



**AUGUSTA RANCH MASTER COMMUNITY
EXECUTIVE FINANCIAL SUMMARY
August 31, 2016**

Fiscal Year End: December 31, 2016

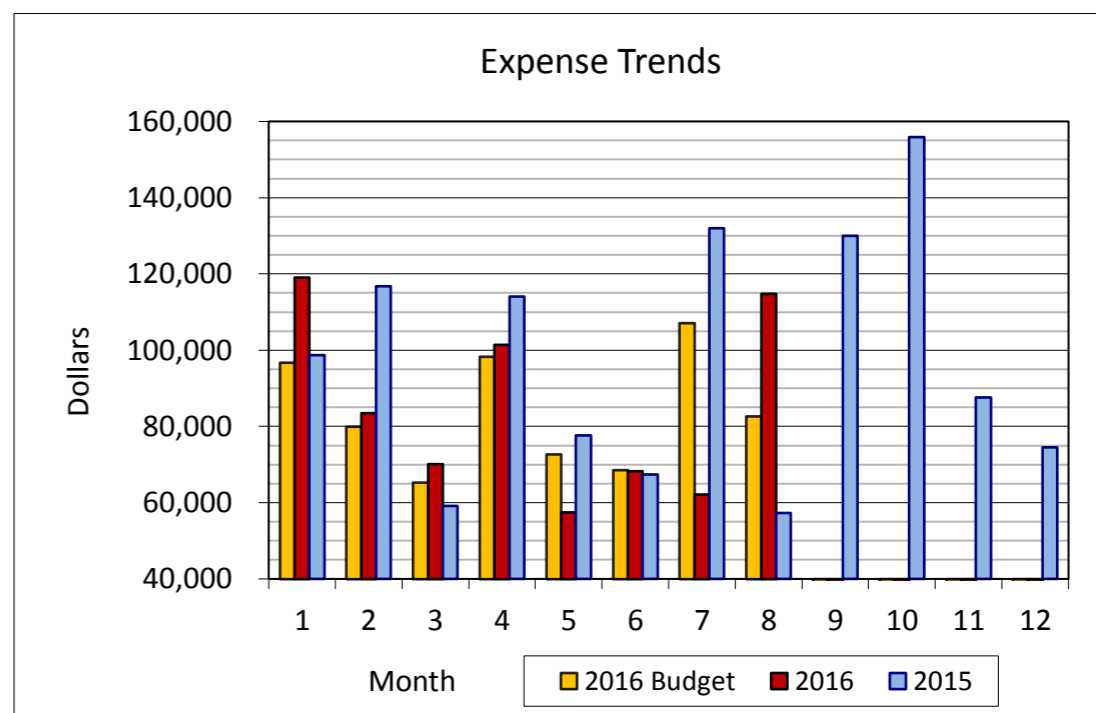
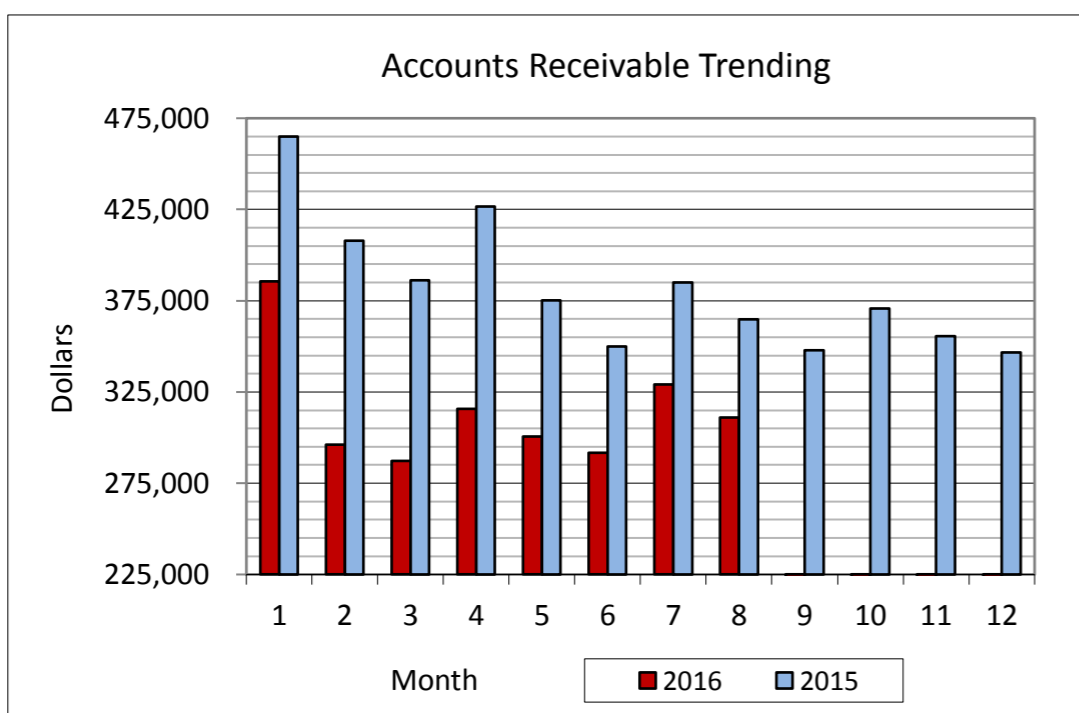
CASH SUMMARY

