



**AUGUSTA RANCH MASTER COMMUNITY
EXECUTIVE FINANCIAL SUMMARY
August 31, 2017**

Fiscal Year End: December 31, 2017

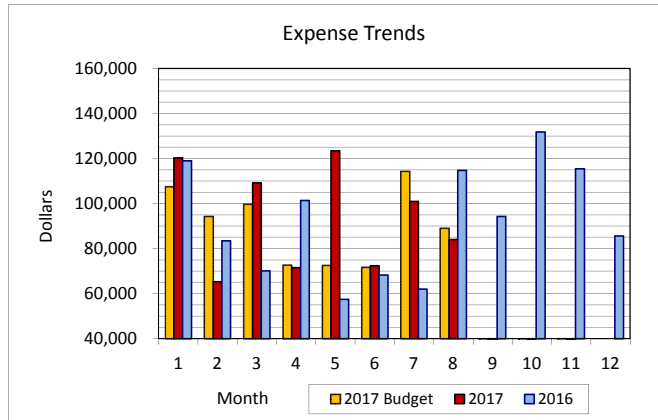
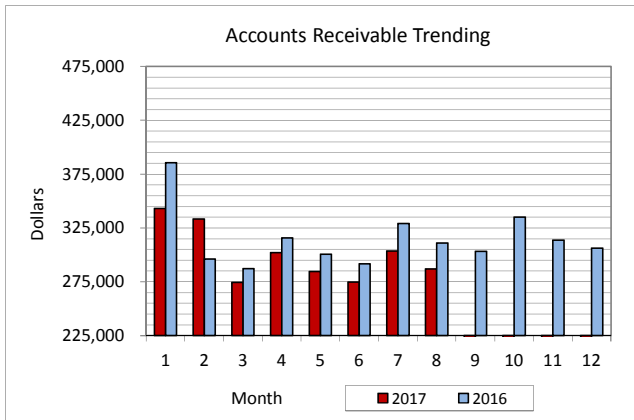
CASH SUMMARY

	Current Month August	Last Month July	Change This Month v. Last Month	Same Period Last Year	Change This Year v. Last Year
Operating Cash	207,327	270,792	(63,465)	208,921	(1,594)
Reserve Cash	387,661	399,708	(12,047)	585,622	(197,961)
Average Budgeted Expenses Per Month:	110,592				
Average Number of Months of Available Operating Cash:	1.87				

RECEIVABLES SUMMARY

Budgeted Assessments	35,000
Assessment Cash Received in August 2017	19,807

	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	13,087	7,377	5,711	10,915	2,172
31-60 Days	8,484	42,055	(33,571)	9,064	(580)
61-90 Days	26,786	5,625	21,160	26,841	(56)
91-180 Days	21,126	23,143	(2,017)	26,197	(5,072)
181-365 Days	37,717	39,984	(2,267)	41,182	(3,465)
Over 365 Days	179,792	185,316	(5,523)	196,817	(17,025)
<u>Total Accounts Receivable</u>	286,991	303,499	(16,508)	311,016	(24,025)
Prepaid Assessments	(91,932)	(86,481)	(5,451)	(81,126)	(10,807)



OPERATING EXPENSE SUMMARY

	Current Month Expenses	YTD Expenses	YTD Budget	YTD Variance Positive/ (Negative)
Administrative	11,046	163,114	153,230	(9,884)
Utilities	25,424	74,903	68,570	(6,333)
Landscaping	27,644	243,304	218,736	(24,568)
Gates	18,486	154,910	152,600	(2,310)
Common Area	1,455	110,972	128,572	17,600
Total Operating Expenses before Reserve Contributions:	84,055	747,203	721,708	(25,495)

RESERVE SUMMARY

Contributions to Reserves this Month:	2,247
Contributions to Reserves YTD	17,974
Earnings on Reserve Funds YTD	1,613
Reserve Disbursements this Month	14,527
Reserve Disbursements YTD	64,654



