

Big Country Acres

Yearly Financial Review

		9/20/2015	9/20/2015	9/10/2014	9/20/2015					
		Projection	Projection	Projection	YTD					
		2016	2015	2015	2015	2014	2013	2012	2011	
1	Annual Assessment *BILLED	Income		20,037	20,037	20,037	11,800	11,800	11,800	18,000
2	Interest Income - Bank & FC's	Income	194	194	250	119	223	308	445	489
3	Roads	Total Expense	-1,840	-8,766	-1,500	-1,791	-22,543	-2,504	-157	-3,822
4	Snow Removal		1,200	-2,391	-1,500	-1,791	-1,485	-2,060	-157	-1,813
5	Maintenance, Special		0	-3,335	0		-19,217	0	0	0
6	Maintenance, Regular		-3,040	-3,040	0	0	-1,841	-444	0	-2,009
7	Miscellaneous	Total Expense	-130	-130	-135	-74	-189	-144	-212	-371
8	Signage		0	0	0	0	-90	0	0	0
9	Mailings		-100	-100	-85	-59	-140	-93	-118	-224
10	Other		-30	-30	-50	-15	40	-51	-94	-147
11	Trash	Total Expense	7,324	7,324	-6,925	-5,374	-6,434	-5,374	-4,667	-4,721
12	Legal & Taxes	Total Expense	-10	-10	-10	-11	-605	-10	-107	-35
13	Federal Inc.Tax, Annual Lic., Legal		-10	-10	-10	-11	-605	-10	-107	-35
14	Insurance	Total Expense	-1,696	-1,696	-1,550	-1,696	-1,590	-1,412	-1,400	-1,257
15	Lake	Total Expense	-700	-645	-1,700	-485	-1,126	-1,747	-3,027	-1,716
16	Dam Maintenance & Other		0	0	-300	0	-276	-297	-1,477	0
17	Dam & Comm. Area Mowing		-700	-645	-1,400	-485	-850	-1,450	-1,550	-1,716
18		TTL Income*	194	20,231	20,287	20,156	12,023	12,108	12,245	18,489
19		TTL Expenses	2,948	-3,923	-11,820	-9,432	-32,487	-11,191	-9,570	-11,922
20		Gain/Loss*	3,142	16,308	8,467	10,724	-20,464	917	2,675	6,567
22	Water *BILLED	Income	3,012	8,050	8,050	8,050	6,135	2,820	2,820	4,500
23	Water	Expenses	-8,012	-6,211	-3,050	-4,677	-2,764	-3,162	-2,547	-1,844
24	Maintenance		-400	-3,599	-400	-2,802	-32	-813	-255	-46
25	Pump Replacement Reserve		-5,000							
26	Testing		-772	-772	-800	-422	-871	-804	-783	-300
27	DNR		-292	-292	-300	-292	-292	-292	-292	-292
28	Electric		-1,548	-1,548	-1,550	-1,161	-1,569	-1,253	-1,217	-1,206
29		Gain/Loss*	-5,000	1,839	5,000	3,373	3,371	-342	273	2,656
30	Both Water and Common	Gain/Loss*	-1,858	18,147	13,467	14,097	-17,093	575	2,948	9,223
32	Total Net Incr./ (Decr). including Cap. Imp.									
34	Bank Balance Available	BCA Asset	14,510	9,332		17,035	9569	23023	20608	13255
36	Due From Lot Owners	BCA Asset	0	3500		7248	-148	3571	5390	9818

Notes about this report

5 This does NOT include sealing the road, which may be recommended. It does include crack fixing.

If sealing not done in 2016, it should be planned for 2017.

6 Wellhouse roofing is in need of repair, this is NOT included.

36 Assumes that everyone is paid up, which has never happened in recent years.