



**AUGUSTA RANCH MASTER COMMUNITY  
EXECUTIVE FINANCIAL SUMMARY  
December 31, 2015**

Fiscal Year End: December 31, 2015

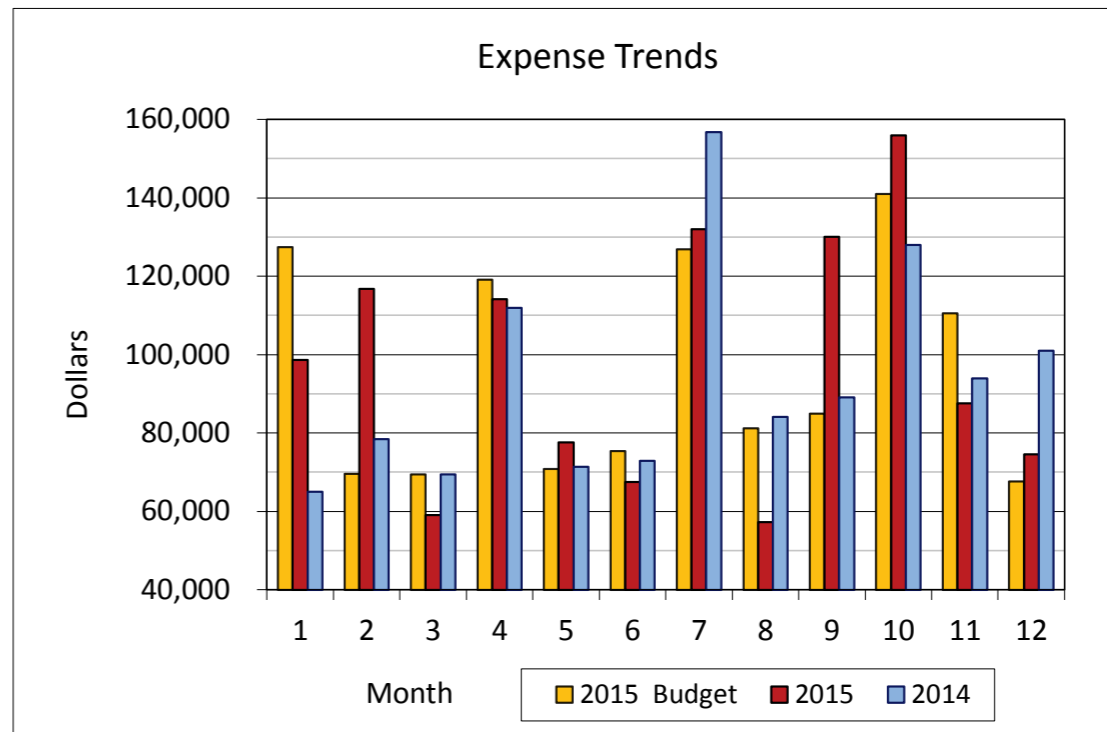
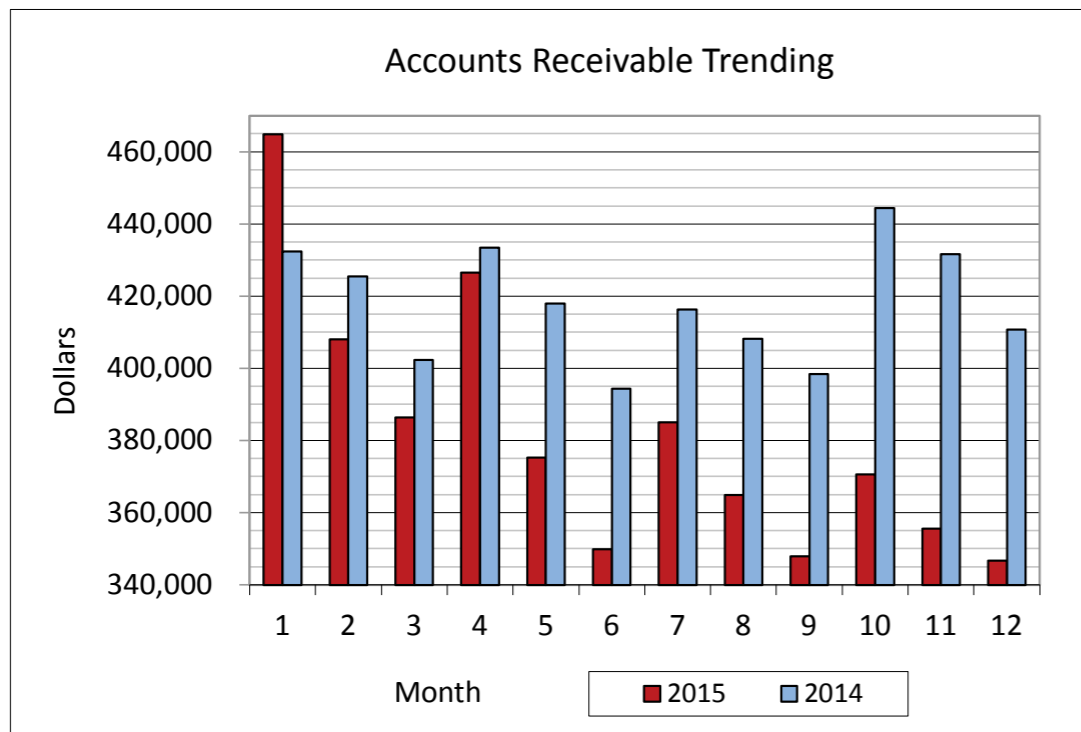
**CASH SUMMARY**