**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION
BALANCE SHEET
08/31/2017**

ASSETS

OPERATING FUNDS		
US BANK - OPERATING CHECKING	\$ 142,576.50	
US BANK - OPERATING MM SAVINGS ACCOUNT	50,223.85	
DUE FROM RESERVES	14,526.66	

TOTAL OPERATING FUNDS		\$ 207,327.01
RESERVE FUNDS		
DUE TO OPERATING	\$ (14,526.66)	
CAPITAL ONE MMA	75,527.72	
MMA B OF I FEDERAL BANK	189,327.44	
UNION BANK - MM RESERVES	137,332.51	

TOTAL RESERVE FUNDS		\$ 387,661.01
TOTAL ASSETS		\$ 594,988.02
		=====

LIABILITIES & EQUITY

HOMEOWNERS EQUITY		
RESERVE EQUITY		
ACCUMULATED GENERAL	\$ 102,591.67	
CURRENT RESERVE ACTIVITY	(45,066.93)	
RESERVE INTEREST	70,408.27	
WORKING CAPITAL	210,678.00	
TRANSFER FEES	49,050.00	

TOTAL RESERVE EQUITY		\$ 387,661.01
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	\$ 206,115.28	
CURRENT SURPLUS (DEFICIT)	(43,855.20)	
CURRENT YEAR RESERVE EQUITY	45,066.93	

