



**AUGUSTA RANCH MASTER COMMUNITY
EXECUTIVE FINANCIAL SUMMARY
August 31, 2018**

Fiscal Year End: December 31, 2018

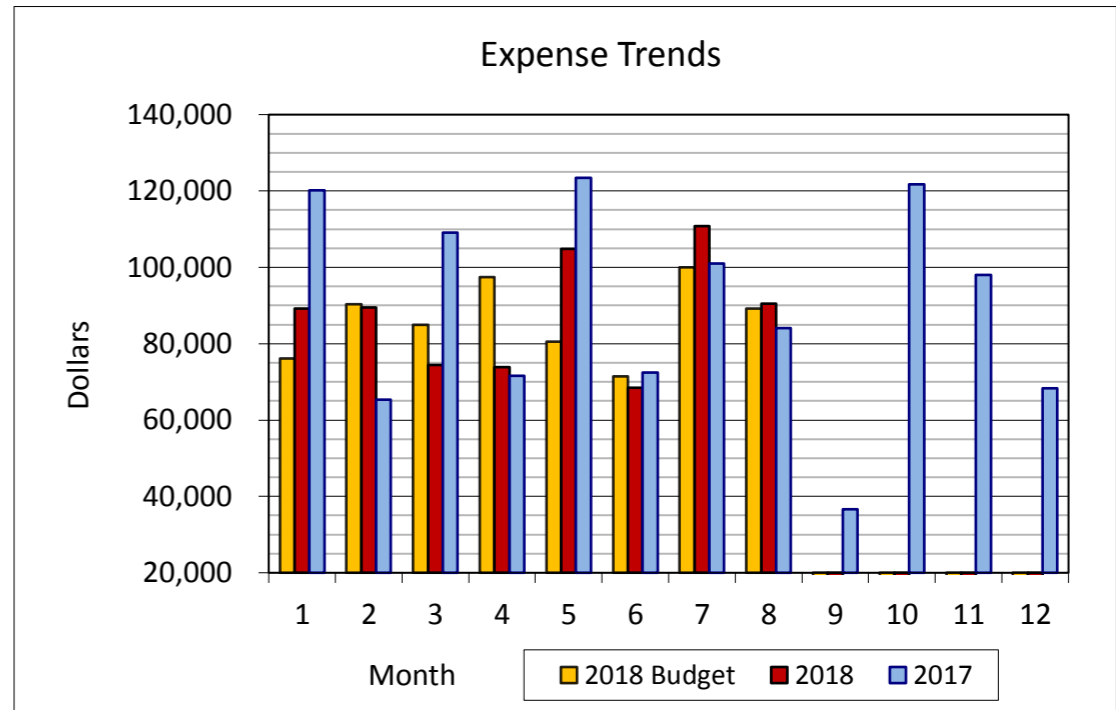
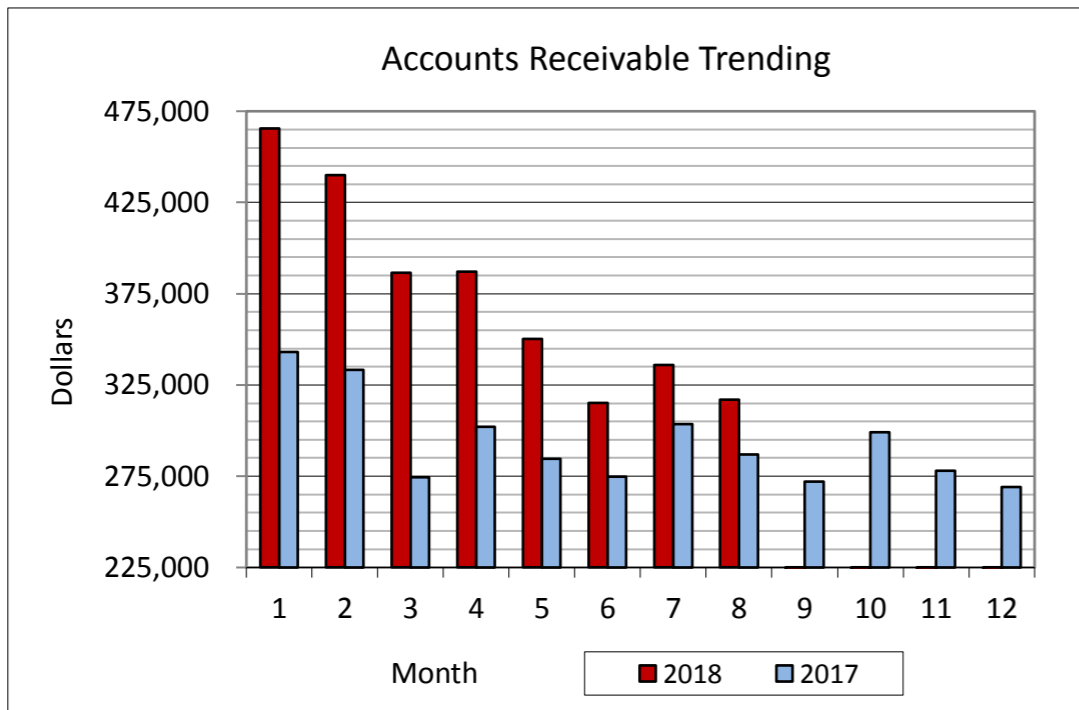
CASH SUMMARY

