

Big Country Acres

Financial Review

(With actuals values for 2011 through 2015 plus 2016 projections)

ASSESSMENT DETAIL		Projection	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL
		2016	2015	2014	2013	2012	2011
Annual Assessment *BILLED	Income - Assessment	20,577	20,037	11,800	11,800	11,800	18,000
Interest Income - Bank & FC's	Income - Interest	200	209	223	308	445	489
Roads	Expense - Roads	-20,740	-7,378	-22,543	-2,504	-157	-3,822
Snow Removal		-1,200	-1,791	-1,485	-2,060	-157	-1,813
Maintenance, Special	Blacktop Sealing (estimate only)	-16,500	0	-19,217	0	0	0
Maintenance, Regular		-3,040	-5,586	-1,841	-444	0	-2,009
Miscellaneous	Expense - Miscellaneous	-130	-164	-189	-144	-212	-371
Signage		0	0	-90	0	0	0
Mailings		-100	-109	-140	-93	-118	-224
Other		-30	-55	40	-51	-94	-147
Trash	Expense - Trash	-8,000	-7,448	-6,434	-5,374	-4,667	-4,721
Legal & Taxes	Expense - Legal /Taxes	-100	-1,533	-605	-10	-107	-35
Federal Inc.Tax, Annual Lic., Legal		-100	-1,533	-605	-10	-107	-35
Insurance	Expense - Insurance	-1,696	-1,696	-1,590	-1,412	-1,400	-1,257
Lake	Expense - Lake	-700	-645	-1,126	-1,747	-3,027	-1,716
Dam Maintenance & Other		0	0	-276	-297	-1,477	0
Dam & Comm. Area Mowing		-700	-645	-850	-1,450	-1,550	-1,716
	TTL Income Assessments*	20,777	20,246	12,023	12,108	12,245	18,489
	TTL Expenses Assessments	-31,366	-18,863	-32,487	-11,191	-9,570	-11,922
	Gain/Loss*	-10,589	1,383	-20,464	917	2,675	6,567

WATER DETAIL		2016	2015	2014	2013	2012	2011
Water *BILLED	Income - Water	3,044	8,050	6,135	2,820	2,820	4,500
Water	Expenses - Water	-3,012	-5,573	-2,764	-3,162	-2,547	-1,844
Maintenance		-400	-3,197	-32	-813	-255	-46
Testing		-772	-772	-871	-804	-783	-300
DNR		-292	-292	-292	-292	-292	-292
Electric		-1,548	-1,313	-1,569	-1,253	-1,217	-1,206
	Gain/Loss*	32	2,476	3,371	-342	273	2,656

Assessment and Water - combined	Income	23,821	28,296	18,158	14,928	15,065	22,989
Assessment and Water - combined	Expenses	-34,378	-24,437	-35,251	-14,353	-12,117	-13,766
Assessment and Water - combined	Gain/Loss	-10,557	3,859	-17,093	575	2,948	9,223

Bank Balance Available (see line below reserve line)	BCA Asset	3,707	14,264	9,569	23,023	20,608	13,255
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Pump Replacement Reserve	BCA Reserve	5,000	0	0	0	0	0
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Bank Balance Available AFTER reserve and projected years expenses	BCA Asset	(1,293)	14,264	9,569	23,023	20,608	13,255
Due From Lot Owners	BCA Asset	-	2,680	(148)	3,571	5,390	9,818

Notes about this report

The \$5,000 pump replacement reserve was collected in 2015 but not spent in 2015. The old pump continued working through in 2015, so the reserve is now shown in the 2016 "pump replacement reserve" column. Projected expenses outside of the typical outlays for 2016 may included but are not limited to, road sealing, road maintance and possible culvert work. Current projections assume that all income is received in a timely fashion.