



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

Fiscal Year End: December 31, 2016

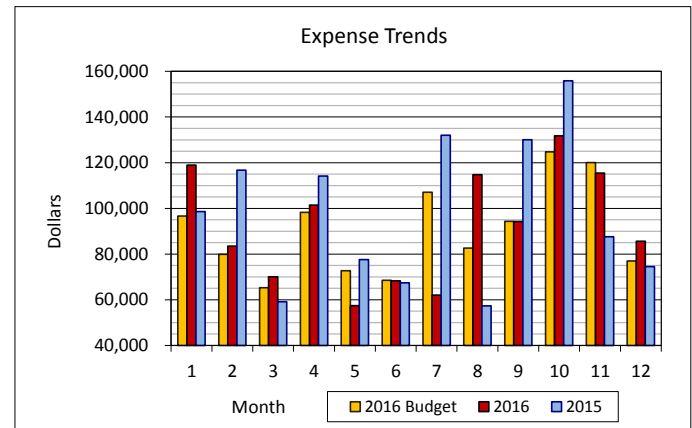
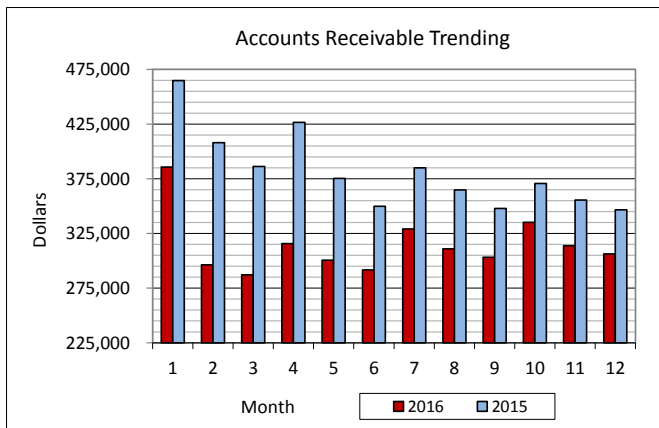
**CASH SUMMARY**

	Current Month December	Last Month November	Change This Month v. Last Month	Same Period Last Year	Change This Year v. Last Year
Operating Cash	174,115	148,577	25,538	269,651	(95,536)
Reserve Cash	608,289	601,160	7,129	363,661	244,628
Average Budgeted Expenses Per Month:	109,435				
Average Number of Months of Available Operating Cash:	1.59				

**RECEIVABLES SUMMARY**

Budgeted Assessments	119,254
Assessment Cash Received during: December 2016	132,398

	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	4,521	8,950	(4,429)	10,310	(5,789)
31-60 Days	5,708	7,325	(1,617)	8,748	(3,041)
61-90 Days	8,734	29,604	(20,870)	5,198	3,536
91-180 Days	35,909	25,794	10,115	25,576	10,332
181-365 Days	44,163	41,924	2,239	38,282	5,881
Over 365 Days	207,352	200,209	7,143	258,573	(51,221)
<u>Total Accounts Receivable</u>	306,387	313,805	(7,418)	346,687	(40,301)
Prepaid Assessments	(203,373)	(78,651)	(124,722)	(219,081)	15,709



**OPERATING EXPENSE SUMMARY**

	Current Month Expenses	YTD Expenses	YTD Budget	YTD Variance Positive/ (Negative)
Administrative	23,527	243,404	261,445	18,041
Utilities	19,753	140,232	132,512	(7,720)
Landscaping	29,793	331,994	301,000	(30,994)
Gates	9,516	208,831	214,554	5,723
Common Area	3,046	179,067	177,600	(1,467)
<b>Total Operating Expenses before Reserve Contributions:</b>	<b>85,636</b>	<b>1,103,529</b>	<b>1,087,111</b>	<b>(16,418)</b>