	Current Month August	Last Month July	Change This Month v. Last Month	Same Period Last Year	Change This Year v. Last Year
Operating Cash	217,703	294,493	(76,789)	207,327	10,376
Reserve Cash	366,403	364,150	2,253	387,661	(21,258)
Average Budgeted Expenses Per Month:	113,916				
Average Number of Months of Available Operating Cash:	1.91				

RECEIVABLES SUMMARY

Budgeted Assessments	36,630
Assessment Cash Received in August 2018	27,338

	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	11,802	6,135	5,666	13,087	(1,285)
31-60 Days	4,103	46,594	(42,491)	8,484	(4,381)
61-90 Days	26,419	4,497	21,922	26,786	(366)
91-180 Days	18,574	19,225	(651)	21,126	(2,552)
181-365 Days	53,964	62,321	(8,358)	37,717	16,247
Over 365 Days	202,186	197,096	5,090	179,792	22,393
<u>Total Accounts Receivable</u>	317,047	335,868	(18,821)	286,991	30,055
Prepaid Assessments	(97,872)	(92,310)	(5,561)	(91,932)	(5,940)



OPERATING EXPENSE SUMMARY

	Current Month Expenses	YTD Expenses	YTD Budget	YTD Variance Positive/ (Negative)
Administrative	13,185	153,650	167,148	13,498
Utilities	20,240	83,402	71,952	(11,450)
Landscaping	35,492	285,506	278,849	(6,657)
Gates	18,734	162,682	154,344	(8,338)
Common Area	2,882	16,530	17,936	1,406
<i>Total Operating Expenses before Reserve Contributions:</i>	90,534	701,771	690,229	(11,542)

RESERVE SUMMARY

Contributions to Reserves this Month:	3,333
Contributions to Reserves YTD	26,667
Earnings on Reserve Funds YTD	2,159
Reserve Disbursements this Month	1,256
Reserve Disbursements YTD	43,468



**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION
BALANCE SHEET
08/31/2018**

ASSETS

OPERATING FUNDS

US BANK - OPERATING CHECKING	\$ 94,150.56	
US BANK - OPERATING MM SAVINGS ACCOUNT	110,657.60	
DUE FROM RESERVES	1,256.00	
DUE FROM GOLF	11,639.20	

TOTAL OPERATING FUNDS		\$ 217,703.36

RESERVE FUNDS

DUE TO OPERATING CAPITAL ONE MMA	\$ (1,256.00)	
LUTHER BURBANK	140,760.39	
	226,898.62	

TOTAL RESERVE FUNDS		\$ 366,403.01

TOTAL ASSETS		\$ 584,106.37
		=====

LIABILITIES & EQUITY

HOMEOWNERS EQUITY

RESERVE EQUITY

ACCUMULATED GENERAL	\$ 48,340.41	
CURRENT RESERVE ACTIVITY	(14,642.20)	
RESERVE INTEREST	72,976.80	
WORKING CAPITAL	210,678.00	
TRANSFER FEES	49,050.00	

TOTAL RESERVE EQUITY		\$ 366,403.01

OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	\$ 255,401.96	
CURRENT SURPLUS (DEFICIT)	(52,340.80)	
CURRENT YEAR RESERVE EQUITY	14,642.20	

