Big Country Acres

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

		Projection	ACTUAL	Historical values for re ACTUAL	ference info ACTUAL
ASSESSME	NT DETAIL	2019	2018	2017	2016
Annual Assessment *BILLED	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
Roads & Common Ground Maintenance		-3.505	-3,553	-2.298	-2.962
Mowing	Mowing	-1410	-1,330	-1,570	-1,224
Snow Removal	Snow Removal	-2095	-2,223	-728	-1,738
Roads - Repair	Expense - Road Repair	-15,500	-16,600	-17,950	-2,352
Maintenance, Regular	Rock on shoulders of the road	-15,500	-16,600	-17,950	-2,352
Maintenance, Regular	Note: annual crack filling (proj.est)**	-11.500	-10.900	0	2,00
Maintenance, Regular	Note: road sealing recommended every 5 yrs	0	0	-17,950	
Maintenance, Special (near K. Powell)	Culvert replacement (culvert collasped)	0	-5,700	0	
Maintenance, Special (near K. Powell)	Asphalt over culvert	-4000	0	0	
Miscellaneous	Expense - Miscellaneous	-150	-189	-171	-35
Signage		0	0	0	
Mailings		-150	-97	-68	-16
Other		0	-93	-103	-19
Trash	Expense - Trash	-6000	-5,894	-5,590	-7,71
Legal & Taxes	Expense - Legal /Taxes	0	-118	-16	-10
Federal Inc.Tax, Annual Lic., Legal		0	-118	-16	-10
Insurance	Expense - Insurance	-1850	-1.492	-1.553	-1.69
Dam & Lake	Expense - Lake	-400	-300	-333	.,
Dam Maintenance & Other		-400	-300	-333	
	Billed Assessments & interest income	22,252	21,783	20,360	30,39
	Expenses Paid (excluding expenses assoc. with water/well)	-27,405	-28,146	-27,911	-15,18
	Gain/Loss*	-5,153	-6,363	-7,551	15,209
WATER	DETAIL	2019	2018		
		2013	2010	2017	2016
Water *BILLED	Income - Water	3,044	3,044	2017 3,044	
Water *BILLED Water	Income - Water Expenses - Water	3,044 -3,100	3,044 -3,092	3,044 -3,271	3,04 -3,32
Water *BILLED Water Maintenance		3,044 -3,100 -400	3,044 - 3,092 0	3,044 - 3,271 -526	3,04 - 3,32 -1,053
Water *BILLED Water Maintenance Testing		3,044 - 3,100 -400 -1,000	3,044 - 3,092 0 -733	3,044 - 3,271 -526 -1,123	3,04 -3,32 -1,05 -860
Water *BILLED Water Maintenance Testing DNR		3,044 -3,100 -400 -1,000 -200	3,044 -3,092 0 -733 -292	3,044 -3,271 -526 -1,123 -292	3,04 -3,32 -1,05 -866 -200
Water *BILLED Water Maintenance Testing	Expenses - Water	3,044 -3,100 -400 -1,000 -200 -1,500	3,044 -3,092 0 -733 -292 -2,066	3,044 -3,271 -526 -1,123 -292 -1,330	3,04 -3,32 -1,05: -86i -20i -1,20:
Water *BILLED Water Maintenance Testing DNR		3,044 -3,100 -400 -1,000 -200	3,044 -3,092 0 -733 -292	3,044 -3,271 -526 -1,123 -292	3,04 -3,32 -1,055 -866 -200 -1,205
Water *BILLED Water Maintenance Testing DNR Electric	Expenses - Water	3,044 -3,100 -400 -1,000 -200 -1,500	3,044 -3,092 0 -733 -292 -2,066 -48	3,044 -3,271 -526 -1,123 -292 -1,330 -227	3,04 -3,32 -1,055 -866 -200 -1,205 -270 -270
Water *BILLED Water Maintenance Testing DNR Electric All Assessments and Water - combined	Expenses - Water	3,044 -3,100 -400 -1,000 -200 -1,500 -56 25,296	3,044 -3,092 0 -733 -292 -2,066 -48 24,827	3,044 -3,271 -526 -1,123 -292 -1,330 -227 23,404	3,04 -3,32 -1,05: -866 -200 (-1,20: -27: 33,44
Water *BILLED Water Maintenance Testing DNR	Expenses - Water	3,044 -3,100 -400 -1,000 -200 -1,500 -56	3,044 -3,092 0 -733 -292 -2,066 -48	3,044 -3,271 -526 -1,123 -292 -1,330 -227	3,04 -3,32 -1,05: -86(-20(-1,20: -27/ -27/ -27/ -23,44 -18,50
