



**AUGUSTA RANCH MASTER COMMUNITY
EXECUTIVE FINANCIAL SUMMARY
August 31, 2019**

Fiscal Year End: December 31, 2019

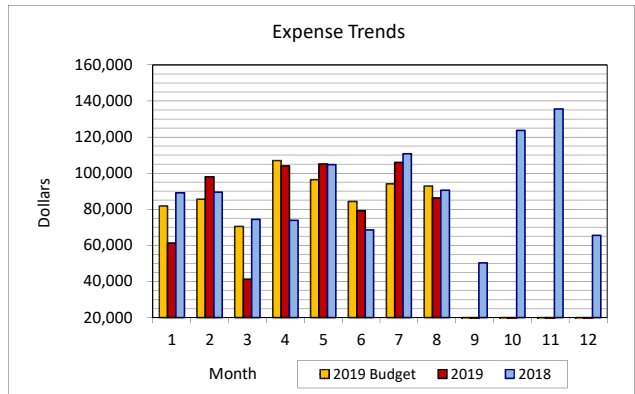
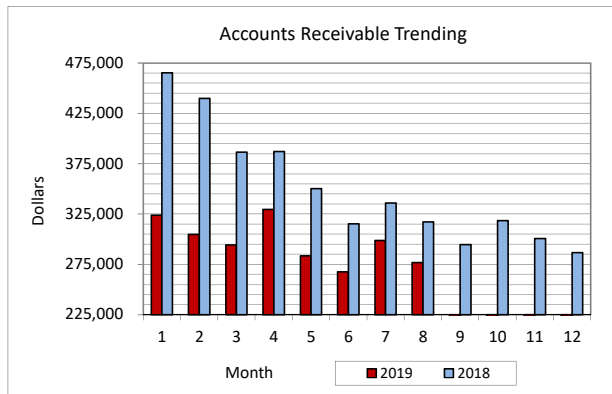
CASH SUMMARY

	Current Month August	Last Month July	Change This Month v. Last Month	Same Period Last Year	Change This Year v. Last Year
Operating Cash	327,259	405,363	(78,104)	217,703	109,556
Reserve Cash	400,160	393,388	6,772	366,403	33,757
Average Budgeted Expenses Per Month:	121,057				
Average Number of Months of Available Operating Cash:	2.70				

RECEIVABLES SUMMARY

Budgeted Assessments	35,000
Assessment Cash Received in August 2019	23,223

	Current	Same Period Last Month	Change This Month v. Last Month	Same Period Last Year	Change This Year v. Last Year
<i>Accounts Receivable</i>					
0-30 Days	9,124	10,561	(1,437)	11,802	(2,678)
31-60 Days	8,511	51,938	(43,427)	4,103	4,408
61-90 Days	34,053	9,228	24,826	26,419	7,634
91-180 Days	23,501	22,125	1,376	18,574	4,928
181-365 Days	24,455	26,613	(2,158)	53,964	(29,509)
Over 365 Days	177,139	178,346	(1,207)	202,186	(25,046)
<i>Total Accounts Receivable</i>	276,784	298,810	(22,026)	317,047	(40,263)
Prepaid Assessments	(97,133)	(93,239)	(3,893)	(97,872)	739



OPERATING EXPENSE SUMMARY

	Current Month Expenses	YTD Expenses	YTD Budget	YTD Variance Positive/ (Negative)
Administrative	995	138,674	156,969	18,295
Utilities	25,018	73,077	80,248	7,171
Landscaping	38,750	285,296	291,445	6,149
Gates	19,273	169,305	167,652	(1,653)
Common Area	2,234	15,096	16,360	1,264
<i>Total Operating Expenses before Reserve Contributions:</i>	86,269	681,449	712,674	31,225

RESERVE SUMMARY

Contributions to Reserves this Month:	6,767
Contributions to Reserves YTD	54,133
Earnings on Reserve Funds YTD	4,942
Reserve Disbursements this Month	-
Reserve Disbursements YTD	14,687



