

# FINANCIAL REPORTS



Augusta Ranch Homeowners  
Association

**JANUARY - NOVEMBER 2007**

Financial Reports

**MAY**



## YTD Financial Summary – Ending May 31, 2007

### Cash on Hand- Currently

Operating Checking Account Balance	\$ 27,054
Operating Savings Account Balance	\$ 54,742
Wachovia (Reserves) Account Balance	<u>\$ 339,718</u>
<b>Total Cash</b>	<b>\$ 421,514</b>
<b>Variance from Last Month - (Negative)</b>	<b>( \$ 140,237)</b>

Easement Drainage Expense (\$66,000) and 50% of the Crismon Ditch Project (\$40,000) was paid. July is a regular assessment month. (\$40,000 currently in Operating Checking/Savings that is “due to reserves” until spend on second ½ of the Crismon Ditch Project).

---

### Income- YTD

Actual Income	\$ 558,721
Budgeted Income	<u>\$ 529,015</u>
<b>Variance - Over budget (good)</b>	<b>\$ 29,706</b>

Higher than expected assessment income due to assessment delinquent collection, transfer fee income and interest income.

---

### Expenses- YTD

Actual Expenses	\$ 526,855
Budgeted Expenses	<u>\$ 497,452</u>
<b>Variance - Over budget (poor)</b>	<b>\$ 29,403</b>

Expense categories over budget include: Lanscaping, Vandalism and Common Area Maintenance.

---

### Profit/Loss- YTD

YTD Actual Profit/Loss-YTD Including Reserve contributions)	\$ 3,541
YTD Budgeted Profit (Loss) before Reserve Contributions	<u>\$ 19,063</u>
<b>Variance - Below Budget (poor)</b>	<b>\$ (15,522)</b>

### Delinquent Accounts – Currently

< 30 days	\$ 7,652
30 + days	\$ 3,441
60 + days	\$ 18,973
90 + days	<u>\$ 29,862</u>
<b>Total</b>	<b>\$ 59,928</b>

<b>Last Month's Delinquent Accounts</b>	<b>\$ 87,619</b>
<b>Variance from last month - Improvement</b>	<b>\$ 27,691</b>

### **Wachovia (Reserve) Funds**

\$75,000 CD earning 5.0% interest until 06/06/07  
\$60,000 CD earning 5.10% interest until 09/20/2007  
\$96,000 CD earning 5.2% interest until 12/3/07  
\$108,718 MM/Cash earning 4.22% interest as of 3/31/07 \*  
\* (\$80,000 CD moved to operating account on 5/22/07, to pay the Crismon Ditch Project).

**Wachovia Value as of 6/11/2007 is approximately \$344,547**

1/a

**JUNE**



YTD Financial Summary – Ending June 30, 2007

**Cash on Hand- Currently**

Operating Checking Account Balance	\$ 62,599
Operating Savings Account Balance	\$ 54,834
Wachovia (Reserves) Account Balance	<u>\$ 347,427</u>
<b>Total Cash</b>	<b>\$ 464,860</b>
<b>Variance from Last Month - (positive)</b>	<b>\$ 43,346</b>

Prepaid assessments for July.

---

**Income- YTD**

Actual Income	\$ 684,102
Budgeted Income	<u>\$ 541,432</u>
<b>Variance - Over budget (good)</b>	<b>\$ 142,670</b>

Higher than expected assessment income (prepays for July and delinquent collection), transfer fee income and interest income.

---

**Expenses- YTD**

Actual Expenses	\$ 608,890
Budgeted Expenses	<u>\$ 560,149</u>
<b>Variance - Over budget (poor)</b>	<b>\$ 48,741</b>

Expense categories over budget include: Legal, Landscaping, Vandalism and Common Area Maintenance/Repairs.

---

**Profit/Loss- YTD – Including Reserve Contributions**

YTD Actual Profit/Loss	\$ 39,178
YTD Budgeted Profit/Loss	<u>(\$ 33,717)</u>
<b>Variance - Over Budget (good)</b>	<b>\$ 72,895</b>

**Delinquent Accounts – Currently**

< 30 days	\$ 4,243
30 + days	\$ 5,213
60 + days	\$ 2,730
90 + days	<u>\$ 33,666</u>
<b>Total</b>	<b>\$ 45,852</b>

<b>Last Month's Delinquent Accounts</b>	<b>\$ 59,928</b>
<b>Variance from last month - Improvement</b>	<b>\$ 14,076</b>