	<u>Current Month December</u>	<u>Last Month November</u>	<u>Change This Month v. Last Month</u>	<u>Same Period Last Year</u>	<u>Change This Year v. Last Year</u>
Operating Cash	269,651	197,320	72,331	164,092	105,559
Reserve Cash	363,661	363,627	33	369,627	(5,967)
Average Budgeted Expenses Per Month:	98,287				
Average Number of Months of Available Operating Cash:	2.74				

**RECEIVABLES SUMMARY**

Budgeted Assessments	118,585
Assessment Cash Received For: December 2015	139,375

	<u>Current</u>	<u>Same Period Last Month</u>	<u>Change This Month v. Last Month</u>	<u>Same Period Last Year</u>	<u>Change This Year v. Last Year</u>
<u>Accounts Receivable</u>					
0-30 Days	10,310	12,302	(1,992)	3,632	6,678
31-60 Days	8,748	7,098	1,650	9,524	(775)
61-90 Days	5,198	24,106	(18,908)	3,407	1,791
91-180 Days	25,576	22,029	3,547	53,753	(28,177)
181-365 Days	38,282	32,011	6,271	55,711	(17,429)
Over 365 Days	258,573	258,015	558	284,700	(26,127)
<u>Total Accounts Receivable</u>	346,687	355,561	(8,874)	410,727	(64,039)
Prepaid Assessments	(219,081)	(87,603)	(131,478)	(186,555)	(32,526)



**OPERATING EXPENSE SUMMARY**

	<u>Current Month Expenses</u>	<u>YTD Expenses</u>	<u>YTD Budget</u>	<u>YTD Variance Positive/ (Negative)</u>
Administrative	17,190	226,819	223,306	(3,513)
Utilities	13,797	126,402	103,600	(22,802)
Landscaping	24,916	365,750	368,014	2,264
Gates	17,309	215,960	209,877	(6,083)
Common Area	1,313	236,063	239,000	2,937
<i>Total Operating Expenses before Reserve Contributions:</i>	74,525	1,170,994	1,143,797	(27,197)

**RESERVE SUMMARY**

Contributions to Reserves this Month:	2,973
Contributions to Reserves YTD	53,643
Earnings on Reserve Funds YTD	3,095
Reserve Disbursements this Month	3,653
Reserve Disbursements YTD	29,967



**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION  
BALANCE SHEET  
12/31/2015**

**ASSETS**

<b>OPERATING FUNDS</b>		
MANAGER'S OPERATING	\$ 2,928.77	
US BANK - OPERATING CHECKING	86,786.59	
US BANK - OPERATING MM SAVINGS ACCOUNT	179,935.54	
DUE TO RESERVES	(96.54)	
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<b>TOTAL OPERATING FUNDS</b>		<b>\$ 269,554.36</b>
<b>RESERVE FUNDS</b>		
MUTUAL/OMAHA MOB .95% 01/02/16	\$ 252,414.41	
DUE FROM OPERATING	96.54	
CAPITAL ONE MMA	77,546.08	
MMA OPUS BANK	33,700.08	
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<b>TOTAL RESERVE FUNDS</b>		<b>\$ 363,757.11</b>
<b>OTHER ASSETS</b>		
DRAINAGE EASEMENT ADVANCEMENT	\$ 18,500.00	
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<b>TOTAL OTHER ASSETS</b>		<b>\$ 18,500.00</b>
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<b>TOTAL ASSETS</b>		<b>\$ 651,811.47</b>
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**LIABILITIES & EQUITY**