**RESERVE SUMMARY**

Contributions to Reserves this Month:	2,176
Contributions to Reserves YTD	106,112
Earnings on Reserve Funds YTD	2,655
Reserve Disbursements this Month	12,000
Reserve Disbursements YTD	39,240



**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION  
BALANCE SHEET  
12/31/2016**

**ASSETS**

<b>OPERATING FUNDS</b>		
MANAGER'S OPERATING	\$ 3,295.65	
US BANK - OPERATING CHECKING	108,710.37	
US BANK - OPERATING MM SAVINGS ACCOUNT	50,109.26	
DUE FROM RESERVES	12,000.00	
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<b>TOTAL OPERATING FUNDS</b>		<b>\$ 174,115.28</b>
<b>RESERVE FUNDS</b>		
DUE TO OPERATING	\$ (12,000.00)	
CAPITAL ONE MMA	137,356.85	
GREEN BANK MMA	175,560.68	
MMA B OF I FEDERAL BANK	170,493.71	
UNION BANK - MM RESERVES	136,878.04	
	-----	
<b>TOTAL RESERVE FUNDS</b>		<b>\$ 608,289.28</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>
		-----
<b>TOTAL ASSETS</b>		<b>\$ 800,904.56</b>
		=====

**LIABILITIES & EQUITY**

<b>HOMEOWNERS EQUITY</b>		
<b>RESERVE EQUITY</b>		
ACCUMULATED GENERAL	\$ 36,276.25	
CURRENT RESERVE ACTIVITY	244,532.17	
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>\$ 608,289.28</b>
<b>OPERATING SURPLUS (DEFICIT)</b>		
ACCUMULATED SURPLUS (DEFICIT)	\$ 288,054.36	
CURRENT SURPLUS (DEFICIT)	149,093.09	
CURRENT YEAR RESERVE EQUITY	(244,532.17)	



**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION  
BALANCE SHEET  
12/31/2016**

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**TOTAL SURPLUS (DEFICIT)**

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**\$ 192,615.28**  
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**TOTAL LIABILITIES & EQUITY**

