

BIG COUNTRY ACRES

Financial Review
(2021 - 2023 actual, 2024 projections)

(Historical values for reference info)

ASSESSMENT DETAIL		Projection	ACTUAL	ACTUAL	ACTUAL
		2024	2023	2022	2021
Annual Assessment *BILLED	Income - Assessment <i>*2024 CPI inflation increase</i>	27,063	26,124	23,432	21,973
Apprv'd Special Assessment	2022 Flood road and common ground repair	-	-	7,600	-
Interest Income - Bank & FC's	Income - Interest	25	26	18	25
Roads & Common Ground Maintenance	Expense - Road Maintenance	(5,000)	(2,580)	(4,243)	(3,227)
Mowing	2023 adjusted for gas increase	(2,200)	(1,965)	(1,492)	(2,710)
Snow Removal	<i>Projection depends on 2023/2024 winter</i>	(2,800)	(615)	(2,751)	(517)
Roads - Repair	Expense - Road Repair	(15,250)	(24,321)	(7,932)	(21,908)
Maintenance, Regular	Pot hole repair	(250)	(250)	(179)	(173)
Maintenance, Regular	Crack filling	-	-	-	-
Maintenance, Special	<i>Culvert actuals</i> <i>2021=Culvert purchase</i> <i>2023=Culvert work as of mid-Sept</i>	(10,000)	(24,071)	-	(19,635)
Maintenance, Special	<i>Other:</i> <i>2021=Pickett, Ray & Silver survey</i> <i>2022=Flood road repair</i>	(5,000)	-	(7,753)	(2,100)
Miscellaneous	Expense - Miscellaneous	(200)	(240)	(72)	(211)
Signage		-	-	-	-
Mailings		(200)	(240)	(72)	(138)
Other		-	-	-	(73)
Trash	Expense - Trash <i>Increased in 2023 for avg \$450/mo</i>	(6,000)	(5,541)	(4,291)	(3,549)
Legal & Taxes	Expense - Legal /Taxes	(35)	(31)	(31)	(31)
Federal Inc.Tax, Annual Lic., Legal		(35)	(31)	(31)	(31)
Insurance	Expense - Insurance	(1,350)	(1,350)	(1,306)	(1,306)
Dam & Lake	Expense - Lake	(400)	(800)	-	-
Dam Maintenance & Other	2023 rock added to dam + fish stocking	(400)	(800)	-	-
	TTL Income Assessments*	27,088	26,150	31,050	21,998
	TTL Expenses Assessments	(28,235)	(34,863)	(17,875)	(30,232)
	Gain/Loss*	(1,147)	(8,713)	13,175	(8,234)

WATER DETAIL		2024	2023	2022	2021
Water *BILLED	Income - Water <i>*2024 Increase due to increased costs</i>	9,686	8,252	5,452	5,452
Water - billing	2021 billed for fire hydrant replacement	-	-	-	7,228
Water	Expenses - Water	(9,270)	(5,627)	(8,546)	(12,503)
Maintenance	<i>2021=fire hydrant</i> <i>2022=pipe replacement</i> <i>2024=maintenance estimation</i>	(3,000)	-	(2,749)	(7,228)
Testing	<i>Sep 2022 started increase to \$250/mo</i>	(3,300)	(3,000)	(2,800)	(2,925)
DNR		(450)	(430)	(430)	(293)
Electric	<i>Ameren increase started in 2022 & contint</i>	(2,520)	(2,197)	(2,567)	(2,057)
	Gain/Loss*	416	2,625	(3,094)	177

ALL ASSESSMENT (+ INTEREST + HOMEOWNER CREDITS) & WATER COMBINED		2024	2023	2022	2021
Assessments & Water - combined	Income	36,774	34,402	36,502	27,450
Assessments & Water - combined	Expenses	(37,505)	(40,490)	(26,421)	(42,735)
Assessments & Water - combined	Gain/Loss	(731)	(6,088)	10,081	(8,057)

BANK BALANCE & RESERVE INFO		2024	2023	2022	2021
Ending Bank Bal. BEFORE Reserve Deduction	BCA Asset	26,999	27,730	33,818	23,737
Pump Replacement Reserve	BCA Reserve	-	-	-	-
Road Maintenance - apprv'd special assement	BCA Reserve	-	-	-	-
Road Repair Fund Reserve	BCA Reserve	20,000	20,000	20,000	20,000
TOTAL RESERVES		20,000	20,000	20,000	20,000
Ending Bank Bal. AFTER Reserve Deduction	BCA Asset	6,999	7,730	13,818	3,737
Due From Lot Owners (Annual)	BCA Asset	1,207	1,140	950	900

Notes

- 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.
- PROJECTED VALUES** are ESTIMATED CPI adjustment that will be made for the projected year OR water fees.
CPI Inflation - to be calculated early Dec to adjust for the coming year
- 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.