TOTAL SURPLUS (DEFICIT)		\$ 207,327.01

TOTAL LIABILITIES & EQUITY		\$ 594,988.02
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**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
08/31/2017**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
I N C O M E								
25,163.61	35,000	(9,836.39)	4000	ASSESSMENT INCOME	814,659.85	826,167	(11,507.15)	1,245,420
0.00	(500)	500.00	4000D	UNCOLLECTED ASSESSMENTS	0.00	(6,650)	6,650.00	(10,000)
17.05	15	2.05	4030	INTEREST INCOME	114.59	120	(5.41)	180
3,012.46	1,917	1,095.46	4050PL	PRE-LEGAL RECEIPTS	15,132.90	15,336	(203.10)	23,000
(814.54)	(1,667)	852.46	4050PR	PRE-LEGAL DISBURSEMENTS	(9,381.06)	(13,336)	3,954.94	(20,000)
0.00	0	0.00	4055	RECOVERY-COLLECTION	4,502.01	0	4,502.01	0
7,800.00	3,625	4,175.00	4300	WORKING CAPITAL	37,764.08	29,000	8,764.08	43,500
(9.40)	1,250	(1,259.40)	4900	VIOLATION FINES	8,475.83	10,000	(1,524.17)	15,000
4,333.97	2,500	1,833.97	4925	REIMBURSE EXPENSE	28,454.85	20,000	8,454.85	30,000
(2,246.67)	(2,247)	0.33	6010	GENERAL RESERVE TRANSFER	(17,974.02)	(17,976)	1.98	(26,960)
(16,666.67)	(16,667)	0.33	6010GOL	GOLF COURSE TRANSFER	(133,334.35)	(133,336)	1.65	(200,000)
<u>20,589.81</u>	<u>23,226</u>	<u>(2,636.19)</u>		TOTAL INCOME	<u>748,414.68</u>	<u>729,325</u>	<u>19,089.68</u>	<u>1,100,140</u>
E X P E N S E S								
A D M I N I S T R A T I V E								
1,000.00	1,000	0.00	5000	MANAGEMENT FEE	8,000.00	8,000	0.00	12,000
5,783.98	6,413	(629.02)	5003M	MANAGEMENT SALARIES/BURDEN	49,209.52	51,304	(2,094.48)	76,960
(40.00)	1,000	(1,040.00)	5009A	REBILL FEE EXPENSE	6,840.00	13,350	(6,510.00)	18,000
70.00	70	0.00	5009B	NSF FEE EXPENSE	315.00	735	(420.00)	1,015
0.00	15	(15.00)	5009D	DISCLOSURE STATEMENT	0.00	120	(120.00)	175
2,297.73	4,167	(1,869.27)	5010	LEGAL EXPENSE	45,060.24	33,336	11,724.24	50,000
1,811.70	250	1,561.70	5020	LIEN/COLLECTION COST	2,325.70	2,000	325.70	3,000
50.00	250	(200.00)	5020F	FILE REVIEW FEE	1,200.00	2,000	(800.00)	3,000
0.00	167	(167.00)	5020M	MONITOR TRUSTEE SALE	522.50	1,336	(813.50)	2,000
475.00	0	475.00	5020RR	FILE TRANSFER FEE EXPENSE	1,995.00	0	1,995.00	0
0.00	15	(15.00)	5020T	FORECLOSURE/TRUSTEE SALES	400.00	120	280.00	175
0.00	0	0.00	5030	AUDIT/TAX PREPARATION	675.00	675	0.00	675
35.00	35	0.00	5037	BANK CHARGES & CC FEES	280.00	280	0.00	420
0.00	0	0.00	5039	WEBSITE	767.38	400	367.38	400
446.40	1,000	(553.60)	5040	PRINTING/POSTAGE/MISC	13,450.63	8,000	5,450.63	12,000
0.00	0	0.00	5043	BILLING STATEMENTS	4,804.00	7,800	(2,996.00)	10,400
0.00	83	(83.00)	5046	NEWSLETTER	491.68	664	(172.32)	1,000
0.00	50	(50.00)	5048S	OFFICE SUPPLIES	229.63	400	(170.37)	600
125.00	292	(167.00)	5055	MEETING EXPENSE	2,355.86	2,336	19.86	3,500
(1,000.00)	1,500	(2,500.00)	5056	SOCIAL EVENTS EXPENSE	1,125.50	4,000	(2,874.50)	8,000
0.00	0	0.00	5070	PROPERTY TAXES	0.00	0	0.00	500
0.00	0	0.00	5080	CORPORATE TAXES	100.00	70	30.00	70
0.00	0	0.00	5090	INSURANCE	16,051.00	15,000	1,051.00	15,000
0.00	113	(113.00)	5096	STORAGE	6,810.79	904	5,906.79	1,350
(8.96)	50	(58.96)	5099	MISCELLANEOUS EXPENSE	104.20	400	(295.80)	600
<u>11,045.85</u>	<u>16,470</u>	<u>(5,424.15)</u>		TOTAL ADMINISTRATIVE	<u>163,113.63</u>	<u>153,230</u>	<u>9,883.63</u>	<u>220,840</u>
U T I L I T I E S								
25,235.76	21,300	3,935.76	5100	WATER/SEWER	73,376.51	66,500	6,876.51	136,000
188.16	175	13.16	5120	ELECTRIC	1,263.68	1,400	(136.32)	2,100
0.00	412	(412.00)	5151	PHONE	262.56	670	(407.44)	800
<u>25,423.92</u>	<u>21,887</u>	<u>3,536.92</u>		TOTAL UTILITIES	<u>74,902.75</u>	<u>68,570</u>	<u>6,332.75</u>	<u>138,900</u>
L A N D S C A P I N G								
19,800.00	19,800	0.00	5200	LANDSCAPE CONTRACT	158,400.00	158,400	0.00	237,600
1,528.62	900	628.62	5220	IRRIGATION REPAIRS	6,360.93	7,200	(839.07)	10,800
0.00	0	0.00	5222	BACKFLOW INSPECTION	0.00	2,000	(2,000.00)	2,000
0.00	0	0.00	5230	SHRUBS/TREES/FLOWERS	630.98	1,500	(869.02)	3,000
3,000.00	2,500	500.00	5233	FERTILIZER	35,175.00	20,000	15,175.00	30,000
0.00	0	0.00	5235	OVERSEEDING	780.00	0	780.00	5,000
0.00	400	(400.00)	5240	TREE TRIMMING/REMOVAL	14,771.35	13,800	971.35	25,000
1,554.59	750	804.59	5248	LANDSCAPE DUMP FEES	9,275.47	6,000	3,275.47	9,000
607.70	292	315.70	5249	LANDSCAPE-MISC	1,727.25	2,336	(608.75)	3,500
1,153.00	3,000	(1,847.00)	5277	PRE/POST EMERGENT	16,183.00	7,500	8,683.00	9,000