	Current Month August	Last Month July	Change This Month v. Last Month	Same Period Last Year	Change This Year v. Last Year
Operating Cash	208,921	306,882	(97,961)	270,161	(61,240)
Reserve Cash	585,622	566,511	19,111	355,572	230,050
Average Budgeted Expenses Per Month:	109,435				
Average Number of Months of Available Operating Cash:	1.91				

RECEIVABLES SUMMARY

Budgeted Assessments	35,000
Assessment Cash Received during: August 2016	26,840

	Current	Same Period Last Month	Change This Month v. Last Month	Same Period Last Year	Change This Year v. Last Year
<u>Accounts Receivable</u>					
0-30 Days	10,915	9,879	1,036	14,334	(3,419)
31-60 Days	9,064	46,887	(37,823)	10,763	(1,700)
61-90 Days	26,841	8,185	18,656	24,157	2,684
91-180 Days	26,197	28,755	(2,558)	23,518	2,680
181-365 Days	41,182	37,237	3,945	29,525	11,657
Over 365 Days	196,817	198,244	(1,427)	262,595	(65,778)
<u>Total Accounts Receivable</u>	311,016	329,187	(18,171)	364,891	(53,875)
Prepaid Assessments	(81,126)	(78,946)	(2,180)	(91,800)	10,674



OPERATING EXPENSE SUMMARY

	Current Month Expenses	YTD Expenses	YTD Budget	YTD Variance Positive/ (Negative)
Administrative	20,477	145,505	156,446	10,941
Utilities	19,809	64,950	68,812	3,862
Landscaping	22,440	187,680	174,036	(13,644)
Gates	18,119	142,325	143,040	715
Common Area	33,893	136,056	128,708	(7,348)
Total Operating Expenses before Reserve Contributions:	114,738	676,517	671,042	(5,475)

RESERVE SUMMARY

Contributions to Reserves this Month:	2,176
Contributions to Reserves YTD	97,408
Earnings on Reserve Funds YTD	1,540
Reserve Disbursements this Month	-
Reserve Disbursements YTD	10,420



**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION
BALANCE SHEET
08/31/2016**

ASSETS

OPERATING FUNDS		
MANAGER'S OPERATING	\$ 1,471.34	
US BANK - OPERATING CHECKING	157,375.26	
US BANK - OPERATING MM SAVINGS ACCOUNT	50,074.72	

TOTAL OPERATING FUNDS		\$ 208,921.32
RESERVE FUNDS		
CAPITAL ONE MMA	\$ 149,927.11	
GREEN BANK MMA	133,567.18	
MMA B OF I FEDERAL BANK	161,456.10	
UNION BANK - MM RESERVES	140,671.85	

TOTAL RESERVE FUNDS		\$ 585,622.24
OTHER ASSETS		
DRAINAGE EASEMENT ADVANCEMENT	\$ 18,500.00	

TOTAL OTHER ASSETS		\$ 18,500.00
TOTAL ASSETS		\$ 813,043.56

LIABILITIES & EQUITY

HOMEOWNERS EQUITY		
RESERVE EQUITY		
ACCUMULATED GENERAL	\$ 36,276.25	
CURRENT RESERVE ACTIVITY	221,865.13	
RESERVE INTEREST	67,752.86	
WORKING CAPITAL	210,678.00	
TRANSFER FEES	49,050.00	