Water *BILLED Water Maintenance Testing DNR Electric All Assessments and Water - combined All Assessments and Water - combined All Assessments and Water - combined	Expenses - Water	3,044 -3,100 -400 -1,000 -200 -1,500 -56 25,296 -30,505	3,044 -3,092 0 -733 -292 -2,066 -48 24,827 -31,238	3,044 -3,271 -526 -1,123 -292 -1,330 -227 23,404 -31,182	3,04 -3,32 -1,05: -86(-20(-1,20: -27/ -27/ -27/ -23,44 -18,50
Water *BILLED Water Testing DNR Electric All Assessments and Water - combined All Assessments and Water - combined All Assessments and Water - combined Ending Bank Bal. <u>BEFORE</u> Reserve	Expenses - Water	3,044 -3,100 -400 -1,000 -200 -1,500 -56 25,296 -30,505 -5,209	3,044 -3,092 0 -733 -292 -2,066 -48 24,827 -31,238 -6,411	3,044 -3,271 -526 -1,123 -292 -1,330 -227 23,404 -31,182 -7,779	3,04 -3,32 -1,05 -860 -200 -1,20 -270 -270 -33,44 -18,50 14,93
Water *BILLED Water Testing DNR Electric All Assessments and Water - combined All Assessments and Water - combined All Assessments and Water - combined Ending Bank Bal. <u>BEFORE</u> Reserve	Expenses - Water	3,044 -3,100 -400 -1,000 -200 -1,500 -56 25,296 -30,505	3,044 -3,092 0 -733 -292 -2,066 -48 24,827 -31,238	3,044 -3,271 -526 -1,123 -292 -1,330 -227 23,404 -31,182	3,04 -3,32 -1,05 -860 -200 -1,20 -270 -270 -33,44 -18,50 14,93
Water *BILLED Water Maintenance Testing DNR Electric All Assessments and Water - combined All Assessments and Water - combined All Assessments and Water - combined Ending Bank Bal. BEFORE Reserve Deduction	Expenses - Water Gain/Loss* Income Expenses Gain/Loss BCA Asset	3,044 -3,100 -400 -1,000 -200 -1,500 -56 25,296 -30,505 -5,209 12,052	3,044 -3,092 0 -733 -292 -2,066 -48 24,827 -31,238 -6,411 17,261	3,044 -3,271 -526 -1,123 -292 -1,330 -227 23,404 -31,182 -7,779 21,395	3,04 -3,32 -1,05 -860 -200 -1,203 -270 -270 -270 -270 -270 -270 -270 -270
Water *BILLED Water Maintenance Testing DNR Electric All Assessments and Water - combined All Assessments and Water - combined All Assessments and Water - combined Ending Bank Bal. <u>BEFORE</u> Reserve Deduction Pump Replacement Reserve	Expenses - Water Gain/Loss* Income Expenses Gain/Loss BCA Asset BCA Reserve - at year end	3,044 -3,100 -400 -1,000 -200 -1,500 -56 25,296 -30,505 -5,209 12,052 5,000	3,044 -3,092 0 -733 -292 -2,066 -48 24,827 -31,238 -6,411 17,261 5,000	3,044 -3,271 -526 -1,123 -292 -1,330 -227 23,404 -31,182 -7,779 21,395 5,000	3,04 -3,32 -7,055 -860 -1,203 -200 -1,203 -270 -270 -270 -270 -270 -270 -270 -270
Water *BILLED Water Water Maintenance Testing DNR Electric All Assessments and Water - combined All Assessments and Water - combined All Assessments and Water - combined Ending Bank Bal. <u>BEFORE</u> Reserve Deduction Pump Replacement Reserve Road Sealing	Expenses - Water Gain/Loss* Income Expenses Gain/Loss BCA Asset BCA Reserve - at year end BCA Reserve - at year end	3,044 -3,100 -400 -1,000 -200 -1,500 -56 25,296 -30,505 -5,209 12,052 5,000 0	3,044 -3,092 0 -733 -292 -2,066 -48 24,827 -31,238 -6,411 17,261 5,000 0	3,044 -3,271 -526 -1,123 -292 -1,330 -227 23,404 -31,182 -7,779 21,395 5,000 0	3,04 -3,32 -7,055 -860 -200 -1,203 -277 -33,44 -18,50 14,93 29,177 5,00 17,95
