

Big Country Acres

Financial Review

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

(Historical values for reference info)

		Actuals thru Mid Sep then			
		Projection	Annualized	ACTUAL	ACTUAL
ASSESSMENT DETAIL		2022	2021	2020	2019
Annual Assessment *BILLED	Income - Assessment	21,520	21,202	22,826	21,106
Apprv'd Special Assessment		-	0	0	0
Interest Income - Bank & FC's	Income - Interest	25	28	39	62
Roads & Common Ground Maintenance	Expense - Road Maintenance	(4,400)	(3,720)	(3,498)	(6,928)
Mowing		(2,200)	(1,820)	(1,660)	(1,970)
Snow Removal		(2,200)	(1,900)	(1,838)	(4,958)
Roads - Repair	Expense - Road Repair	(45,000)	(2,300)	-	(293)
Maintenance, Regular	Road survey, pot hole repair	-	(2,300)	-	-
Maintenance, Regular	Note: annual crack filling (est)**	-	-	-	-
Maintenance, Special	Culvert replacement - estimate**	(45,000)	-	-	-
Maintenance, Special		-	-	-	(293)
Miscellaneous	Expense - Miscellaneous	(165)	(120)	(225)	(86)
Signage		-	-	-	-
Mailings		(125)	(120)	(148)	(64)
Other		(40)	-	(77)	(22)
Trash	Expense - Trash	(3,800)	(3,800)	(3,837)	(3,894)
Legal & Taxes	Expense - Legal /Taxes	(25)	(25)	(24)	(11)
Federal Inc.Tax, Annual Lic., Legal		(25)	(25)	(24)	(11)
Insurance	Expense - Insurance	(1,350)	(1,310)	(1,331)	(1,353)
Dam & Lake	Expense - Lake	(400)	(450)	(300)	(375)
Dam Maintenance & Other		(400)	(450)	(300)	(375)
	TTL Income Assessments*	21,545	21,230	22,866	21,168
	TTL Expenses Assessments	(55,140)	(11,725)	(9,216)	(12,940)
	Gain/Loss*	(33,595)	9,505	13,650	8,228
WATER DETAIL		2022	2021	2020	2019
Water *BILLED	Income - Water	5,432	5,452	4,500	3,285
Water - billing	Billing - fire hydrant replace.	-	7,228	-	7,017
Water	Expenses - Water	(5,400)	(12,382)	(4,775)	(17,372)
Maintenance	2019/pump	-	(7,228)	(21)	(13,811)
Testing		(2,700)	(2,700)	(2,475)	(938)
DNR		(360)	(354)	(292)	(292)
Electric		(2,340)	(2,100)	(1,988)	(2,331)
	Gain/Loss*	32	298	(275)	(7,070)
ALL ASSESSMENT (+ INTEREST + HOMEOWNER CREDITS) & WATER COMBINED		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	-	-	-	-
Road Maintenance - apprv'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 Deduction	BCA Asset	8,034	6,597	6,794	6,919
Due From Lot Owners	BCA Asset	800	1,500	951	951

Notes

1 **Assessment Billings** - 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.
Water Billings - includes only the paid water portion of the quarterly billings.

Interests Income -The figure shows the actual value of the interest income received from the bank earned on the checking account.

2 **PROJECTED VALUES** do not include the CPI adjustment that may be made for the projected year OR any other changes in assessment fees and or water fees.

3 **RESERVE** - reflected values have been put aside for noted replacement, repairs and or maintenance. 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.