<b>HOMEOWNERS EQUITY</b>		
<b>RESERVE EQUITY</b>		
ACCUMULATED GENERAL	\$ 9,505.11	
CURRENT RESERVE ACTIVITY	26,771.14	
RESERVE INTEREST	67,752.86	
WORKING CAPITAL	210,678.00	
TRANSFER FEES	49,050.00	
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<b>TOTAL RESERVE EQUITY</b>		<b>\$ 363,757.11</b>
<b>OPERATING SURPLUS (DEFICIT)</b>		
ACCUMULATED SURPLUS (DEFICIT)	\$ 217,232.75	
CURRENT SURPLUS (DEFICIT)	97,592.75	
CURRENT YEAR RESERVE EQUITY	(26,771.14)	
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**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION  
BALANCE SHEET  
12/31/2015**

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<b>TOTAL SURPLUS (DEFICIT)</b>	<b>\$ 288,054.36</b>
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 651,811.47</b>
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**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION  
STATEMENT OF REVENUES & EXPENSES  
12/31/2015**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>I N C O M E</b>								
\$ 139,374.75	\$ 118,585	\$ 20,789.75	4000	ASSESSMENT INCOME	\$ 1,179,490.40	\$ 1,120,585	\$ 58,905.40	\$ 1,120,585
0.00	(3,200)	3,200.00	4000D	UNCOLLECTED ASSESSMENTS	0.00	(41,349)	41,349.00	(41,349)
41.65	17	24.65	4030	INTEREST INCOME	252.22	204	48.22	204
723.85	0	723.85	4050PL	PRE-LEGAL RECEIPTS	6,361.65	0	6,361.65	0
(1,325.60)	0	(1,325.60)	4050PR	PRE-LEGAL DISBURSEMENTS	(4,740.64)	0	(4,740.64)	0
3,803.36	0	3,803.36	4055	RECOVERY-COLLECTION	3,803.36	0	3,803.36	0
2,500.00	2,750	(250.00)	4300	WORKING CAPITAL	41,250.00	33,000	8,250.00	33,000
1,798.54	1,000	798.54	4900	VIOLATION FINES	26,232.89	12,000	14,232.89	12,000
0.00	0	0.00	4920	TRANSMITTERS	40.00	0	40.00	0
3,046.94	4,587	(1,540.06)	4925	REIMBURSE EXPENSE	42,768.28	55,000	(12,231.72)	55,000
(2,973.00)	(2,973)	0.00	6010	GENERAL RESERVE TRANSFER	(35,643.00)	(35,643)	0.00	(35,643)
0.00	0	0.00	6096	ADDITIONAL RESERVE CONTRIBUTIONS	(18,000.00)	0	(18,000.00)	0
<u>\$ 146,990.49</u>	<u>\$ 120,766</u>	<u>\$ 26,224.49</u>		<b>TOTAL INCOME</b>	<u>\$ 1,241,815.16</u>	<u>\$ 1,143,797</u>	<u>\$ 98,018.16</u>	<u>\$ 1,143,797</u>
<b>E X P E N S E S</b>								
<b>A D M I N I S T R A T I V E</b>								
\$ 500.00	\$ 6,113	\$ (5,613.00)	5000	MANAGEMENT FEE	\$ 19,356.00	\$ 69,881	\$ (50,525.00)	\$ 69,881
5,379.08	0	5,379.08	5003M	MANAGEMENT SALARIES/BURDEN	43,688.62	0	43,688.62	0
0.00	0	0.00	5005	RESERVE STUDY	1,325.00	0	1,325.00	0
392.60	900	(507.40)	5009A	REBILL FEE EXPENSE	17,121.99	11,000	6,121.99	11,000
105.00	35	70.00	5009B	NSF FEE EXPENSE	790.00	805	(15.00)	805
