

# Big Country Acres

## YEARLY FINANCIAL REVIEW

Budget Actual 12 mo

Projection Thru 12/31/13

2014	2013	2012	2011	2010
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<b>Annual Assessment - Billed</b>	<b>Income</b>	11,800	11,800	11,800	18,000	18,000
<b>Interest Income - Bank &amp; FC's</b>	<b>Income</b>	300	308	445	489	496
<b>Other</b>	<b>Income</b>	0	0	0	0	0
<b>Roads</b>	<b>Total Expense</b>	(3,500)	(2,504)	(157)	(3,822)	(14,962)
Snow Removal		(1,500)	(2,060)	(157)	(1,813)	(1,436)
Maintenance		(2,000)	(444)	0	(2,009)	(13,526)
<b>Miscellaneous</b>	<b>Total Expense</b>	(200)	(144)	(212)	(371)	(300)
Signage		0	0	0	0	0
Postage		(150)	(93)	(118)	(224)	(191)
Office Supplies		(50)	(51)	(94)	(147)	(109)
Billing Service		0	0	0	0	0
<b>Trash</b>	<b>Total Expense</b>	(5,400)	(5,374)	(4,667)	(4,721)	(4,753)
<b>Legal &amp; Taxes</b>	<b>Total Expense</b>	(50)	(10)	(107)	(35)	(72)
Federal Inc.Tax, Annual Lic., Legal		(50)	(10)	(107)	(35)	(72)
<b>Insurance</b>	<b>Total Expense</b>	(1,450)	(1,412)	(1,400)	(1,257)	(711)
<b>Lake &amp; Comm. Area</b>	<b>Total Expense</b>	(1,800)	(1,747)	(3,027)	(1,716)	(435)
Dam Maintenance & Other		(200)	(297)	(1,477)	0	(50)
Dam & Comm. Area Mowing		(1,600)	(1,450)	(1,550)	(1,716)	(385)
	<b>Total Income</b>	12,100	12,108	12,245	18,489	18,496
	<b>Total Expenses</b>	(12,400)	(11,191)	(9,570)	(11,922)	(21,233)
	<b>Net Incr./((Decr).</b>	(300)	917	2,675	6,567	(2,737)

<b>Water - Billed</b>	<b>Income</b>	2,820	2,820	2,820	4,500	4,500
<b>Water</b>	<b>Expenses</b>	(2,800)	(3,162)	(2,547)	(1,844)	(1,083)
Maintenance		(400)	(813)	(255)	(46)	(6)
Water Testing		(700)	(804)	(783)	(300)	
DNR		(300)	(292)	(292)	(292)	(292)
Electric		(1,400)	(1,253)	(1,217)	(1,206)	(785)
	<b>Net Incr./((Decr).</b>	20	(342)	273	2,656	3,417

<b>Both Water &amp; Common</b>	<b>Net Incr./((Decr).</b>	(280)	575	2,948	9,223	680
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<b>Water System Upgrade</b>	<b>Capital Improv.</b>	0	0	0	0	0
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<b>Total Net Incr./((Decr). including Cap. Imp.</b>		(280)	575	2,948	9,223	680
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<b>Bank Balance Available</b>	<b>BCA Asset</b>	23,000	23,023	20,608	13,255	3,614
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<b>Due From Lot Owners</b>	<b>BCA Asset</b>	5,000	3,571	5,390	9,818	10,236
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Note: Dec. projected balance includes billing on 12/31 of 3,655.

**Notes & Assumptions:**

- \* Does NOT include road crack fixing: 2013's application was moved to 2014, which will have double in one year.
- \* Snow removal and mowing can vary depending on weather.
- \* Assumed annual assessment and water fees remain the same for 2014.
- \* No emergency repairs assumed for 2014. 2010 road sealing \$13,500. 2009 road collapse \$14,600. Both were major outflows of cash.
- \* Assumptions made on current facts and expected expense increases.
- \* Annual assessments were reduced for 2012.