TOTAL SURPLUS (DEFICIT)		\$ 217,703.36

TOTAL LIABILITIES & EQUITY		\$ 584,106.37
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**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
08/31/2018**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
I N C O M E								
\$ 27,337.61	\$ 36,630	\$ (9,292.39)	4000	ASSESSMENT INCOME	\$ 857,012.21	\$ 852,797	\$ 4,215.21	\$ 1,282,050
0.00	(500)	500.00	4000D	UNCOLLECTED ASSESSMENTS	0.00	(6,650)	6,650.00	(10,000)
136.18	12	124.18	4030	INTEREST INCOME	366.57	96	270.57	144
1,038.50	1,750	(711.50)	4050PL	PRE-LEGAL RECEIPTS	15,131.71	14,000	1,131.71	21,000
(1,102.86)	(1,500)	397.14	4050PR	PRE-LEGAL DISBURSEMENTS	(16,292.87)	(12,000)	(4,292.87)	(18,000)
9,000.00	3,900	5,100.00	4300	WORKING CAPITAL	41,100.00	31,200	9,900.00	46,800
550.00	1,250	(700.00)	4900	VIOLATION FINES	6,158.68	10,000	(3,841.32)	15,000
0.00	0	0.00	4920	TRANSMITTERS	36.00	0	36.00	0
2,827.96	2,500	327.96	4925	REIMBURSE EXPENSE	17,901.02	20,000	(2,098.98)	30,000
(3,333.33)	(3,333)	(0.33)	6010	GENERAL RESERVE TRANSFER	(26,666.64)	(26,664)	(2.64)	(40,000)
0.00	0	0.00	6010G	ADTN'L GOLF COURSE CONTRIBUTION	(49,000.00)	0	(49,000.00)	0
(22,709.33)	(22,709)	(0.33)	6010GOL	GOLF COURSE TRANSFER	(181,674.64)	(181,672)	(2.64)	(272,512)
\$ 13,744.73	\$ 18,000	\$ (4,255.27)		TOTAL INCOME	\$ 664,072.04	\$ 701,107	\$ (37,034.96)	\$ 1,054,482
E X P E N S E S								
A D M I N I S T R A T I V E								
\$ 2,208.00	\$ 2,200	\$ 8.00	5000	MANAGEMENT FEE	\$ 17,664.00	\$ 17,600	\$ 64.00	\$ 26,400
8,934.44	6,443	2,491.44	5003M	MANAGEMENT SALARIES/BURDEN	53,234.43	51,544	1,690.43	77,310
0.00	2,500	(2,500.00)	5009A	REBILL FEE EXPENSE	6,400.00	7,500	(1,100.00)	10,000
0.00	50	(50.00)	5009B	NSF FEE EXPENSE	140.00	400	(260.00)	600
0.00	4,167	(4,167.00)	5010	LEGAL EXPENSE	9,245.34	33,336	(24,090.66)	50,000
0.00	183	(183.00)	5020F	FILE REVIEW FEE	900.00	1,464	(564.00)	2,200
47.50	100	(52.50)	5020M	MONITOR TRUSTEE SALE	665.00	800	(135.00)	1,200
95.00	250	(155.00)	5020RR	FILE TRANSFER FEE EXPENSE	1,710.00	2,000	(290.00)	3,000
0.00	58	(58.00)	5020T	FORECLOSURE/TRUSTEE SALES	0.00	464	(464.00)	700
0.00	0	0.00	5030	AUDIT/TAX PREPARATION	7,500.00	7,500	0.00	7,500
35.00	35	0.00	5037	BANK CHARGES & CC FEES	280.00	280	0.00	420
0.00	0	0.00	5039	WEBSITE	386.00	400	(14.00)	400
29.65	417	(387.35)	5040	PRINTING/POSTAGE/MISC	6,362.38	3,336	3,026.38	5,000
36.25	0	36.25	5043	BILLING STATEMENTS	7,266.25	7,500	(233.75)	10,000
75.64	83	(7.36)	5046	NEWSLETTER	613.92	664	(50.08)	1,000
0.00	42	(42.00)	5048S	OFFICE SUPPLIES	135.72	336	(200.28)	504
186.49	292	(105.51)	5055	MEETING EXPENSE	2,547.94	2,424	123.94	3,300
1,075.49	1,500	(424.51)	5056A	SOCIAL EVENT EXPENSE	18,705.45	10,500	8,205.45	40,000
488.00	333	155.00	5059V	VIOLATION NOTICES	2,634.00	2,664	(30.00)	4,000
0.00	0	0.00	5070	PROPERTY TAXES	0.00	0	0.00	450
0.00	0	0.00	5080	CORPORATE TAXES	135.00	100	35.00	100
(26.00)	0	(26.00)	5090	INSURANCE	16,294.00	16,000	294.00	16,000
0.00	42	(42.00)	5099	MISCELLANEOUS EXPENSE	830.91	336	494.91	500
\$ 13,185.46	\$ 18,695	\$ (5,509.54)		TOTAL ADMINISTRATIVE	\$ 153,650.34	\$ 167,148	\$ (13,497.66)	\$ 260,584
U T I L I T I E S								
\$ 20,058.24	\$ 21,300	\$ (1,241.76)	5100	WATER/SEWER	\$ 81,924.15	\$ 69,800	\$ 12,124.15	\$ 143,850
182.24	180	2.24	5120	ELECTRIC	1,201.74	1,440	(238.26)	2,160
0.00	450	(450.00)	5151	PHONE	275.68	712	(436.32)	800
\$ 20,240.48	\$ 21,930	\$ (1,689.52)		TOTAL UTILITIES	\$ 83,401.57	\$ 71,952	\$ 11,449.57	\$ 146,810
L A N D S C A P I N G								
\$ 20,502.00	\$ 20,502	\$ 0.00	5200	LANDSCAPE CONTRACT	\$ 163,368.00	\$ 164,016	\$ (648.00)	\$ 246,018
820.00	667	153.00	5220	IRRIGATION REPAIRS	14,293.64	5,336	8,957.64	8,000
0.00	0	0.00	5222	BACKFLOW INSPECTION	1,250.00	1,500	(250.00)	1,500
0.00	0	0.00	5230	SHRUBS/TREES/FLOWERS	766.64	750	16.64	1,500
12,880.00	4,000	8,880.00	5233	FERTILIZER	73,255.00	60,475	12,780.00	75,000
0.00	0	0.00	5235	OVERSEEDING	0.00	0	0.00	2,000
640.00	833	(193.00)	5240	TREE TRIMMING/REMOVAL	13,136.00	21,668	(8,532.00)	25,000
650.00	813	(163.00)	5248	LANDSCAPE DUMP FEES	9,017.55	6,504	2,513.55	9,750
0.00	275	(275.00)	5249	LANDSCAPE-MISC	859.49	2,200	(1,340.51)	3,300
0.00	0	0.00	5277	PRE/POST EMERGENT	9,560.00	16,400	(6,840.00)	16,600