Water *BILLED Water Water Testing DNR Electric All Assessments and Water - combined All Assessments and Water - combined All Assessments and Water - combined Ending Bank Bal. <u>BEFORE</u> Reserve Deduction Pump Replacement Reserve Road Sealing Road Crack Sealing	Expenses - Water Gain/Loss* Income Expenses Gain/Loss BCA Asset BCA Reserve - at year end	3,044 -3,100 -400 -1,000 -200 -1,500 -56 25,296 -30,505 -5,209 12,052 5,000 0 0	3,044 -3,092 0 -733 -292 -2,066 -48 24,827 -31,238 -6,411 17,261 5,000 0 0	3,044 -3,271 -526 -1,123 -292 -1,330 -227 23,404 -31,182 -7,779 21,395 5,000 0 8,000	3,04 -3,32 -1,05 -860 -200 -1,20 -277 -33,44 -18,50 14,93 29,17 -5,00 17,95
Water *BILLED Water Maintenance Testing DNR Electric All Assessments and Water - combined All Assessments and Water - combined All Assessments and Water - combined Ending Bank Bal. <u>BEFORE</u> Reserve Deduction Pump Replacement Reserve Road Sealing Road Crack Sealing TOTAL RESERVES	Expenses - Water Gain/Loss* Income Expenses Gain/Loss BCA Asset BCA Reserve - at year end BCA Reserve - at year end	3,044 -3,100 -400 -1,000 -200 -1,500 -56 25,296 -30,505 -5,209 12,052 5,000 0	3,044 -3,092 0 -733 -292 -2,066 -48 24,827 -31,238 -6,411 17,261 5,000 0	3,044 -3,271 -526 -1,123 -292 -1,330 -227 23,404 -31,182 -7,779 21,395 5,000 0	3,04 -3,32 -1,05 -860 -200 -1,20 -277 -33,44 -18,50 14,93 29,17 -5,00 17,95
Water *BILLED Water Water Maintenance Testing DNR Electric All Assessments and Water - combined Ending Bank Bal. <u>BEFORE</u> Reserve Deduction Pump Replacement Reserve Road Sealing Road Crack Sealing TOTAL RESERVES Ending Bank Bal. <u>AFTER</u> Reserve	Expenses - Water Gain/Loss* Income Expenses Gain/Loss BCA Asset BCA Reserve - at year end BCA Reserve - at year end BCA Reserve - at year end CA	3,044 -3,100 -400 -1,000 -200 -1,500 -56 25,296 -30,505 -5,209 12,052 5,000 0 0 5,000	3,044 -3,092 0 -733 -292 -2,066 -48 24,827 -31,238 -6,411 17,261 5,000 0 0 5,000	3,044 -3,271 -526 -1,123 -292 -1,330 -227 23,404 -31,182 -7,779 21,395 5,000 0 8,000 13,000	3,04 -3,32 -7,055 -860 -1,200 -1,200 -270 -1,200 -270 -1,200 -270 -1,200 -270 -1,200 -270 -270 -270 -270 -270 -270 -270 -
Water *BILLED Water Maintenance Testing DNR Electric All Assessments and Water - combined All Assessments and Water - combined All Assessments and Water - combined Ending Bank Bal. <u>BEFORE</u> Reserve Deduction Pump Replacement Reserve Road Sealing Road Crack Sealing TOTAL RESERVES	Expenses - Water Gain/Loss* Income Expenses Gain/Loss BCA Asset BCA Reserve - at year end BCA Reserve - at year end	3,044 -3,100 -400 -1,000 -200 -1,500 -56 25,296 -30,505 -5,209 12,052 5,000 0 0	3,044 -3,092 0 -733 -292 -2,066 -48 24,827 -31,238 -6,411 17,261 5,000 0 0	3,044 -3,271 -526 -1,123 -292 -1,330 -227 23,404 -31,182 -7,779 21,395 5,000 0 8,000	3,04 -3,32 -1,05 -866 -200 -1,203
Water *BILLED Water Maintenance Testing DNR Electric All Assessments and Water - combined All Assessments and Water - combined All Assessments and Water - combined Ending Bank Bal. <u>BEFORE</u> Reserve Deduction Pump Replacement Reserve Road Sealing Road Crack Sealing TOTAL RESERVES Ending Bank Bal. <u>AFTER</u> Reserve	Expenses - Water Gain/Loss* Income Expenses Gain/Loss BCA Asset BCA Reserve - at year end BCA Reserve - at year end BCA Reserve - at year end CA	3,044 -3,100 -400 -1,000 -200 -1,500 -56 25,296 -30,505 -5,209 12,052 5,000 0 0 5,000	3,044 -3,092 0 -733 -292 -2,066 -48 24,827 -31,238 -6,411 17,261 5,000 0 0 5,000	3,044 -3,271 -526 -1,123 -292 -1,330 -227 23,404 -31,182 -7,779 21,395 5,000 0 8,000 13,000	3,04 -3,32 -1,05 -860 -1,200 -1,200 -27 -33,44 -18,50 14,93 29,17 5,00 17,95 22,95

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