**Wachovia (Reserve) Funds**

\$60,000 CD earning 5.10% interest until 09/20/07  
\$96,000 CD earning 5.20% interest until 12/3/07  
\$191,427 MM/Cash earning 4.23% interest as of 6/30/07\*

**Wachovia Value as of 6/30/2007 is approximately \$347,427**

**JULY**



## YTD Financial Summary – Ending July 31, 2007

### Cash on Hand- Currently

Operating Checking Account Balance	\$ 40,888
Operating Savings Account Balance	\$ 54,928
Wachovia (Reserves) Account Balance	<u>\$ 350,881</u>
<b>Total Cash</b>	<b>\$ 446,697</b>
<b>Variance from Last Month - (negative)</b>	<b>(\$ 18,163)</b>

Timing of assessment collections and a \$32,184 payment for The Crismon Ditch Project

---

### Income- YTD

Actual Income	\$ 778,681
Budgeted Income	<u>\$ 787,314</u>
<b>Variance - Under budget (negative)</b>	<b>( \$ 8,633)</b>

Timing of the collections for assessment and reimbursed expenses.

---

### Expenses- YTD

Actual Expenses	\$ 689,447
Budgeted Expenses	<u>\$ 678,466</u>
<b>Variance - Over budget (poor)</b>	<b>\$ 10,981</b>

Expense categories over budget include: Legal, Landscaping, Vandalism and Common Area Maintenance/Repairs.

---

### Profit/Loss- YTD – Including Reserve Contributions

YTD Actual Profit/Loss	\$ 49,745
YTD Budgeted Profit/Loss	<u>\$ 91,348</u>
<b>Variance - Under Budget (negative)</b>	<b>( \$ 41,603)</b>

### Delinquent Accounts – Currently

< 30 days	\$ 21,970
30 + days	\$ 32,384
60 + days	\$ 5,013
90 + days	<u>\$ 33,808</u>
<b>Total</b>	<b>\$ 93,175</b>

<b>Last Month's Delinquent Accounts</b>	<b>\$ 45,852</b>
<b>Variance from last month – Negative (July assessment)</b>	<b>(\$ 47,323)</b>

### Wachovia (Reserve) Funds

\$60,000 CD earning 5.10% interest until 09/20/07  
\$96,000 CD earning 5.20% interest until 12/3/07  
\$194,881 MM/Cash earning 4.21% interest as of 7/31/07

**Wachovia Value as of 7/31/2007 is approximately \$350,881**

**AUGUST**





## YTD Revised Financial Summary – Ending August 31, 2007

### Cash on Hand- Currently

Operating Checking Account Balance	\$ 63,683
Operating Savings Account Balance	\$ 30,001
Wachovia (Reserves) Account Balance	<u>\$ 228,535</u>
<b>Total Cash</b>	<b>\$ 322,219</b>
<b>Variance from Last Month - (negative)</b>	<b>(\$ 124,478)</b>

Payment of reserve projects: crimson ditch and legal; also increases to patrol service and City water

---

### Income- YTD

Actual Income	\$ 801,609
Budgeted Income	<u>\$ 799,731</u>
<b>Variance - Over budget (positive)</b>	<b>\$ 1,878</b>

---

### Expenses- YTD

Actual Expenses	\$ 671,216
Budgeted Expenses	<u>\$ 728,888</u>
<b>Variance -- Under budget (good)</b>	<b>\$ 57,672</b>

Positive variance due to re-class of reserve project expenses; Expense categories over budget include: Landscaping, Vandalism, Patrol Service and Water/Sewer

---

### Profit/Loss- YTD – Including Reserve Contributions

YTD Actual Profit/Loss	\$ 113,250
YTD Budgeted Profit/Loss	<u>\$ 50,843</u>
<b>Variance - Over Budget (positive)</b>	<b>\$ 62,407</b>

### Delinquent Accounts – Currently

< 30 days	\$ 3,350
30 + days	\$ 20,881
60 + days	\$ 23,475
90 + days	<u>\$ 33,389</u>
<b>Total</b>	<b>\$ 81,095</b>

<b>Last Month's Delinquent Accounts</b>	<b>\$ 93,175</b>
<b>Variance from last month – Positive</b>	<b>\$ 12,080</b>

### Wachovia (Reserve) Funds

\$60,000 CD earning 5.10% interest until 09/20/07  
\$96,000 CD earning 5.20% interest until 12/3/07  
\$72,535 MM/Cash earning 4.21% interest as of 7/31/07