TOTAL RESERVE EQUITY		\$ 585,622.24
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	\$ 288,054.36	
CURRENT SURPLUS (DEFICIT)	161,232.09	
CURRENT YEAR RESERVE EQUITY	(221,865.13)	

TOTAL SURPLUS (DEFICIT)		\$ 227,421.32



**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION
BALANCE SHEET
08/31/2016**

TOTAL LIABILITIES & EQUITY

\$ 813,043.56
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104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
08/31/2016

***** CURRENT PERIOD ACTUAL	***** CURRENT PERIOD BUDGET	***** OVER (UNDER)	***** YEAR-TO-DATE ACTUAL	***** YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET		
I N C O M E								
26,087.72	35,000	(8,912.28)	4000	ASSESSMENT INCOME	784,150.85	810,000	(25,849.15)	1,229,254
0.00	(500)	500.00	4000D	UNCOLLECTED ASSESSMENTS	0.00	(7,455)	7,455.00	(11,205)
8.48	14	(5.52)	4030	INTEREST INCOME	140.18	112	28.18	168
1,497.02	0	1,497.02	4050PL	PRE-LEGAL RECEIPTS	12,375.44	0	12,375.44	0
(1,506.03)	0	(1,506.03)	4050PR	PRE-LEGAL DISBURSEMENTS	(10,117.97)	0	(10,117.97)	0
3,833.98	2,750	1,083.98	4300	WORKING CAPITAL	30,033.98	22,000	8,033.98	33,000
1,241.95	1,250	(8.05)	4900	VIOLATION FINES	10,121.99	10,000	121.99	15,000
4,457.20	3,917	540.20	4925	REIMBURSE EXPENSE	19,923.61	31,336	(11,412.39)	47,000
(2,176.00)	(2,176)	0.00	6010	GENERAL RESERVE TRANSFER	(17,408.00)	(17,408)	0.00	(26,106)
(16,667.00)	(16,667)	0.00	6010GOL	GOLF COURSE TRANSFER	(133,336.32)	(133,336)	(0.32)	(200,000)
0.00	0	0.00	6096	ADDITIONAL RESERVE CONTRIBUTIONS	(80,000.00)	0	(80,000.00)	0
<u>16,777.32</u>	<u>23,588</u>	<u>(6,810.68)</u>		TOTAL INCOME	<u>615,883.76</u>	<u>715,249</u>	<u>(99,365.24)</u>	<u>1,087,111</u>
E X P E N S E S								
A D M I N I S T R A T I V E								
520.00	521	(1.00)	5000	MANAGEMENT FEE	4,100.00	4,168	(68.00)	6,250
8,434.75	6,146	2,288.75	5003M	MANAGEMENT SALARIES/BURDEN	54,150.91	49,168	4,982.91	73,750
0.00	500	(500.00)	5009A	REBILL FEE EXPENSE	13,414.92	10,700	2,714.92	16,000
0.00	70	(70.00)	5009B	NSF FEE EXPENSE	1,017.03	560	457.03	805
0.00	15	(15.00)	5009D	DISCLOSURE STATEMENT	66.02	120	(53.98)	175
25.92	4,875	(4,849.08)	5010	LEGAL EXPENSE	21,672.93	39,000	(17,327.07)	58,500
2,975.16	667	2,308.16	5020	LIEN/COLLECTION COST	4,532.52	5,336	(803.48)	8,000
50.00	0	50.00	5020F	FILE REVIEW FEE	1,550.00	0	1,550.00	0