**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION
BALANCE SHEET
08/31/2019**

ASSETS

OPERATING FUNDS

US BANK - OPERATING CHECKING	\$ 187,102.24	
US BANK - OPERATING MM SAVINGS ACCOUNT	112,516.53	
DUE FROM RESERVES	599.97	
DUE FROM GOLF	27,040.27	

TOTAL OPERATING FUNDS		\$ 327,259.01

RESERVE FUNDS

DUE TO OPERATING	\$ (599.97)	
CAPITAL ONE MMA	169,384.57	
LUTHER BURBANK	231,375.76	

TOTAL RESERVE FUNDS		\$ 400,160.36

TOTAL ASSETS		\$ 727,419.37
		=====

LIABILITIES & EQUITY

HOMEOWNERS EQUITY

RESERVE EQUITY

ACCUMULATED GENERAL	\$ 18,590.79	
CURRENT RESERVE ACTIVITY	44,388.11	
RESERVE INTEREST	77,453.46	
WORKING CAPITAL	210,678.00	
TRANSFER FEES	49,050.00	

TOTAL RESERVE EQUITY		\$ 400,160.36

OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	\$ 204,741.12	
CURRENT SURPLUS (DEFICIT)	166,906.00	
CURRENT YEAR RESERVE EQUITY	(44,388.11)	

TOTAL SURPLUS (DEFICIT)		\$ 327,259.01

TOTAL LIABILITIES & EQUITY		\$ 727,419.37
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104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
08/31/2019

