Big Country Acres Financial Review

2019 & 2020 actual, 2021 actual & projected, 2022 projections)

(Historical values for reference info)

Actuals thru Mid Sep then

Appry'd Special Assessment - 0 0 0 0 0 0 0 0 0 0				Sep then		
Annual Assessment 'BILLED Income - Assessment 21,520 21,202 22,826 21,100 Appr'd Special Assessment 1,000 0 0 0 0 0 0 0 0 0						
Appr'd Special Assessment	ASSESSMEN	T DETAIL	2022	2021	2020	2019
Indicest Income - Bank & FCS	Annual Assessment *BILLED	Income - Assessment	21,520	21,202	22,826	21,106
Roads & Common Ground Maintenance	Apprv'd Special Assessment		-	0	0	0
Roads & Common Ground Maintenance	Interest Income - Bank & FC's	Income - Interest	25	28	39	62
Mowing						
Snow Removal Expense - Road Repair (2,200) (1,900) (1,838) (4,958 Roads - Rapair Expense - Road Repair (4,5000) (2,300) - (283 Maintenance, Regular Road survey, pot hole repair (2,300) - (3,300) - (3,300) (3,		Expense - Road Maintenance		· · · · · ·		
Roads - Repair Expense - Road Repair (45,000) - (23,000) - (28)	<u> </u>					
Maintenance, Regular Road survey, pot hole repair - (2,300) - -		Expense - Road Repair				(293)
Maintenance, Regular Note: annual crack filling (set)"			-		-	
Maintenance, Special Culvert replacement - estimate** (45,000) (293			-	· · · · · · · · · · · · · · · · · · ·	-	-
Signage	Maintenance, Special		(45,000)	-	-	-
Signage	Maintenance, Special	·	-	-	-	(293)
Signage	Miscellaneous	Expense - Miscellaneous	(165)	(120)	(225)	(86)
Mailings		Expense - iniscenaneous	(103)	\ -7	\ -/-	(00)
Cher			(125)	(120)		(64)
Expense - Trash			(/	, ,	\ /	(22)
Legal A Taxes		Evnense - Trash		(3.800)	\ /	
Expense - Insurance		•	, , ,	· · ·	· · ·	
Insurance		Expense - Legai / Taxes			· · · · · · · · · · · · · · · · · · ·	
Dam & Lake				` '	` '	<u> </u>
Dam Maintenance & Other	Insurance	Expense - Insurance	(1,350)	(1,310)	(1,331)	(1,353)
TTL Income Assessments	Dam & Lake	Expense - Lake	(400)	(450)	(300)	(375)
TTL Expenses Assessments	Dam Maintenance & Other		(400)	(450)	(300)	(375)
WATER DETAIL 2022 2021 2020 2019		TTL Income Assessments*	21,545	21,230	22,866	21,168
WATER DETAIL 2022 2021 2020 2019		TTL Expenses Assessments	(55.140)	(11.725)	(9.216)	(12,940)
WATER DETAIL 2022 2021 2020 2019			, ,	, , ,	13.650	
Water BILLED Income Water 5,432 5,452 4,500 3,288			(00,000)	-,		
Water BILLED Income Water 5,432 5,452 4,500 3,288	WATER D	ETAIL	2022	2021	2020	2019
Water Expenses - Water (5,400) (12,382) (4,775) (17,372) (13,811) (13,911) (13,91	Water *BILLED		5,432	5,452	4,500	3,285
Maintenance 2019/pump - (7,228) (21) (13,811 13,811 13,811 13,811 14,811	Water - billing	Billing - fire hydrant replace.	-	7,228	-	7,017
Testing (2,700) (2,700) (2,475) (938 (360) (354) (292) (292) (292 (293) (293	Water	Expenses - Water	(5,400)	(12,382)	(4,775)	(17,372)
DNR (360) (354) (292) (292 (292 (292 (292 (292 (292 (292 (292 (292 (293	Maintenance	2019/pump	-	(7,228)	(21)	(13,811)
Cain/Loss* Cai	Testing		(2,700)	(2,700)	(2,475)	(938)
Cain/Loss* 32 298 (275) (7,070)	DNR		(360)	(354)	(292)	(292)