237.50	50	187.50	5020M	MONITOR TRUSTEE SALE	1,472.50	400	1,072.50	600
0.00	44	(44.00)	5020T	FORECLOSURE/TRUSTEE SALES	0.00	352	(352.00)	525
0.00	0	0.00	5030	AUDIT/TAX PREPARATION	675.00	2,100	(1,425.00)	2,100
35.00	35	0.00	5037	BANK CHARGES & CC FEES	280.00	280	0.00	420
0.00	0	0.00	5039	WEBSITE	416.31	360	56.31	360
953.76	1,000	(46.24)	5040	PRINTING/POSTAGE/MISC	7,142.67	8,000	(857.33)	12,000
2,393.75	2,600	(206.25)	5043	BILLING STATEMENTS	7,173.75	7,800	(626.25)	10,400
72.83	0	72.83	5046	NEWSLETTER	461.46	4,876	(4,414.54)	9,750
6.07	100	(93.93)	5048S	OFFICE SUPPLIES	197.79	800	(602.21)	1,200
92.82	292	(199.18)	5055	MEETING EXPENSE	1,771.98	2,336	(564.02)	3,500
4,568.04	2,000	2,568.04	5056	SOCIAL EVENTS EXPENSE	9,210.00	2,000	7,210.00	38,000
0.00	0	0.00	5070	PROPERTY TAXES	0.00	0	0.00	500
0.00	0	0.00	5080	CORPORATE TAXES	60.00	50	10.00	50
0.00	0	0.00	5090	INSURANCE	14,690.00	17,000	(2,310.00)	17,000
0.00	0	0.00	5090D	INSURANCE DEDUCTIBLE	149.54	0	149.54	0
111.56	105	6.56	5096	STORAGE	875.70	840	35.70	1,260
0.00	25	(25.00)	5099	MISCELLANEOUS EXPENSE	424.43	200	224.43	300
<u>20,477.16</u>	<u>19,045</u>	<u>1,432.16</u>		TOTAL ADMINISTRATIVE	<u>145,505.46</u>	<u>156,446</u>	<u>(10,940.54)</u>	<u>261,445</u>
U T I L I T I E S								
19,158.76	21,300	(2,141.24)	5100	WATER/SEWER	62,936.13	67,000	(4,063.87)	130,000
202.61	175	27.61	5120	ELECTRIC	1,312.81	1,400	(87.19)	2,100
<u>447.61</u>	<u>412</u>	<u>35.61</u>	5151	PHONE	<u>701.29</u>	<u>412</u>	<u>289.29</u>	<u>412</u>
<u>19,808.98</u>	<u>21,887</u>	<u>(2,078.02)</u>		TOTAL UTILITIES	<u>64,950.23</u>	<u>68,812</u>	<u>(3,861.77)</u>	<u>132,512</u>
L A N D S C A P I N G								
19,000.00	17,525	1,475.00	5200	LANDSCAPE CONTRACT	133,000.00	140,200	(7,200.00)	210,300
0.00	0	0.00	5200Y	YARD MAINT (GARDENER	0.00	1,800	(1,800.00)	1,800
0.00	1,000	(1,000.00)	5220	IRRIGATION REPAIRS	4,699.00	8,000	(3,301.00)	12,000
0.00	0	0.00	5222	BACKFLOW INSPECTION	1,315.28	3,000	(1,684.72)	3,000
0.00	0	0.00	5230	SHRUBS/TREES/FLOWERS	1,476.00	3,500	(2,024.00)	3,500
0.00	833	(833.00)	5233	FERTILIZER	21,690.00	6,664	15,026.00	10,000
0.00	0	0.00	5235	OVERSEEDING	0.00	0	0.00	5,000
0.00	0	0.00	5240	TREE TRIMMING/REMOVAL	10,700.00	0	10,700.00	35,000
0.00	0	0.00	5247	AERATION	0.00	0	0.00	3,000
<u>1,431.85</u>	<u>667</u>	<u>764.85</u>	5248	LANDSCAPE DUMP FEES	<u>7,647.35</u>	<u>5,336</u>	<u>2,311.35</u>	<u>8,000</u>



