

Big Country Acres

Financial Review

(Actual values for 2017, 2018, 2019 plus 2020 projections)

(Historical values for reference info)

Actuals thru Mid
Sep then

Projection

Annualized

ACTUAL

ACTUAL

ASSESSMENT DETAIL

2020

2019

2018

2017

ASSESSMENT DETAIL		2020	2019	2018	2017
Annual Assessment *BILLED	Income - Assessment	22,075	25,234	24,002	20,318
Apprv'd Special Assessment		0	0	0	0
Interest Income - Bank & FC's	Income - Interest	50	50	58	42
Roads & Common Ground Maintenance	Expense - Road Maintenance	-4,500	-5,640	-3,553	-2,298
Mowing		-2000	-1640	-1330	-1,570
Snow Removal		-2500	-4000	-2223	-728
Roads - Repair	Expense - Road Repair	-1,500	-500	-16,600	-17,950
Maintenance, Regular	Rock on shoulders of road	-1,500	0	0	0
Maintenance, Regular	Note: annual crack filling (est)**	0	0	-10,900	0
Maintenance, Special	Culvert replacement	0	0	-5700	-17,950
Maintenance, Special (near K. Powell)	Asphalt over culvert replacement	0	-500	0	0
Miscellaneous	Expense - Miscellaneous	-200	-131	-189	-171
Signage		0	0	0	0
Mailings		-120	-86	-97	-68
Other		-80	-45	-93	-103
Trash	Expense - Trash	-6000	-4360	-5894	-5,590
Legal & Taxes	Expense - Legal /Taxes	-25	-25	-118	-16
Federal Inc.Tax, Annual Lic., Legal		-25	-25	-118	-16
Insurance	Expense - Insurance	-1600	-1500	-1492	-1,553
Dam & Lake	Expense - Lake	-400	-375	-300	-333
Dam Maintenance & Other		-400	-375	-300	-333
	TTL Income Assessments*	22,125	25,284	24,060	20,360
	TTL Expenses Assessments	-14,225	-12,531	-28,146	-27,910
	Gain/Loss*	7,900	12,753	-4,086	-7,551

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WATER DETAIL		Projection	Actuals thru Mid Sep then Annualized	ACTUAL	ACTUAL
		2020	2019	2018	2017
Water *BILLED	Income - Water	4,060	3,265	3,044	3,044
Water *BILLED	Income - Pump Repair	0	12,200	0	0
Water	Expenses - Water	-5,206	-16,626	-3,092	-3,271
Maintenance	2019/pump, 2020/compressor	-1,000	-13,386	0	-526
Testing		-800	-714	-733	-1,123
DNR		-300		-292	-292
Electric		-3,106	-2,526	-2,066	-1,330
	Gain/Loss*	-1,146	-1,161	-48	-227
All Assessments and Water - combined		Income	26,185	28,549	27,104
All Assessments and Water - combined		Expenses	-19,431	-29,157	-31,238
All Assessments and Water - combined		Gain/Loss	6,754	-4,134	-7,778
Ending Bank Bal. <u>BEFORE</u> Reserve Deduction	BCA Asset	35,606	28,852	17,260	21,394
Pump Replacement Reserve	BCA Reserve	0	0	5,000	5,000
Road Maintenance - appr'd special assement	BCA Reserve	0	0	0	0
Road Repair Fund Reserve	BCA Reserve	11,500	11,500	0	8,000
TOTAL RESERVES		11,500	11,500	5,000	13,000
Ending Bank Bal. <u>AFTER</u> Reserve Deduction	BCA Asset	24,106	17,352	12,260	8,394
Due From Lot Owners	BCA Asset	1,000	1,600	1,015	2,276

Notes

1 BILLINGS:

Assessment Billings - includes assessments billings for current year.

Water Billings - includes only billings for water for current year.

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.

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Sep then**

Projection

Annualized

ACTUAL

ACTUAL

3 **RESERERVE** - reflected values have been put aside for noted replacement, repairs and or maintenace. The reserves are to be spent on those items named.

** Road Sealng is recommended every five years and crack sealing every year. Culvert repair/replace is also a pending issue.