

# Big Country Acres

## Financial Review (Audited)

(Actual values for 2016, 2017 & 2018 Plus projections for 2019)

ASSESSMENT DETAIL		Projection	ACTUAL	Historical values for reference info	
		2019	2018	ACTUAL	ACTUAL
		2019	2018	2017	2016
<b>Annual Assessment *BILLED</b>	Assessments Billed	22,202	21,730	20,318	21,400
Apprv'd Special Assessment	Income - Spec. Assessment	0	0	0	8,975
Interest Income - Bank & FC's	Income - Interest	50	54	42	21
<b>Roads &amp; Common Ground Maintenance</b>	<b>Expense - Mowing and Salting/Snow</b>	<b>-3,505</b>	<b>-3,553</b>	<b>-2,298</b>	<b>-2,962</b>
Mowing	Mowing	-1410	-1,330	-1,570	-1,224
Snow Removal	Snow Removal	-2095	-2,223	-728	-1,738
<b>Roads - Repair</b>	<b>Expense - Road Repair</b>	<b>-15,500</b>	<b>-16,600</b>	<b>-17,950</b>	<b>-2,352</b>
Maintenance, Regular	Rock on shoulders of the road	0	0	0	-2,352
Maintenance, Regular	Note: annual crack filling (proj.est)**	-11,500	-10,900	0	0
Maintenance, Regular	Note: road sealing recommended every 5 yrs	0	0	-17,950	0
Maintenance, Special (near K. Powell)	Culvert replacement (culvert collapsed)	0	-5,700	0	0
Maintenance, Special (near K. Powell)	Asphalt over culvert	-4000	0	0	0
<b>Miscellaneous</b>	<b>Expense - Miscellaneous</b>	<b>-150</b>	<b>-189</b>	<b>-171</b>	<b>-358</b>
Signage		0	0	0	0
Mailings		-150	-97	-68	-168
Other		0	-93	-103	-190
<b>Trash</b>	<b>Expense - Trash</b>	<b>-6000</b>	<b>-5,894</b>	<b>-5,590</b>	<b>-7,713</b>
<b>Legal &amp; Taxes</b>	<b>Expense - Legal /Taxes</b>	<b>0</b>	<b>-118</b>	<b>-16</b>	<b>-103</b>
Federal Inc.Tax, Annual Lic., Legal		0	-118	-16	-103
<b>Insurance</b>	<b>Expense - Insurance</b>	<b>-1850</b>	<b>-1,492</b>	<b>-1,553</b>	<b>-1,699</b>
<b>Dam &amp; Lake</b>	<b>Expense - Lake</b>	<b>-400</b>	<b>-300</b>	<b>-333</b>	<b>0</b>
Dam Maintenance & Other		-400	-300	-333	0
	<b>Billed Assessments &amp; interest income</b>	<b>22,252</b>	<b>21,783</b>	<b>20,360</b>	<b>30,396</b>
	Expenses Paid (excluding expenses assoc. with water/well)	-27,405	-28,146	-27,911	-15,187
	<b>Gain/Loss*</b>	<b>-5,153</b>	<b>-6,363</b>	<b>-7,551</b>	<b>15,209</b>
<b>WATER DETAIL</b>					
		2019	2018	2017	2016
<b>Water *BILLED</b>	Income - Water	3,044	3,044	3,044	3,044
<b>Water</b>	Expenses - Water	<b>-3,100</b>	<b>-3,092</b>	<b>-3,271</b>	<b>-3,322</b>
Maintenance		-400	0	-526	-1,053
Testing		-1,000	-733	-1,123	-866
DNR		-200	-292	-292	-200
Electric		-1,500	-2,066	-1,330	-1,203
	<b>Gain/Loss*</b>	<b>-56</b>	<b>-48</b>	<b>-227</b>	<b>-278</b>
<b>All Assessments and Water - combined</b>	<b>Income</b>	<b>25,296</b>	<b>24,827</b>	<b>23,404</b>	<b>33,440</b>
<b>All Assessments and Water - combined</b>	<b>Expenses</b>	<b>-30,505</b>	<b>-31,238</b>	<b>-31,182</b>	<b>-18,509</b>
<b>All Assessments and Water - combined</b>	<b>Gain/Loss</b>	<b>-5,209</b>	<b>-6,411</b>	<b>-7,779</b>	<b>14,931</b>
<b>Ending Bank Bal. BEFORE Reserve Deduction</b>	BCA Asset	12,052	17,261	21,395	29,172
<b>Pump Replacement Reserve</b>	BCA Reserve - at year end	5,000	5,000	5,000	5,000
<b>Road Sealing</b>	BCA Reserve - at year end	0	0	0	17,950
<b>Road Crack Sealing</b>	BCA Reserve - at year end	0	0	8,000	0
<b>TOTAL RESERVES</b>		<b>5,000</b>	<b>5,000</b>	<b>13,000</b>	<b>22,950</b>
<b>Ending Bank Bal. AFTER Reserve Deduction</b>	BCA Asset	7,052	12,261	8,395	6,222
<b>Due From Lot Owners</b>	BCA Asset	1,000	1,015	2,276	1,579

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