0.00	10	(10.00)	5009D	DISCLOSURE STATEMENT	140.00	175	(35.00)	175
5,550.35	3,337	2,213.35	5010	LEGAL EXPENSE	43,038.83	40,000	3,038.83	40,000
190.00	663	(473.00)	5020	LIEN/COLLECTION COST	6,627.61	8,000	(1,372.39)	8,000
300.00	0	300.00	5020F	FILE REVIEW FEE	1,250.00	0	1,250.00	0
118.75	125	(6.25)	5020M	MONITOR TRUSTEE SALE	885.29	1,500	(614.71)	1,500
0.00	113	(113.00)	5020T	FORECLOSURE/TRUSTEE SALES	575.00	1,400	(825.00)	1,400
0.00	0	0.00	5030	AUDIT/TAX PREPARATION	675.00	675	0.00	675
(35.00)	0	(35.00)	5034	EDUCATION/SEMINARS	0.00	0	0.00	0
70.00	0	70.00	5037	BANK CHARGES & CC FEES	385.00	0	385.00	0
0.00	0	0.00	5039	WEBSITE	708.63	360	348.63	360
5.39	1,000	(994.61)	5040	PRINTING/POSTAGE/MISC	7,402.12	12,000	(4,597.88)	12,000
1.25	0	1.25	5043	BILLING STATEMENTS	9,686.00	10,400	(714.00)	10,400
2,258.42	2,436	(177.58)	5046	NEWSLETTER	9,039.63	9,750	(710.37)	9,750
364.97	250	114.97	5048S	OFFICE SUPPLIES	620.01	3,000	(2,379.99)	3,000
556.16	250	306.16	5055	MEETING EXPENSE	4,065.97	3,000	1,065.97	3,000
1,143.92	0	1,143.92	5056	SOCIAL EVENTS EXPENSE	37,913.06	35,000	2,913.06	35,000
0.00	0	0.00	5070	PROPERTY TAXES	443.90	500	(56.10)	500
0.00	0	0.00	5080	CORPORATE TAXES	60.00	60	0.00	60
0.00	0	0.00	5090	INSURANCE	17,066.00	14,000	3,066.00	14,000
256.68	100	156.68	5096	STORAGE	1,566.49	1,200	366.49	1,200
32.34	50	(17.66)	5099	MISCELLANEOUS EXPENSE	2,388.54	600	1,788.54	600
<u>\$ 17,189.91</u>	<u>\$ 15,382</u>	<u>\$ 1,807.91</u>		<b>TOTAL ADMINISTRATIVE</b>	<u>\$ 226,818.69</u>	<u>\$ 223,306</u>	<u>\$ 3,512.69</u>	<u>\$ 223,306</u>
<b>U T I L I T I E S</b>								
\$ 13,680.88	\$ 3,600	\$ 10,080.88	5100	WATER/SEWER	\$ 124,012.52	\$ 95,000	\$ 29,012.52	\$ 95,000
116.11	175	(58.89)	5120	ELECTRIC	1,892.68	2,100	(207.32)	2,100
0.00	87	(87.00)	5142	FIRE PROTECTION	0.00	1,000	(1,000.00)	1,000
0.00	462	(462.00)	5151	PHONE	496.72	5,500	(5,003.28)	5,500
<u>\$ 13,796.99</u>	<u>\$ 4,324</u>	<u>\$ 9,472.99</u>		<b>TOTAL UTILITIES</b>	<u>\$ 126,401.92</u>	<u>\$ 103,600</u>	<u>\$ 22,801.92</u>	<u>\$ 103,600</u>
<b>L A N D S C A P I N G</b>								
\$ 19,000.00	\$ 24,503	\$ (5,503.00)	5200	LANDSCAPE CONTRACT	\$ 288,512.65	\$ 294,014	\$ (5,501.35)	\$ 294,014
691.00	1,000	(309.00)	5220	IRRIGATION REPAIRS	12,207.53	12,000	207.53	12,000
0.00	0	0.00	5222	BACKFLOW INSPECTION	2,944.47	2,500	444.47	2,500
0.00	0	0.00	5230	SHRUBS/TREES/FLOWERS	7,062.02	10,000	(2,937.98)	10,000
4,500.00	1,250	3,250.00	5233	FERTILIZER	11,750.00	15,000	(3,250.00)	15,000
0.00	0	0.00	5235	OVERSEEDING	4,950.00	4,500	450.00	4,500
725.00	0	725.00	5240	TREE TRIMMING/REMOVAL	36,360.08	25,000	11,360.08	25,000



