

# Big Country Acres

## Financial Review (Audited)

(Actual values for 2017, 2018 & 2019 Plus projections for 2020)

ASSESSMENT DETAIL		Projection	ACTUAL	Historical values for reference info	
		2020	2019	ACTUAL 2018	ACTUAL 2017
<b>Annual Assessment *BILLED</b>	<b>Assessments Billed</b>	22,075	21,106	24,007	20,318
Apprv'd Special Assessment	Income - Spec. Assessment	0	0	0	0
Interest Income - Bank & FC's	Income - Interest	50	62	54	42
<b>Roads &amp; Common Ground Maintenance</b>	<b>Expense - Mowing and Salting/Snow</b>	<b>-4,500</b>	<b>-6,928</b>	<b>-3,553</b>	<b>-2,298</b>
Mowing	Mowing	-2000	-1,970	-1,330	-1,570
Salting / Snow Removal	Snow Removal	-2500	-4,958	-2,223	-728
<b>Roads - Repair ***</b>	<b>Expense - Road Repair</b>	<b>-1,500</b>	<b>-293</b>	<b>-16,600</b>	<b>-17,950</b>
Maintenance, Regular	Rock on shoulders of the road	-1,500	0	0	0
Maintenance, Regular	Note: annual crack filling (proj.est)**	0	0	-10,900	0
Maintenance, Regular	Note: road sealing recommended every 5 yrs	0	0	0	-17,950
Maintenance, Special (near K. Powell)	Culvert replacement (culvert collapsed)	0	0	-5,700	0
Maintenance, Special (near K. Powell)	Concrete over culvert (homeowners labor)	0	-293	0	0
<b>Miscellaneous</b>	<b>Expense - Miscellaneous</b>	<b>-200</b>	<b>-86</b>	<b>-189</b>	<b>-171</b>
Signage		0	0	0	0
Mailings		-120	-64	-97	-68
Other		-80	-22	-93	-103
<b>Trash</b>	<b>Expense - Trash</b>	<b>-6000</b>	<b>-3,894</b>	<b>-5,894</b>	<b>-5,590</b>
<b>Legal &amp; Taxes</b>	<b>Expense - Legal /Taxes</b>	<b>-25</b>	<b>-11</b>	<b>-118</b>	<b>-16</b>
Federal Inc.Tax, Annual Lic., Legal		-25	-11	-118	-16
<b>Insurance</b>	<b>Expense - Insurance</b>	<b>-1600</b>	<b>-1,353</b>	<b>-1,492</b>	<b>-1,553</b>
<b>Dam &amp; Lake</b>	<b>Expense - Lake</b>	<b>-400</b>	<b>-375</b>	<b>-300</b>	<b>-333</b>
Dam Maintenance & Other		-400	-375	-300	-333
	<b>Billed Assessments &amp; interest income</b>	<b>22,125</b>	<b>21,168</b>	<b>24,060</b>	<b>20,360</b>
	<b>Expenses Paid (excluding expenses assoc. with water/well)</b>	<b>-14,225</b>	<b>-12,939</b>	<b>-28,146</b>	<b>-27,911</b>
	<b>Gain/Loss*</b>	<b>7,900</b>	<b>8,229</b>	<b>-4,086</b>	<b>-7,551</b>

WATER DETAIL		2020	2019	2018	2017
<b>Water *BILLED</b>	<b>Income - Water</b>	<b>4,060</b>	<b>3,285</b>	<b>3,044</b>	<b>3,044</b>
Special billing for pump repair	Spec. Billing - Water	0	7,017	0	0
<b>Water</b>	<b>Expenses - Water</b>	<b>-5,206</b>	<b>-17,373</b>	<b>-3,092</b>	<b>-3,271</b>
Maintenance		-1,000	-13,811	0	-526
Testing		-800	-938	-733	-1,123
DNR		-300	-292	-292	-292
Electric		-3,106	-2,331	-2,066	-1,330
	<b>Gain/Loss*</b>	<b>-1,146</b>	<b>-7,071</b>	<b>-48</b>	<b>-227</b>

<b>All Assessments and Water - combined</b>	<b>Income</b>	<b>26,185</b>	<b>31,470</b>	<b>27,104</b>	<b>23,404</b>
<b>All Assessments and Water - combined</b>	<b>Expenses</b>	<b>-19,431</b>	<b>-30,312</b>	<b>-31,238</b>	<b>-31,182</b>
<b>All Assessments and Water - combined</b>	<b>Gain/Loss</b>	<b>6,754</b>	<b>1,158</b>	<b>-4,134</b>	<b>-7,779</b>

<b>Ending Bank Bal. BEFORE Reserve Deduction</b>	<b>BCA Asset</b>	<b>25,174</b>	<b>18,420</b>	<b>17,260</b>	<b>21,395</b>
<b>Pump Replacement Reserve</b>	<b>BCA Reserve - at year end</b>	<b>0</b>	<b>0</b>	<b>5,000</b>	<b>5,000</b>
<b>Road Maintenance - appr'd special assessment</b>	<b>BCA Reserve - at year end</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Road Repair Fund Reserve</b>	<b>BCA Reserve - at year end</b>	<b>11,500</b>	<b>11,500</b>	<b>0</b>	<b>8,000</b>
<b>TOTAL RESERVES</b>		<b>11,500</b>	<b>11,500</b>	<b>5,000</b>	<b>13,000</b>

<b>Ending Bank Bal. AFTER Reserve Deduction</b>	<b>BCA Asset</b>	<b>13,674</b>	<b>6,920</b>	<b>12,260</b>	<b>8,395</b>
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<b>Net Funds Due From / Credits Due to Lot Owners</b>	<b>BCA Asset</b>	<b>1,000</b>	<b>951</b>	<b>1,015</b>	<b>2,276</b>
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\* To clarify BILLED Assessment titling, the ACTUAL columns show what was collected during the period for assessments. The PROJECTED column shows Projected billing for assessments.

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