**\$ 800,904.56**  
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**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION**  
**STATEMENT OF REVENUES & EXPENSES**  
**12/31/2016**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>I N C O M E</b>								
132,606.18	119,254	13,352.18	4000	ASSESSMENT INCOME	1,220,900.54	1,229,254	(8,353.46)	1,229,254
0.00	(500)	500.00	4000D	UNCOLLECTED ASSESSMENTS	0.00	(11,205)	11,205.00	(11,205)
9.65	14	(4.35)	4030	INTEREST INCOME	174.72	168	6.72	168
1,378.59	0	1,378.59	4050PL	PRE-LEGAL RECEIPTS	15,861.72	0	15,861.72	0
0.00	0	0.00	4050PR	PRE-LEGAL DISBURSEMENTS	(13,996.37)	0	(13,996.37)	0
3,250.00	2,750	500.00	4300	WORKING CAPITAL	46,350.00	33,000	13,350.00	33,000
624.65	1,250	(625.35)	4900	VIOLATION FINES	14,872.49	15,000	(127.51)	15,000
0.00	0	0.00	4920	TRANSMITTERS	(54.00)	0	(54.00)	0
2,647.67	3,913	(1,265.33)	4925	REIMBURSE EXPENSE	43,597.28	47,000	(3,402.72)	47,000
(2,176.00)	(2,170)	(6.00)	6010	GENERAL RESERVE TRANSFER	(26,112.00)	(26,106)	(6.00)	(26,106)
(27,167.00)	(16,663)	(10,504.00)	6010GOL	GOLF COURSE TRANSFER	(213,504.32)	(200,000)	(13,504.32)	(200,000)
0.00	0	0.00	6096	ADDITIONAL RESERVE CONTRIBUTIONS	(80,000.00)	0	(80,000.00)	0
<u>111,173.74</u>	<u>107,848</u>	<u>3,325.74</u>		<b>TOTAL INCOME</b>	<u>1,008,090.06</u>	<u>1,087,111</u>	<u>(79,020.94)</u>	<u>1,087,111</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>								
520.00	519	1.00	5000	MANAGEMENT FEE	6,180.00	6,250	(70.00)	6,250
8,598.15	6,144	2,454.15	5003M	MANAGEMENT SALARIES/BURDEN	80,025.35	73,750	6,275.35	73,750
40.00	1,000	(960.00)	5009A	REBILL FEE EXPENSE	15,874.92	16,000	(125.08)	16,000
0.00	35	(35.00)	5009B	NSF FEE EXPENSE	1,157.03	805	352.03	805
0.00	10	(10.00)	5009D	DISCLOSURE STATEMENT	66.02	175	(108.98)	175
5,949.05	4,875	1,074.05	5010	LEGAL EXPENSE	40,842.16	58,500	(17,657.84)	58,500
2,909.53	663	2,246.53	5020	LIEN/COLLECTION COST	12,294.51	8,000	4,294.51	8,000
300.00	0	300.00	5020F	FILE REVIEW FEE	1,950.00	0	1,950.00	0
237.50	50	187.50	5020M	MONITOR TRUSTEE SALE	2,137.50	600	1,537.50	600
600.00	41	559.00	5020T	FORECLOSURE/TRUSTEE SALES	1,200.00	525	675.00	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	420.00	420	0.00	420
155.33	0	155.33	5039	WEBSITE	571.64	360	211.64	360
3,282.83	1,000	2,282.83	5040	PRINTING/POSTAGE/MISC	10,707.13	12,000	(1,292.87)	12,000
0.00	0	0.00	5043	BILLING STATEMENTS	7,173.75	10,400	(3,226.25)	10,400
70.24	2,436	(2,365.76)	5046	NEWSLETTER	674.77	9,750	(9,075.23)	9,750
85.31	100	(14.69)	5048S	OFFICE SUPPLIES	283.10	1,200	(916.90)	1,200
194.27	288	(93.73)	5055	MEETING EXPENSE	2,566.52	3,500	(933.48)	3,500
430.62	0	430.62	5056	SOCIAL EVENTS EXPENSE	41,217.95	38,000	3,217.95	38,000
0.00	0	0.00	5070	PROPERTY TAXES	437.46	500	(62.54)	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
119.27	105	14.27	5096	STORAGE	1,225.80	1,260	(34.20)	1,260
0.00	25	(25.00)	5099	MISCELLANEOUS EXPENSE	824.43	300	524.43	300
<u>23,527.10</u>	<u>17,326</u>	<u>6,201.10</u>		<b>TOTAL ADMINISTRATIVE</b>	<u>243,404.58</u>	<u>261,445</u>	<u>(18,040.42)</u>	<u>261,445</u>
<b>U T I L I T I E S</b>								
19,599.37	17,000	2,599.37	5100	WATER/SEWER	137,421.99	130,000	7,421.99	130,000
153.83	175	(21.17)	5120	ELECTRIC	2,021.09	2,100	(78.91)	2,100
0.00	0	0.00	5151	PHONE	788.81	412	376.81	412
<u>19,753.20</u>	<u>17,175</u>	<u>2,578.20</u>		<b>TOTAL UTILITIES</b>	<u>140,231.89</u>	<u>132,512</u>	<u>7,719.89</u>	<u>132,512</u>
<b>L A N D S C A P I N G</b>								
19,800.00	17,525	2,275.00	5200	LANDSCAPE CONTRACT	232,000.00	210,300	21,700.00	210,300
0.00	0	0.00	5200Y	YARD MAINT (GARDENER	0.00	1,800	(1,800.00)	1,800
1,172.08	1,000	172.08	5220	IRRIGATION REPAIRS	8,316.93	12,000	(3,683.07)	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	2,441.86	3,500	(1,058.14)	3,500
3,200.00	837	2,363.00	5233	FERTILIZER	29,190.00	10,000	19,190.00	10,000
0.00	0	0.00	5235	OVERSEEDING	5,250.00	5,000	250.00	5,000
2,161.90	0	2,161.90	5240	TREE TRIMMING/REMOVAL	25,487.40	35,000	(9,512.60)	35,000
0.00	0	0.00	5247	AERATION	0.00	3,000	(3,000.00)	3,000