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STATEMENT OF REVENUES & EXPENSES  
12/31/2015**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
0.00	413	(413.00)	5249	LANDSCAPE-MISC	1,962.78	5,000	(3,037.22)	5,000
\$ 24,916.00	\$ 27,166	\$ (2,250.00)		TOTAL LANDSCAPE	\$ 365,749.53	\$ 368,014	\$ (2,264.47)	\$ 368,014
G A T E S								
\$ 1,228.88	\$ 1,300	\$ (71.12)	5500S	SECURITY GAS	\$ 9,721.78	\$ 15,600	\$ (5,878.22)	\$ 15,600
15,633.38	15,099	534.38	5513	PATROL SERVICE	193,324.76	181,177	12,147.76	181,177
180.19	913	(732.81)	5551	VEHICLE MAINTENANCE & FUEL	10,088.09	11,000	(911.91)	11,000
266.84	175	91.84	5552	SECURITY CELL PHONES	2,825.74	2,100	725.74	2,100
\$ 17,309.29	\$ 17,487	\$ (177.71)		TOTAL GATES	\$ 215,960.37	\$ 209,877	\$ 6,083.37	\$ 209,877
C O M M O N A R E A								
\$ 634.00	\$ 2,087	\$ (1,453.00)	5800	COMMON AREA MAINTENANCE/REPAIRS	\$ 17,810.44	\$ 25,000	\$ (7,189.56)	\$ 25,000
0.00	250	(250.00)	5825	SIGN REMOVAL	50.00	3,000	(2,950.00)	3,000
279.16	250	29.16	5836	FOUNTAIN REPAIR & MAINTENANCE	2,687.61	3,000	(312.39)	3,000
400.00	663	(263.00)	5850	EXTERMINATING	15,514.99	8,000	7,514.99	8,000
0.00	0	0.00	5885	DRAINAGE EASEMENT	200,000.00	200,000	0.00	200,000
\$ 1,313.16	\$ 3,250	\$ (1,936.84)		TOTAL COMMON AREA	\$ 236,063.04	\$ 239,000	\$ (2,936.96)	\$ 239,000
\$ 74,525.35	\$ 67,609	\$ 6,916.35		TOTAL OPERATING EXPENSES	\$ 1,170,993.55	\$ 1,143,797	\$ 27,196.55	\$ 1,143,797
\$ 72,465.14	\$ 53,157	\$ 19,308.14		OPERATING FUND SURPLUS/(DEFICIT)	\$ 70,821.61	\$ 0	\$ 70,821.61	\$ 0
R E S E R V E F U N D								
I N C O M E								
\$ (250.00)	\$ 0	\$ (250.00)	7004T	RESERVE RESALE TRANSFER FEE	\$ 0.00	\$ 0	\$ 0.00	\$ 0
2,973.00	2,973	0.00	7010	TRANSFER TO RESERVES	35,643.00	35,643	0.00	35,643
829.45	0	829.45	7034	INTEREST RESERVE FUND	3,094.84	0	3,094.84	0
0.00	0	0.00	7096	ADDITIONAL CONTRIBUTIONS	18,000.00	0	18,000.00	0
\$ 3,552.45	\$ 2,973	\$ 579.45		TOTAL RESERVE INCOME	\$ 56,737.84	\$ 35,643	\$ 21,094.84	\$ 35,643
E X P E N D I T U R E S								
\$ 0.00	\$ 0	\$ 0.00	8510	GENERAL RESERVE EXPENSE	\$ 12,100.00	\$ 0	\$ 12,100.00	\$ 0
3,653.46	0	3,653.46	8520	PAINTING	14,255.63	0	14,255.63	0
0.00	0	0.00	8527	STREET MAINTENANCE	3,611.07	0	3,611.07	0
\$ 3,653.46	\$ 0	\$ 3,653.46		TOTAL RESERVE EXPENDITURES	\$ 29,966.70	\$ 0	\$ 29,966.70	\$ 0
\$ (101.01)	\$ 2,973	\$ (3,074.01)		RESERVE FUND SURPLUS/(DEFICIT)	\$ 26,771.14	\$ 35,643	\$ (8,871.86)	\$ 35,643