**Wachovia Value as of 8/31/2007 is approximately \$228,535**  
(2007 Reserve Expenses paid)

**SEPTEMBER**



YTD Revised Financial Summary – Ending September 30, 2007

**Cash on Hand- Currently**

Operating Checking Account Balance	\$ 93,228
Operating Savings Account Balance	\$ 30,049
Wachovia (Reserves) Account Balance	<u>\$ 231,906</u>
<b>Total Cash</b>	<b>\$ 355,183</b>
<b>Variance from Last Month - (positive)</b>	<b>\$ 32,964</b>

---

**Income- YTD**

Actual Income	\$ 915,356
Budgeted Income	<u>\$ 812,148</u>
<b>Variance - Over budget (positive)</b>	<b>\$ 103,208</b>

Assessment income (\$100K), transfer fees and interest higher than budget

---

**Expenses- YTD**

Actual Expenses	\$ 751,999
Budgeted Expenses	<u>\$ 779,310</u>
<b>Variance – Under budget (good)</b>	<b>(\$ 27,311)</b>

Expense categories over budget include: Landscaping, Vandalism, Patrol Service and Water/Sewer

---

**Profit/Loss- YTD – Including Reserve Contributions**

YTD Actual Profit/Loss	\$ 142,844
YTD Budgeted Profit/Loss	<u>\$ 10,338</u>
<b>Variance - Over Budget (positive)</b>	<b>\$ 132,506</b>

**Delinquent Accounts – Currently**

< 30 days	\$ 9,515
30 + days	\$ 3,709
60 + days	\$ 19,650
90 + days	<u>\$ 46,836</u>
<b>Total</b>	<b>\$ 79,711</b>

<b>Last Month's Delinquent Accounts</b>	<b>\$ 81,095</b>
<b>Variance from last month – Positive</b>	<b>\$ 1,384</b>

**Wachovia (Reserve) Funds**

\$96,000 CD earning 5.20% interest until 12/3/07  
\$135,906 MM/Cash earning 4.37% interest as of 9/30/07  
(\$60,000 CD transferred to MM when matured on 09/20/07)

**Wachovia Value as of 9/30/2007 is approximately \$231,906**

**OCTOBER**



## YTD Revised Financial Summary – Ending October 31, 2007

### Cash on Hand- Currently

Operating Checking Account Balance	\$ 79,455
Operating Savings Account Balance	\$ 30,098
Wachovia (Reserves) Account Balance	<u>\$ 232,380</u>
<b>Total Cash</b>	<b>\$ 341,933</b>
<b>Variance from Last Month - (negative)</b>	<b>(\$ 13,250)</b>

Assessment Income in September increased operating cash for previous month

---

### Income- YTD

Actual Income	\$1,048,196
Budgeted Income	<u>\$1,058,030</u>
<b>Variance - Under budget (negative)</b>	<b>(\$ 9,834)</b>

YTD Income on track - Sept Assessment Income (\$100K over) balanced lower Oct Assessment Income (\$100K under)

---

### Expenses- YTD

Actual Expenses	\$ 920,703
Budgeted Expenses	<u>\$ 921,827</u>
<b>Variance – Under budget (good)</b>	<b>(\$ 1,124)</b>

YTD Expenses in total on track - Expense categories over budget include: Landscaping, Vandalism, Patrol Service and Water/Sewer; over budget categories offset by lower YTD expenses with Legal & Painting Maintenance & the reclassification of Common Area Maintenance projects (Crismon Ditch & Tot Lot) to Reserves which gives this category a YTD credit of \$27K.

---

### Profit/Loss- YTD -- Including Reserve Contributions

YTD Actual Profit/Loss	\$ 106,505
YTD Budgeted Profit/Loss	<u>\$ 111,203</u>
<b>Variance - Under Budget (negative)</b>	<b>(\$ 4,698)</b>

### Delinquent Accounts – Currently

< 30 days	\$ 12,872
30 + days	\$ 37,924
60 + days	\$ 2,508
90 + days	<u>\$ 44,549</u>
<b>Total</b>	<b>\$ 97,853</b>

<b>Last Month's Delinquent Accounts</b>	<b>\$ 79,711</b>
<b>Variance from last month – Negative (October Assessment)</b>	<b>(\$ 18,142)</b>