ALL ASSESSMENT (+ INTEREST + HOMEOWNER CREDITS) & 2022 2021 2020 2019 Assessments & Water - combined Income 26,977 26,682 27,366 31,470 Assessments & Water - combined Expenses (60,540) (24,107) (13,991) (30,312 Assessments & Water - combined Gain/Loss (33,563) 9,803 13,375 1,158 BANK BALANCE & RESERVE INFO 2022 2021 2020 2019 Ending Bank Bal. BEFORE Reserve Deduction BCA Asset 8,034 41,597 31,794 18,419 Pump Replacement Reserve BCA Reserve	Electric		(2,340)	(2,100)	(1,988)	(2,331)
Assessments & Water - combined Income 26,977 26,682 27,366 31,470		Gain/Loss*	32	298	(275)	(7,070)
Assessments & Water - combined Income 26,977 26,682 27,366 31,470						
Assessments & Water - combined	ALL ASSESSMENT (+ INTEREST + H	OMEOWNER CREDITS) &				
Assessments & Water - combined	WATER COMBINED		2022	2021	2020	2019
BANK BALANCE & RESERVE INFO 2022 2021 2020 2019	Assessments & Water - combined	Income	26,977	26,682	27,366	31,470
BANK BALANCE & RESERVE INFO 2022 2021 2020 2019 Ending Bank Bal. BEFORE Reserve BCA Asset 8,034 41,597 31,794 18,419 Pump Replacement Reserve - - - - - Road Maintenance - appr'd special assement BCA Reserve - - - - Road Repair Fund Reserve BCA Reserve - 35,000 25,000 11,500 TOTAL RESERVES - 35,000 25,000 11,500 Ending Bank Bal. AFTER Reserve BCA Asset 8,034 6,597 6,794 6,919 Deduction BCA Asset 8,034 6,597 6,794 6,919	Assessments & Water - combined	Expenses	(60,540)	(24,107)	(13,991)	(30,312)
Ending Bank Bal. BEFORE Reserve BCA Asset BCA Asset BCA Asset BCA Asset BCA Asset BCA Asset BCA Reserve BC	Assessments & Water - combined	Gain/Loss	(33,563)	9,803	13,375	1,158
Ending Bank Bal. BEFORE Reserve BCA Asset BCA Asset BCA Asset BCA Asset BCA Asset BCA Asset BCA Reserve BC						
Deduction BCA Asset 8,034 41,597 31,794 18,419 Pump Replacement Reserve -		RESERVE INFO	2022	2021	2020	2019
Pump Replacement Reserve BCA Reserve -	Ending Bank Bal. <u>BEFORE</u> Reserve					
Road Maintenance - appr'd special assement BCA Reserve - - - - - - -	Deduction	BCA Asset	8,034	41,597	31,794	18,419
Road Maintenance - appr'd special assement BCA Reserve - - - - - - -	Duma Bankaamant Bararia	DCA December				
Road Repair Fund Reserve						
TOTAL RESERVES - 35,000 25,000 11,500 Ending Bank Bal. AFTER Reserve Deduction BCA Asset 8,034 6,597 6,794 6,919						
Ending Bank Bal. AFIER Reserve Deduction BCA Asset 8,034 6,597 6,794 6,919		BCA Reserve	-	,		
Deduction BCA Asset 8,034 6,597 6,794 6,919	IUIAL RESERVES			35,000	25,000	11,500
Deduction BCA Asset 8,034 6,597 6,794 6,919	Ending Bank Bal. <u>AFTER</u> Reserve					
	Deduction	BCA Asset	8,034	6,597	6,794	6,919
Due From Lot Owners BCA Asset 800 1,500 951 951			,		, , , , , , , , , , , , , , , , , , , ,	
Due From Lot Owners BCA Asset 800 1,500 951 95	Due From Let Ourser	IDCA Apost	000	4 500 1	AF4	051
	Due From Lot Owners	DCA ASSET	800	1,500	951	951

Notes

Interests Income - The figure shows the actual vavlue of the interst 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 RESERSERVE 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.
- ** Culvert replacement figures are estimates only and may not reflect all estimated costs for all culverts.

11/03/2021 1

^{1 &}lt;u>Assessment Billings</u> - is the amount paid for the year by the homeowners through quarterly billings, plus any homeowner credits that were shown as deductions on the quarterly billings. <u>Water Billings</u> - includes only the paid water portion of the quarterly billings.