**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
08/31/2018**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
\$ 35,492.00	\$ 27,090	\$ 8,402.00					
			TOTAL LANDSCAPE	\$ 285,506.32	\$ 278,849	\$ 6,657.32	\$ 388,668
			G A T E S				
\$ 1,247.00	\$ 800	\$ 447.00	5500S SECURITY GAS	\$ 8,878.02	\$ 6,400	\$ 2,478.02	\$ 9,600
17,217.99	17,500	(282.01)	5513 PATROL SERVICE	146,348.16	140,000	6,348.16	210,000
66.98	833	(766.02)	5551 VEHICLE MAINTENANCE & FUEL	5,781.62	6,664	(882.38)	10,000
201.75	160	41.75	5552 SECURITY CELL PHONES	1,674.57	1,280	394.57	1,920
\$ 18,733.72	\$ 19,293	\$ (559.28)	TOTAL GATES	\$ 162,682.37	\$ 154,344	\$ 8,338.37	\$ 231,520
			COMMON AREA				
\$ 0.00	\$ 125	\$ (125.00)	5700 BUILDING MAINTENANCE	\$ 158.00	\$ 1,000	\$ (842.00)	\$ 1,500
2,377.22	1,250	1,127.22	5800 COMMON AREA MAINTENANCE/REPAIRS	8,589.04	10,000	(1,410.96)	15,000
105.00	417	(312.00)	5836 FOUNTAIN REPAIR & MAINTENANCE	1,213.00	3,336	(2,123.00)	5,000
400.00	450	(50.00)	5850 EXTERMINATING	6,570.00	3,600	2,970.00	5,400
\$ 2,882.22	\$ 2,242	\$ 640.22	TOTAL COMMON AREA	\$ 16,530.04	\$ 17,936	\$ (1,405.96)	\$ 26,900
\$ 90,533.88	\$ 89,250	\$ 1,283.88	TOTAL OPERATING EXPENSES	\$ 701,770.64	\$ 690,229	\$ 11,541.64	\$ 1,054,482
\$ (76,789.15)	\$ (71,250)	\$ (5,539.15)	OPERATING FUND SURPLUS/(DEFICIT)	\$ (37,698.60)	\$ 10,878	\$ (48,576.60)	\$ 0
			RESERVE FUND				
			I N C O M E				
\$ 3,333.33	\$ 3,333	\$ 0.33	7010 TRANSFER FROM OPERATING	\$ 26,666.64	\$ 26,664	\$ 2.64	\$ 40,000
175.85	0	175.85	7034 INTEREST RESERVE FUND	2,159.01	0	2,159.01	0
\$ 3,509.18	\$ 3,333	\$ 176.18	TOTAL RESERVE INCOME	\$ 28,825.65	\$ 26,664	\$ 2,161.65	\$ 40,000
			EXPENDITURES				
\$ 1,256.00	\$ 0	\$ 1,256.00	8510 GENERAL RESERVE EXPENSE	\$ 31,682.85	\$ 0	\$ 31,682.85	\$ 0
0.00	0	0.00	8520 PAINTING	11,785.00	0	11,785.00	0
\$ 1,256.00	\$ 0	\$ 1,256.00	TOTAL RESERVE EXPENDITURES	\$ 43,467.85	\$ 0	\$ 43,467.85	\$ 0
\$ 2,253.18	\$ 3,333	\$ (1,079.82)	RESERVE FUND SURPLUS/(DEFICIT)	\$ (14,642.20)	\$ 26,664	\$ (41,306.20)	\$ 40,000