10.7100 Bad Debts		10,000.00	(10,000.00)	0.00%
10.7120 Reserves	40,000.00	40,000.00	0.00	100.00%
CWCB Principle payment	30,916.00	30,916.00	0.00	100.00%
<b>Net after interest, principle, and other stuff</b>	<b>\$ 102,964.92</b>	<b>\$ 41,556.32</b>	<b>\$ 97,489.13</b>	<b>247.77%</b>

# Big Elk Meadows Associations

## Statement of Activity

June 2022 - February 2023

	<u>Total</u>
<b>Revenue</b>	
00.4000 BEMA/BEWA Income	
10.4000 BEMA Income	
10.4010 BEMA Annual Assessment	524,673.12
10.4040 BEMA Renter Fees	2,700.00
10.4090 BEMA Fishing Permits	4,411.25
10.4500 BEMA Property Xfer Fees	6,900.00
10.4650 Base Water Charge Income	16,154.61
10.4660 Water Usage Income	34,684.85
10.4700 BEMA Interest Inc	6,101.53
10.4800 BEMA Special Assessment	10,306.00
10.4900 BEMA Miscellaneous Income	4,840.31
10.4910 Dumpster Use Income	1,052.00
10.4915 Short Term Rental Fee	1,645.00
10.4920 Boat and ATV Registration	645.00
10.4925 Road Maintenance - Income	200.00
10.4930 Friends of Big Elk	20,370.00
10.4950 Equipment Rental	225.00
10.4955 Directory Sales	213.00
Total 10.4000 BEMA Income	<u>\$ 635,121.67</u>
20.4000 BEWA Income	
20.4800 BEWA Special Assessment	8,358.00
Total 20.4000 BEWA Income	<u>\$ 8,358.00</u>
Total 00.4000 BEMA/BEWA Income	<u>\$ 643,479.67</u>
<b>Total Revenue</b>	<u>\$ 643,479.67</u>
<b>Gross Profit</b>	<u>\$ 643,479.67</u>
<b>Expenditures</b>	
00.6000 Total Expenses	
10.6000 BEMA Expenses	
10.6100 BEMA Payroll Expenditures	
10.6110 BEMA Salary Operations & Maint A	61,681.25
10.6120 BEMA Salary Operations & Maint B	47,644.20
10.6130 BEMA Salary Assist Operations & Maint	2,698.80
10.6140 BEMA Salary Operations Admin	43,495.15
10.6170 BEMA Employee IRA Match	1,850.43
10.6240 BEMA Worker's Comp Insurance	3,646.00
10.6250 BEMA Health Benefits	35,757.96
Total 10.6100 BEMA Payroll Expenditures	<u>\$ 196,773.79</u>
10.6200 Taxes/Insurance	
10.6210 Vehicle Insurance	2,974.20
10.6220 BEMA Fire/Casualty Insurance	18,759.75

10.6230 BEMA Taxes & Licenses	666.55
<b>Total 10.6200 Taxes/Insurance</b>	<b>\$ 22,400.50</b>
<b>10.6300 Facilities Repair &amp; Maintenance</b>	
10.6310 BEMA Facilities Infrastructure	16,640.43
10.6315 Dam Maintenance	1,450.00
10.6330 BEMA Garage/Shop Maintenance	758.48
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>\$ 48,708.43</b>
<b>10.6400 Equipment Repair &amp; Maintenance</b>	
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	1,235.42
10.6430 2001 Dodge Dump Truck	677.25
10.6435 2021 Dodge Plow Truck Maint	1,616.01
10.6440 1990 John Deere Road Grader Maint	65.18
10.6445 1996 Case Backhoe Maint	1,924.33
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	6,346.46
<b>Total 10.6400 Equipment Repair &amp; Maintenance</b>	<b>\$ 15,656.54</b>
<b>10.6500 Water Maintenance</b>	
10.6510 Water Treatment Supplies/Testing	5,730.42
10.6530 Micro-filtration System Maintenance	4,474.89
10.6590 Storage Tank Maintenance	3,938.00
<b>Total 10.6500 Water Maintenance</b>	<b>\$ 14,143.31</b>
<b>10.6600 Utilities</b>	
10.6610 BEMA Telephone	1,993.82
10.6620 BEMA Electricity	8,815.65
10.6641 BEMA Propane - Garage	2,491.41
10.6643 BEMA Propane - Office	663.83
10.6645 BEMA Pool Propane	2,795.31
10.6650 BEMA Trash Service	18,851.51
<b>Total 10.6600 Utilities</b>	<b>\$ 35,611.53</b>
<b>10.6700 Legal &amp; Professional Fees</b>	
10.6710 BEMA Legal Fees	458.50
10.6720 BEMA Accounting Fees	13,975.25
10.6730 BEMA Professional Fees	170.00
10.6750 Water Rights Costs	
10.6754 Water Rights Legal	6,380.24
10.6755 WR Engineering	15,805.00
10.6756 WR Lease & Use Fees	-150.00
<b>Total 10.6750 Water Rights Costs</b>	<b>\$ 22,035.24</b>

<b>Total 10.6700 Legal &amp; Professional Fees</b>	<b>\$ 36,638.99</b>
<b>10.6800 Office/General Administrative Expenditures</b>	
10.6810 BEMA Office Supplies	4,994.74
10.6820 BEMA Bank Fees	58.70
10.6830 BEMA Postage/Shipping	489.49
10.6840 BEMA Shop Supplies	2,070.94
10.6850 BEMA Mileage Reimbursement	926.89
10.6860 BEMA Conferences/Education	948.00
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>\$ 11,121.81</b>
<b>10.6900 Other Business Expenses</b>	
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>\$ 384,992.46</b>
<b>Total 00.6000 Total Expenses</b>	<b>\$ 384,992.46</b>
<b>00.7000 Other Operating Expenditure</b>	
10.7000 BEMA Interest Paid	
10.7020 BEMA CWCB Interest	35,886.72
10.7050 BEMA Plow Truck Loan Interest Paid	193.81
<b>Total 10.7000 BEMA Interest Paid</b>	<b>\$ 36,080.53</b>
<b>Total 00.7000 Other Operating Expenditure</b>	<b>\$ 36,080.53</b>
<b>Payroll Expenses</b>	
<b>Taxes</b>	
CO Unemployment Tax	405.79
Federal Taxes (941/944)	11,897.25
Federal Unemployment (940)	142.19
<b>Total Taxes</b>	<b>\$ 12,445.23</b>
<b>Total Payroll Expenses</b>	<b>\$ 12,445.23</b>
<b>Total Expenditures</b>	<b>\$ 433,518.22</b>
<b>Net Operating Revenue</b>	<b>\$ 209,961.45</b>
<b>Other Expenditures</b>	
Reconciliation Discrepancies	0.00
<b>Total Other Expenditures</b>	<b>\$ 0.00</b>
<b>Net Other Revenue</b>	<b>\$ 0.00</b>
<b>Net Revenue</b>	<b>\$ 209,961.45</b>

Monday, Mar 06, 2023 07:00:28 AM GMT-8 - Accrual Basis