

Big Country Acres

Financial Review - AUDITED

(Actual values for 2015, 2016 & 2017 Plus projections for 2018)

(Historical values for reference info)

| ASSESSMENT DETAIL | | Projection | ACTUAL | ACTUAL | ACTUAL |
|--|------------------------------------|----------------|----------------|----------------|----------------|
| | | 2018 | 2017 | 2016 | 2015 |
| Annual Assessment *BILLED | Income - Assessment | 21,729 | 20,318 | 21,400 | 20,233 |
| Apprv'd Special Assessment | Income - Spec. Assessment | 0 | 0 | 8,975 | 0 |
| Interest Income - Bank & FC's | Income - Interest | 40 | 42 | 21 | 13 |
| Roads & Common Ground | Expense - Roads | -12,000 | -20,248 | -5,334 | -8,022 |
| Maintenance, Regular | Note: annual crack filling (est)** | -8,000 | 0 | -2,352 | -5,586 |
| Maintenance, Special | | 0 | -17,950 | 0 | 0 |
| Mowing | | -2500 | -1,570 | -1,244 | -645 |
| Snow Removal | | -1500 | -728 | -1,738 | -1,791 |
| Miscellaneous | Expense - Miscellaneous | -150 | -171 | -358 | -164 |
| Signage | | 0 | 0 | 0 | 0 |
| Mailings | | -150 | -68 | -168 | -109 |
| Other | | 0 | -103 | -190 | -55 |
| Trash | Expense - Trash | -6000 | -5,590 | -7,713 | -7,448 |
| Legal & Taxes | Expense - Legal /Taxes | 0 | -16 | -103 | -1,533 |
| Federal Inc.Tax, Annual Lic., Legal | | 0 | -16 | -103 | -1,533 |
| Insurance | Expense - Insurance | -1850 | -1,553 | -1,699 | -1,696 |
| Dam & Lake | Expense - Lake | -400 | -333 | 0 | 0 |
| Dam Maintenance & Other | | -400 | -333 | 0 | 0 |
| | TTL Income Assessments* | 21,769 | 20,360 | 30,396 | 20,246 |
| | TTL Expenses Assessments | -20,400 | -27,910 | -15,207 | -18,863 |
| | Gain/Loss* | 1,369 | -7,551 | 15,189 | 1,383 |

| WATER DETAIL | | 2018 | 2017 | 2016 | 2015 |
|----------------------|-------------------------|---------------|---------------|---------------|---------------|
| Water *BILLED | Income - Water | 3,044 | 3,044 | 3,044 | 8,050 |
| Water | Expenses - Water | -3,100 | -3,271 | -3,322 | -5,574 |
| Maintenance | | -400 | -526 | -1,053 | -3,197 |
| Testing | | -1,000 | -1,123 | -866 | -772 |
| DNR | | -200 | -292 | -200 | -292 |
| Electric | | -1,500 | -1,330 | -1,203 | -1,313 |
| | Gain/Loss* | -56 | -227 | -278 | 2,476 |

| | | | | | |
|---|------------------|----------------|----------------|----------------|----------------|
| All Assessments and Water - combined | Income | 24,813 | 23,404 | 33,440 | 28,296 |
| All Assessments and Water - combined | Expenses | -23,500 | -31,182 | -18,529 | -24,437 |
| All Assessments and Water - combined | Gain/Loss | 1,313 | -7,778 | 14,911 | 3,859 |

| | | | | | |
|--|------------------|---------------|---------------|---------------|---------------|
| Ending Bank Bal. BEFORE Reserve Deduction | BCA Asset | 22,708 | 21,395 | 29,172 | 14,264 |
|--|------------------|---------------|---------------|---------------|---------------|

| | | | | | |
|--|--------------------|--------------|--------------|---------------|-------------|
| Pump Replacement Reserve | BCA Reserve | 5,000 | 5,000 | 5,000 | 5000 |
| Road Sealing - apprv'd special assement | BCA Reserve | 0 | 0 | 17,950 | 0 |
| Road Crack Sealing | BCA Reserve | 8,000 | 8,000 | 0 | 0 |

TOTAL RESERVES 13,000 13,000 22,950 5000

| | | | | | |
|---|------------------|--------------|--------------|--------------|-------------|
| Ending Bank Bal. AFTER Reserve Deduction | BCA Asset | 9,708 | 8,395 | 6,222 | 9264 |
|---|------------------|--------------|--------------|--------------|-------------|

| | | | | | |
|----------------------------|------------------|--------------|--------------|--------------|--------------|
| Due From Lot Owners | BCA Asset | 2,278 | 2,276 | 1,579 | 2,680 |
|----------------------------|------------------|--------------|--------------|--------------|--------------|

Notes

1 INCOME

Assessment Income - includes assessments current or past due paid to BCA, plus finance charges paid with associated past due assessment payments.

Interests Income -The figure shows the actual vavue of the interest income received from the bank earned on the checking account.

2 **PROJECTED VALUES** do not included the CPI adjustment that may be made for the projected year OR any other changes in assessment fees and or water fees.

3 **RESERVE** - reflected values have been put aside for noted replacement, repairs and or maintenace. The reserves are to be spent on those items named.

** Road Sealing is recommended every five years and crack sealing every year. Culvert repair/replace is also a pending issue.