

Big Country Acres  
Yearly Financial Review

		Budget Projection Assuming no changes	Projected 12 Months Thru 12/31	9 Months Thru 9/30	2009	2008	2007	2006	2005	2004	2003
		2011	2010	2010	2009	2008	2007	2006	2005	2004	2003
<b>Annual Assessment - Common</b>	<b>Income</b>	18,000	18000	13,500	11,856	9,725	10,259	8,349	8,178	9,600	9,249
<b>Interest Income - Bank &amp; FC's</b>	<b>Income</b>	400	429	359	454	457	494	397	78	83	140
<b>Other</b>	<b>Income</b>	0	0	0	0	70	185	0	2,055	514	1,500
<b>Road - Total</b>	<b>Expense</b>	(2,500)	(14,352)	(13,902)	(16,566)	(5,039)	(1,275)	(81)	(479)	(1,848)	(7,499)
Snow Removal		(1,500)	(852)	(402)	(900)	(1,050)	(834)				
Maintenance		(1,000)	(13,500)	(13,500)	(15,666)	(3,989)	(441)				
<b>Miscellaneous</b>	<b>Expense</b>	(200)	(200)	(134)	(619)	(962)	(652)	(197)	(1,057)	(812)	(708)
Signage		0	0	0	0	(24)	(509)				
Postage		(150)	(150)	(102)	(47)	(42)	84				
Other		(50)	(50)	(32)	0	(324)	(227)				
Wheaton Assc.-Billing Service		0	0	0	(572)	(572)					
<b>Trash</b>	<b>Expense</b>	(5,200)	(4,736)	(3,506)	(4,111)	(4,057)	(3,655)	(3,165)	(3,073)	(2,325)	(2,683)
<b>Legal &amp; Taxes</b>	<b>Expense</b>	(100)	(72)	(72)	(103)	(128)	(199)	(18)	(305)	(45)	(775)
Federal Inc.Tax, Annual Lic.		(100)	(72)	(72)	(103)	(128)	(199)				
<b>Insurance</b>	<b>Expense</b>	(750)	(711)	(711)	(694)	(545)	(557)	(609)			
<b>Lake &amp; Comm. Area</b>	<b>Expense</b>	(1,000)	(363)	(63)	(4,915)	(1,221)	(305)	(978)	(563)	(4,612)	(150)
Dam Maintenance & Other		(500)	(50)	(50)	(4,265)						
Dam & Comm. Area Mowing		(500)	(313)	(13)	(650)						
	<b>TTL Income</b>	18,400	18,429	13,859	12,310	10,252	10,938	8,745	10,311	10,197	10,889
	<b>TTL Expenses</b>	(9,750)	(20,434)	(18,388)	(27,008)	(11,952)	(6,643)	(5,049)	(5,477)	(9,642)	(11,815)
	<b>Gain/Loss</b>	8,650	(2,005)	(4,529)	(14,698)	(1,700)	4,295	3,696	4,834	555	(926)
<b>Water</b>	<b>Income</b>	4,500	4,500	3,375	10,110	9,816	10,810	9,415	8,850	9,810	5,928
<b>Annual Primacy</b>	<b>Income</b>	0	0	0	0	0	64	52	56	54	56
<b>Water</b>	<b>Expenses</b>	(1,750)	(1,154)	(994)	(2,044)	(1,080)	(1,533)	(724)	(1,019)	(797)	(1,947)
Maintenance		(500)	0	0	(859)	(251)	(443)				
DNR		(300)	(292)	(292)	(292)	(279)	(409)				
Electric		(950)	(862)	(702)	(893)	(550)	(681)				
	<b>Gain/Loss</b>	2,750	3,346	2,381	8,066	8,736	9,341	8,742	7,887	9,067	4,037
<b>Both Water &amp; Common</b>	<b>Gain/Loss</b>	11,400	1,341	(2,148)	(6,632)	7,036	13,636	12,439	12,721	9,622	3,111
<b>Water System Upgrade</b>	<b>Capital Improv.</b>	0	0	0	(14,810)	(34,398)	(4,954)	0	0	0	0
<b>Total Net Income including CI</b>		11,400	1,341	(2,148)	(21,442)	(27,362)	8,682	12,439	12,721	9,622	3,111
<b>Bank Balance</b>		21,400	3,625	2,849	7,197	28,260	56,041	47,359	34,920	22,063	12,433
<b>Due From Lot Owners</b>		10,000	10,000	10,053	5,974	6,353	na	na	na	na	na

Note: Sept. balance includes billing on 9/30 of 5,625.

**Notes & Assumptions:**

- \* Snow removal can vary depending on weather. \$900 was spent during Jan-Mar of 2009. In 2010 trustees salted hills several times and avoided some outside expense.
- \* Wheaton no longer provides billing service and is done by a Trustee for free, so zero expense for 2010. 2009 expense was for 2008 services paid in 2009.
- \* Assumed annual assessment and water fees remain the same for 2011.
- \* No emergency repairs assumed for 2011. 2010 road sealing \$13,500. 2009 road collapse \$14,600. Both were major outflows of cash.
- \* Trash service should be bid out, as we are no longer under contract and Waste Management has been steadily increasing our charge the past year.
- \* Note: Trash of 409 and remaining 1,350 on road sealing to be paid at the end of 9/30/10. Both are included in expenses thru 9/30/10 above.
- \* Note: Annual assessment increased and water fees decreased by the same amount in 2010.