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
\$ 22,733.16	\$ 35,000	\$ (12,266.84)	4000	ASSESSMENT INCOME	\$ 943,764.90	\$ 942,000	\$ 1,764.90	\$ 1,392,700
0.00	(500)	500.00	4000D	UNCOLLECTED ASSESSMENTS	0.00	(6,650)	6,650.00	(10,000)
148.02	15	133.02	4030	INTEREST INCOME	1,281.13	120	1,161.13	180
2,447.50	1,750	697.50	4050PL	PRE-LEGAL RECEIPTS	21,966.63	14,000	7,966.63	21,000
0.00	(1,750)	1,750.00	4050PR	PRE-LEGAL DISBURSEMENTS	(20,746.44)	(14,000)	(6,746.44)	(21,000)
6,790.00	3,900	2,890.00	4300	WORKING CAPITAL	39,300.00	31,200	8,100.00	46,800
(340.00)	625	(965.00)	4900	VIOLATION FINES	34,642.15	5,000	29,642.15	7,500
36.00	0	36.00	4920	GATE TRANSMITTERS	71.00	0	71.00	0
0.00	0	0.00	4922	KEYS	75.00	0	75.00	0
7,214.11	2,083	5,131.11	4925	REIMBURSE EXPENSE	30,526.69	16,664	13,862.69	25,000
(6,766.58)	(6,767)	0.42	6010	GENERAL RESERVE TRANSFER	(54,132.64)	(54,136)	3.36	(81,199)
(24,097.68)	(24,098)	0.32	6010GOL	GOLF COURSE TRANSFER	(192,781.44)	(192,784)	2.56	(289,172)
\$ 8,164.53	\$ 10,258	\$ (2,093.47)		TOTAL INCOME	\$ 803,966.98	\$ 741,414	\$ 62,552.98	\$ 1,091,809
E X P E N S E S								
A D M I N I S T R A T I V E								
\$ 2,421.32	\$ 2,760	\$ (338.68)	5000	MANAGEMENT FEE	\$ 19,370.56	\$ 22,080	\$ (2,709.44)	\$ 33,120
3,099.01	6,402	(3,302.99)	5003M	MANAGEMENT SALARIES/BURDEN	53,110.68	51,216	1,894.68	76,823
0.00	2,500	(2,500.00)	5009A	REBILL FEE EXPENSE	7,140.00	7,500	(360.00)	10,000
0.00	35	(35.00)	5009B	NSF FEE EXPENSE	210.00	280	(70.00)	420
2,037.50	2,500	(462.50)	5010	LEGAL EXPENSE	16,753.07	20,000	(3,246.93)	30,000
(6,924.70)	0	(6,924.70)	5020	LIEN/COLLECTION COST	(6,924.70)	0	(6,924.70)	0
0.00	167	(167.00)	5020F	FILE REVIEW FEE	400.00	1,336	(936.00)	2,000
0.00	100	(100.00)	5020M	MONITOR TRUSTEE SALE	380.00	800	(420.00)	1,200
0.00	250	(250.00)	5020RR	FILE TRANSFER FEE EXPENSE	1,940.00	2,000	(60.00)	3,000
0.00	0	0.00	5020T	FORECLOSURE/TRUSTEE SALES	200.00	0	200.00	0
0.00	0	0.00	5030	AUDIT/TAX PREPARATION	7,500.00	8,000	(500.00)	8,000
35.00	35	0.00	5037	BANK CHARGES & CC FEES	280.00	280	0.00	420
0.00	0	0.00	5039	WEBSITE	515.90	400	115.90	400
0.00	250	(250.00)	5040	PRINTING/POSTAGE/MISC	5,655.80	7,250	(1,594.20)	10,000
0.00	833	(833.00)	5043	BILLING STATEMENTS	7,313.75	6,664	649.75	10,000
83.64	83	0.64	5046	NEWSLETTER	644.91	664	(19.09)	1,000
0.00	125	(125.00)	5047D	COMPUTER SUPPORT	0.00	1,000	(1,000.00)	1,500
0.00	33	(33.00)	5048S	OFFICE SUPPLIES	141.61	264	(122.39)	400
126.99	300	(173.01)	5055	MEETING EXPENSE	2,871.08	2,400	471.08	3,300
116.51	0	116.51	5056A	SOCIAL EVENT EXPENSE	18,731.62	21,500	(2,768.38)	40,000
0.00	333	(333.00)	5059V	VIOLATION NOTICES	160.00	2,664	(2,504.00)	4,000
0.00	0	0.00	5065F	ACC FILING FEE	30.00	0	30.00	0
0.00	0	0.00	5070	PROPERTY TAXES	0.00	0	0.00	450
0.00	0	0.00	5080	CORPORATE TAXES	1,329.96	135	1,194.96	135
0.00	67	(67.00)	5099	MISCELLANEOUS EXPENSE	1,406.04	536	870.04	800
0.00	0	0.00	5099PY	PRIOR YEAR ADJUSTMENT/EXP	(486.00)	0	(486.00)	0
\$ 995.27	\$ 16,773	\$ (15,777.73)		TOTAL ADMINISTRATIVE	\$ 138,674.28	\$ 156,969	\$ (18,294.72)	\$ 236,968
U T I L I T I E S								
\$ 24,825.77	\$ 21,300	\$ 3,525.77	5100	WATER/SEWER	\$ 71,580.51	\$ 78,200	\$ (6,619.49)	\$ 152,250
191.77	167	24.77	5120	ELECTRIC	1,220.58	1,336	(115.42)	2,000
0.00	450	(450.00)	5151	PHONE	275.69	712	(436.31)	800
\$ 25,017.54	\$ 21,917	\$ 3,100.54		TOTAL UTILITIES	\$ 73,076.78	\$ 80,248	\$ (7,171.22)	\$ 155,050
L A N D S C A P I N G								
\$ 22,175.00	\$ 20,865	\$ 1,310.00	5200	LANDSCAPE CONTRACT	\$ 166,776.00	\$ 164,838	\$ 1,938.00	\$ 248,098
140.51	2,083	(1,942.49)	5220	IRRIGATION REPAIRS	3,897.58	16,664	(12,766.42)	25,000
0.00	0	0.00	5222	BACKFLOW INSPEC/RRPS	1,425.00	1,500	(75.00)	1,500
0.00	0	0.00	5230	SHRUBS/TREES/FLOWERS	2,850.99	750	2,100.99	1,500
13,800.00	5,800	8,000.00	5233	FERTILIZER	83,432.50	64,425	19,007.50	85,025
0.00	833	(833.00)	5240	TREE TRIMMING/REMOVAL	2,833.00	21,668	(18,835.00)	25,000
2,133.69	1,083	1,050.69	5248	LANDSCAPE DUMP FEES	9,731.54	8,664	1,067.54	13,000
0.00	250	(250.00)	5249	LANDSCAPE-MISC	159.83	2,000	(1,840.17)	3,000