### Wachovia (Reserve) Funds

\$96,000 CD earning 5.20% interest until 12/3/07  
\$136,380 MM/Cash earning 4.11% interest as of 10/31/07

**Wachovia Value as of 10/31/2007 is approximately \$232,380**

**NOVEMBER**



## YTD Financial Summary – Ending November 30, 2007

### Cash on Hand- Currently

Operating Checking Account Balance	\$ 22,394
Operating Savings Account Balance	\$ 30,146
Wachovia (Reserves) Account Balance	<u>\$ 213,809</u>
<b>Total Cash</b>	<b>\$ 266,349</b>
<b>Variance from Last Month - (negative)</b>	<b>(\$ 75,584)</b>

Continuance of operating expenses higher than budgeted & Reserve expenditures for Crismon Ditch and golf course litigation

---

### Income- YTD

Actual Income	\$1,070,871
Budgeted Income	<u>\$1,070,447</u>
<b>Variance - Over budget (positive)</b>	<b>\$ 424</b>

YTD Income on track

---

### Expenses- YTD

Actual Expenses	\$ 999,931
Budgeted Expenses	<u>\$ 977,249</u>
<b>Variance – Over budget (bad)</b>	<b>\$ 22,682</b>

Most significant category over budget is Water/Sewer; other expense categories over budget include: Landscaping, Vandalism and Patrol Service

---

### Profit/Loss- YTD – Including Reserve Contributions

YTD Actual Profit/Loss	\$ 49,493
YTD Budgeted Profit/Loss	<u>\$ 65,698</u>
<b>Variance - Under Budget (negative)</b>	<b>(\$ 16,205)</b>

### Delinquent Accounts – Currently

< 30 days	\$ 9,027
30 + days	\$ 11,926
60 + days	\$ 24,395
90 + days	<u>\$ 41,133</u>
<b>Total</b>	<b>\$ 86,481</b>

<b>Last Month's Delinquent Accounts</b>	<b>\$ 97,853</b>
<b>Variance from last month – Positive</b>	<b>(\$ 11,372)</b>

### Wachovia (Reserve) Funds

\$96,000 CD earning 5.20% interest until 12/3/07  
\$117,809 MM/Cash earning 3.83% interest as of 11/30/07

**Wachovia Value as of 11/30/2007 is approximately \$213,809**

**DECEMBER**





## YTD Financial Summary – Ending December 31, 2007

### Cash on Hand- Currently

Operating Checking Account Balance	\$ 156,333
Operating Savings Account Balance	\$ 20,182
Wachovia (Reserves) Account Balance	<u>\$ 190,573</u>
<b>Total Cash</b>	<b>\$ 367,088</b>
<b>Variance from Last Month - (positive)</b>	<b>\$ 100,739</b>

\$89K deposit from balance of drainage easement account

---

### Income- YTD

Actual Income	\$1,067,462
Budgeted Income	<u>\$1,082,860</u>
<b>Variance - Under budget (negative)</b>	<b>(\$ 15,398)</b>

Assessment income reduction of \$14K with re-class of 2008 prepaids to January 2008

---

### Expenses- YTD

Actual Expenses	\$ 996,033
Budgeted Expenses	<u>\$1,027,707</u>
<b>Variance Under budget (good)</b>	<b>(\$ 31,674)</b>

Lower than budgeted expenses for drainage easement and common area maintenance and repairs including painting offset over budget categories: Water/Sewer, Landscaping, Vandalism and Patrol Service

---

### Profit/Loss- YTD – Including Reserve Contributions

YTD Actual Profit/Loss	\$ 45,917
YTD Budgeted Profit/Loss	<u>\$ 25,153</u>
<b>Variance - Over Budget (positive)</b>	<b>\$ 20,764</b>

### Delinquent Accounts – Currently

< 30 days	\$ 6,189
30 + days	\$ 8,036
60 + days	\$ 11,367
90 + days	<u>\$ 57,379</u>
<b>Total</b>	<b>\$ 82,971</b>

**Last Month's Delinquent Accounts**  
**Variance from last month – Positive**

\$ 86,481  
**(\$ 3,510)**

### Wachovia (Reserve) Funds

\$50,000 CD earning 4.65% interest until 3/17/08  
\$70,000 CD earning 4.65% interest until 6/12/08  
\$66,000 CD earning 4.55% interest until 12/12/08  
\$4,573 MM/Cash earning 3.91% interest as of 12/31/07

**Wachovia Value as of 12/31/2007 is approximately \$190,573**