**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
08/31/2016**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
147.82	417	(269.18)	5249	LANDSCAPE-MISC	1,999.97	3,336	(1,336.03)	5,000
<u>1,860.00</u>	<u>0</u>	<u>1,860.00</u>	5277	PRE/POST EMERGENT	<u>5,152.50</u>	<u>2,200</u>	<u>2,952.50</u>	<u>4,400</u>
22,439.67	20,442	1,997.67		TOTAL LANDSCAPE	187,680.10	174,036	13,644.10	301,000
G A T E S								
930.65	900	30.65	5500S	SECURITY GAS	5,605.76	7,200	(1,594.24)	10,800
17,046.45	16,305	741.45	5513	PATROL SERVICE	133,122.43	130,440	2,682.43	195,654
(14.57)	500	(514.57)	5551	VEHICLE MAINTENANCE & FUEL	3,278.17	4,000	(721.83)	6,000
<u>156.82</u>	<u>175</u>	<u>(18.18)</u>	5552	SECURITY CELL PHONES	<u>1,703.57</u>	<u>1,400</u>	<u>303.57</u>	<u>2,100</u>
18,119.35	17,880	239.35		TOTAL GATES	143,709.93	143,040	669.93	214,554
C O M M O N A R E A								
0.00	250	(250.00)	5700	BUILDING MAINTENANCE	357.22	2,000	(1,642.78)	3,000
801.07	782	19.07	5800	COMMON AREA MAINTENANCE/REPAIRS	4,353.58	6,256	(1,902.42)	9,380
0.00	334	(334.00)	5806C	TOT LOT MAINTENANCE CONTRACT	1,350.00	5,352	(4,002.00)	8,020
0.00	100	(100.00)	5830	SIGN MAINT	127.80	800	(672.20)	1,200
192.00	250	(58.00)	5836	FOUNTAIN REPAIR & MAINTENANCE	1,817.21	2,000	(182.79)	3,000
400.00	1,550	(1,150.00)	5850	EXTERMINATING	9,600.00	12,400	(2,800.00)	18,600
0.00	100	(100.00)	5880	LIGHT MAINTENANCE	802.00	800	2.00	1,200
0.00	0	0.00	5881	OTHER	1,263.27	1,600	(336.73)	3,200
<u>32,500.00</u>	<u>0</u>	<u>32,500.00</u>	5885	DRAINAGE EASEMENT	<u>115,000.00</u>	<u>97,500</u>	<u>17,500.00</u>	<u>130,000</u>
<u>33,893.07</u>	<u>3,366</u>	<u>30,527.07</u>		TOTAL COMMON AREA	<u>134,671.08</u>	<u>128,708</u>	<u>5,963.08</u>	<u>177,600</u>
<u>114,738.23</u>	<u>82,620</u>	<u>32,118.23</u>		TOTAL OPERATING EXPENSES	<u>676,516.80</u>	<u>671,042</u>	<u>5,474.80</u>	<u>1,087,111</u>
<u>(97,960.91)</u>	<u>(59,032)</u>	<u>(38,928.91)</u>		OPERATING FUND SURPLUS/(DEFICIT)	<u>(60,633.04)</u>	<u>44,207</u>	<u>(104,840.04)</u>	<u>0</u>
G O L F C O U R S E F U N D								
I N C O M E								
<u>16,667.00</u>	<u>16,667</u>	<u>0.00</u>	7010GOL	ALLOCATED GOLF COURSE INCOME	<u>133,336.32</u>	<u>133,336</u>	<u>0.32</u>	<u>200,000</u>
<u>16,667.00</u>	<u>16,667</u>	<u>0.00</u>		TOTAL GOLF COURSE FUND INCOME	<u>133,336.32</u>	<u>133,336</u>	<u>0.32</u>	<u>200,000</u>
<u>16,667.00</u>	<u>16,667</u>	<u>0.00</u>		TOTAL GOLF COURSE SURPLUS/(DEFICIT)	<u>133,336.32</u>	<u>133,336</u>	<u>0.32</u>	<u>200,000</u>
R E S E R V E F U N D								
I N C O M E								
2,176.00	2,176	0.00	7010	TRANSFER TO RESERVES	17,408.00	17,408	0.00	26,106
268.00	0	268.00	7034	INTEREST RESERVE FUND	1,540.37	0	1,540.37	0
<u>0.00</u>	<u>0</u>	<u>0.00</u>	7096	ADDITIONAL CONTRIBUTIONS	<u>80,000.00</u>	<u>0</u>	<u>80,000.00</u>	<u>0</u>
<u>2,444.00</u>	<u>2,176</u>	<u>268.00</u>		TOTAL RESERVE INCOME	<u>98,948.37</u>	<u>17,408</u>	<u>81,540.37</u>	<u>26,106</u>
E X P E N D I T U R E S								
0.00	0	0.00	8510	GENERAL RESERVE EXPENSE	(2,500.00)	0	(2,500.00)	0
0.00	0	0.00	8520	PAINING	9,989.66	0	9,989.66	0
0.00	0	0.00	8541	GRANITE REPLACEMENT	1,713.44	0	1,713.44	0
<u>0.00</u>	<u>0</u>	<u>0.00</u>	8543	TOT LOT	<u>1,216.46</u>	<u>0</u>	<u>1,216.46</u>	<u>0</u>
<u>0.00</u>	<u>0</u>	<u>0.00</u>		TOTAL RESERVE EXPENDITURES	<u>10,419.56</u>	<u>0</u>	<u>10,419.56</u>	<u>0</u>



104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
08/31/2016

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
2,444.00	2,176	268.00	RESERVE FUND SURPLUS/(DEFICIT)	88,528.81	17,408	71,120.81	26,106