**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
08/31/2019**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
500.55	1,367	(866.45)	5277	PRE/POST EMERGENT	14,190.05	10,936	3,254.05	16,400
\$ 38,749.75	\$ 32,281	\$ 6,468.75		TOTAL LANDSCAPE	\$ 285,296.49	\$ 291,445	\$ (6,148.51)	\$ 418,523
G A T E S								
\$ 1,148.99	\$ 917	\$ 231.99	5500S	SECURITY GAS	\$ 8,830.91	\$ 7,336	\$ 1,494.91	\$ 11,000
17,166.18	17,837	(670.82)	5513	PATROL SERVICE	151,643.84	151,196	447.84	222,541
833.27	1,000	(166.73)	5551	VEHICLE MAINTENANCE & FUEL	7,837.90	8,000	(162.10)	12,000
124.17	140	(15.83)	5552	SECURITY CELL PHONES	992.65	1,120	(127.35)	1,680
\$ 19,272.61	\$ 19,894	\$ (621.39)		TOTAL GATES	\$ 169,305.30	\$ 167,652	\$ 1,653.30	\$ 247,221
C O M M O N A R E A								
\$ 0.00	\$ 125	\$ (125.00)	5700	BUILDING MAINTENANCE	\$ 801.96	\$ 1,000	\$ (198.04)	\$ 1,500
1,348.53	1,083	265.53	5800	COMMON AREA MAINTENANCE/REPAIRS	8,294.28	8,664	(369.72)	13,000
335.00	333	2.00	5836	FOUNTAIN REPAIR & MAINTENANCE	1,220.00	2,664	(1,444.00)	4,000
550.00	504	46.00	5850	EXTERMINATING	4,780.00	4,032	748.00	6,050
\$ 2,233.53	\$ 2,045	\$ 188.53		TOTAL COMMON AREA	\$ 15,096.24	\$ 16,360	\$ (1,263.76)	\$ 24,550
\$ 86,268.70	\$ 92,910	\$ (6,641.30)		TOTAL OPERATING EXPENSES	\$ 681,449.09	\$ 712,674	\$ (31,224.91)	\$ 1,082,312
\$ (78,104.17)	\$ (82,652)	\$ 4,547.83		OPERATING FUND SURPLUS/(DEFICIT)	\$ 122,517.89	\$ 28,740	\$ 93,777.89	\$ 9,497
R E S E R V E F U N D								
I N C O M E								
\$ 6,766.58	\$ 6,767	\$ (0.42)	7010	TRANSFER FROM OPERATING	\$ 54,132.64	\$ 54,136	\$ (3.36)	\$ 81,199
605.65	0	605.65	7034	INTEREST RESERVE FUND	4,941.98	0	4,941.98	0
\$ 7,372.23	\$ 6,767	\$ 605.23		TOTAL RESERVE INCOME	\$ 59,074.62	\$ 54,136	\$ 4,938.62	\$ 81,199
E X P E N D I T U R E S								
\$ 599.97	\$ 0	\$ 599.97	8510	GENERAL RESERVE EXPENSE	\$ 14,686.51	\$ 0	\$ 14,686.51	\$ 0
\$ 599.97	\$ 0	\$ 599.97		TOTAL RESERVE EXPENDITURES	\$ 14,686.51	\$ 0	\$ 14,686.51	\$ 0
\$ 6,772.26	\$ 6,767	\$ 5.26		RESERVE FUND SURPLUS/(DEFICIT)	\$ 44,388.11	\$ 54,136	\$ (9,747.89)	\$ 81,199