

Big Country Acres

Financial Review (Audited)

(Actual values for 2018, 2019 & 2020 Plus projections for 2021)

ASSESSMENT DETAIL		Projection	ACTUAL	Historical values for reference info	
		2021	2020	ACTUAL 2019	ACTUAL 2018
Annual Assessment *BILLED	Assessments Billed	20,105	22,826	21,106	24,007
Apprv'd Special Assessment	Income - Spec. Assessment	0	0	0	0
Interest Income - Bank & FC's	Income - Interest	25	39	62	54
Roads & Common Ground Maintenance	Expense - Mowing and Salting/Snow	-4,400	-3,498	-6,928	-3,553
Mowing	Mowing	-2200	-1,660	-1,970	-1,330
Salting / Snow Removal	Snow Removal	-2200	-1,838	-4,958	-2,223
Roads - Repair ***	Expense - Road Repair	-5,000	0	-293	-16,600
Maintenance, Regular		0	0	0	0
Maintenance, Regular	Note: annual crack filling (proj.est)**	0	0	0	-10,900
Maintenance, Regular	Note: road sealing recommended every 5 yrs	0	0	0	0
Maintenance, Special (Madre Dr.)	Culvert replacement (proj. est)	-5,000	0	0	-5,700
Maintenance, Special	Concrete over culvert (homeowners labor)	0	0	-293	0
Miscellaneous	Expense - Miscellaneous	-140	-203	-86	-189
Signage		0	0	0	0
Mailings		-100	-126	-64	-97
Other		-40	-77	-22	-93
Trash	Expense - Trash	-3300	-3,837	-3,894	-5,894
Legal & Taxes	Expense - Legal /Taxes	-25	-24	-11	-118
Federal Inc.Tax, Annual Lic., Legal		-25	-24	-11	-118
Insurance	Expense - Insurance	-1350	-1,331	-1,353	-1,492
Dam & Lake	Expense - Lake	-400	-300	-375	-300
Dam Maintenance & Other		-400	-300	-375	-300
	Billed Assessments & interest income	20,130	22,866	21,168	24,060
	Expenses Paid (excluding expenses assoc. with water/well)	-14,615	-9,194	-12,939	-28,146
	Gain/Loss*	5,515	13,672	8,229	-4,086
WATER DETAIL					
Water *BILLED	Income - Water	5,432	4,500	3,285	3,044
Special billing for pump repair	Spec. Billing - Water	0	0	7,017	0
Water	Expenses - Water	-5,400	-4,775	-17,373	-3,092
Maintenance		0	-21	-13,811	0
Testing		-2,700	-2,475	-938	-733
DNR		-300	-292	-292	-292
Electric		-2,400	-1,988	-2,331	-2,066
	Gain/Loss*	32	-275	-7,071	-48
All Assessments and Water - combined	Income	25,562	27,366	31,470	27,104
All Assessments and Water - combined	Expenses	-20,015	-13,969	-30,312	-31,238
All Assessments and Water - combined	Gain/Loss	5,547	13,397	1,158	-4,134
Ending Bank Bal. BEFORE Reserve Deduction	BCA Asset	37,362	31,815	18,418	17,260
Pump Replacement Reserve	BCA Reserve - at year end	0	0	0	5,000
Road Maintenance - apprv'd special assessment	BCA Reserve - at year end	0	0	0	0
Road Repair Fund Reserve	BCA Reserve - at year end	30,000	25,000	11,500	0
TOTAL RESERVES		30,000	25,000	11,500	5,000
Ending Bank Bal. AFTER Reserve Deduction	BCA Asset	7,362	6,815	6,918	12,260
Net Funds Due From / Credits Due to Lot Owners	BCA Asset	1,500	1,900	951	1,015

* To clarify BILLED Assessment titling, the ACTUAL columns show what was collected during the period for assessments plus any homeowner credits and interest earned. 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.