104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
08/31/2017

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
27,643.91	27,642	1.91		243,303.98	218,736	24,567.98	334,900
			TOTAL LANDSCAPE				
			G A T E S				
2,254.09	900	1,354.09	5500S SECURITY GAS	3,557.26	7,200	(3,642.74)	10,800
17,030.28	17,500	(469.72)	5513 PATROL SERVICE	145,279.46	140,000	5,279.46	210,000
(954.69)	500	(1,454.69)	5551 VEHICLE MAINTENANCE & FUEL	4,819.93	4,000	819.93	6,000
156.76	175	(18.24)	5552 SECURITY CELL PHONES	1,253.78	1,400	(146.22)	2,100
18,486.44	19,075	(588.56)	TOTAL GATES	154,910.43	152,600	2,310.43	228,900
			C O M M O N A R E A				
0.00	167	(167.00)	5700 BUILDING MAINTENANCE	425.05	1,336	(910.95)	2,000
50.00	1,917	(1,867.00)	5800 COMMON AREA MAINTENANCE/REPAIRS	7,044.11	15,336	(8,291.89)	23,000
255.00	250	5.00	5836 FOUNTAIN REPAIR & MAINTENANCE	3,883.00	2,000	1,883.00	3,000
1,150.00	1,550	(400.00)	5850 EXTERMINATING	18,190.00	12,400	5,790.00	18,600
0.00	0	0.00	5885 DRAINAGE EASEMENT	81,430.00	97,500	(16,070.00)	130,000
1,455.00	3,884	(2,429.00)	TOTAL COMMON AREA	110,972.16	128,572	(17,599.84)	176,600
84,055.12	88,958	(4,902.88)	TOTAL OPERATING EXPENSES	747,202.95	721,708	25,494.95	1,100,140
(63,465.31)	(65,732)	2,266.69	OPERATING FUND SURPLUS/(DEFICIT)	1,211.73	7,617	(6,405.27)	0
			GOLF COURSE FUND				
			I N C O M E				
0.00	16,667	(16,667.00)	7010GOL ALLOCATED GOLF COURSE INCOME	0.00	133,336	(133,336.00)	200,000
0.00	16,667	(16,667.00)	TOTAL GOLF COURSE FUND INCOME	0.00	133,336	(133,336.00)	200,000
0.00	16,667	(16,667.00)	TOTAL GOLF COURSE SURPLUS/(DEFICIT)	0.00	133,336	(133,336.00)	200,000
			R E S E R V E F U N D				
			I N C O M E				
2,246.67	2,247	(0.33)	7010 TRANSFER TO RESERVES	17,974.02	17,976	(1.98)	26,960
232.73	15	217.73	7034 INTEREST RESERVE FUND	1,613.22	120	1,493.22	180
2,479.40	2,262	217.40	TOTAL RESERVE INCOME	19,587.24	18,096	1,491.24	27,140
			E X P E N D I T U R E S				
2,526.66	0	2,526.66	8510 GENERAL RESERVE EXPENSE	4,654.17	0	4,654.17	0
12,000.00	0	12,000.00	8520 PAINTING	60,000.00	0	60,000.00	0
14,526.66	0	14,526.66	TOTAL RESERVE EXPENDITURES	64,654.17	0	64,654.17	0
(12,047.26)	2,262	(14,309.26)	RESERVE FUND SURPLUS/(DEFICIT)	(45,066.93)	18,096	(63,162.93)	27,140