**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION  
STATEMENT OF REVENUES & EXPENSES  
12/31/2016**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
1,083.90	663	420.90	5248	LANDSCAPE DUMP FEES	13,280.05	8,000	5,280.05	8,000
1,300.00	413	887.00	5249	LANDSCAPE-MISC	3,299.97	5,000	(1,700.03)	5,000
<u>1,075.00</u>	<u>0</u>	<u>1,075.00</u>	<u>5277</u>	<u>PRE/POST EMERGENT</u>	<u>11,412.50</u>	<u>4,400</u>	<u>7,012.50</u>	<u>4,400</u>
29,792.88	20,438	9,354.88		TOTAL LANDSCAPE	331,993.99	301,000	30,993.99	301,000
G A T E S								
1,097.51	900	197.51	5500S	SECURITY GAS	8,484.77	10,800	(2,315.23)	10,800
8,007.19	16,299	(8,291.81)	5513	PATROL SERVICE	191,802.16	195,654	(3,851.84)	195,654
232.96	500	(267.04)	5551	VEHICLE MAINTENANCE & FUEL	6,198.41	6,000	198.41	6,000
<u>178.42</u>	<u>175</u>	<u>3.42</u>	<u>5552</u>	<u>SECURITY CELL PHONES</u>	<u>2,345.49</u>	<u>2,100</u>	<u>245.49</u>	<u>2,100</u>
9,516.08	17,874	(8,357.92)		TOTAL GATES	208,830.83	214,554	(5,723.17)	214,554
C O M M O N A R E A								
375.00	250	125.00	5700	BUILDING MAINTENANCE	857.22	3,000	(2,142.78)	3,000
1,396.47	778	618.47	5800	COMMON AREA MAINTENANCE/REPAIRS	8,690.35	9,380	(689.65)	9,380
0.00	330	(330.00)	5806C	TOT LOT MAINTENANCE CONTRACT	1,350.00	8,020	(6,670.00)	8,020
0.00	100	(100.00)	5830	SIGN MAINT	127.80	1,200	(1,072.20)	1,200
475.00	250	225.00	5836	FOUNTAIN REPAIR & MAINTENANCE	2,877.21	3,000	(122.79)	3,000
800.00	1,550	(750.00)	5850	EXTERMINATING	15,600.00	18,600	(3,000.00)	18,600
0.00	100	(100.00)	5880	LIGHT MAINTENANCE	802.00	1,200	(398.00)	1,200
0.00	800	(800.00)	5881	OTHER	1,263.27	3,200	(1,936.73)	3,200
<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>5885</u>	<u>DRAINAGE EASEMENT</u>	<u>147,500.00</u>	<u>130,000</u>	<u>17,500.00</u>	<u>130,000</u>
3,046.47	4,158	(1,111.53)		TOTAL COMMON AREA	179,067.85	177,600	1,467.85	177,600
<u>85,635.73</u>	<u>76,971</u>	<u>8,664.73</u>		<u>TOTAL OPERATING EXPENSES</u>	<u>1,103,529.14</u>	<u>1,087,111</u>	<u>16,418.14</u>	<u>1,087,111</u>
25,538.01	30,877	(5,338.99)		OPERATING FUND SURPLUS/(DEFICIT)	(95,439.08)	0	(95,439.08)	0
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>16,663</u>	<u>4.00</u>	7010GOL	ALLOCATED GOLF COURSE INCOME	<u>175,004.32</u>	<u>200,000</u>	<u>(24,995.68)</u>	<u>200,000</u>
<u>16,667.00</u>	<u>16,663</u>	<u>4.00</u>		<u>TOTAL GOLF COURSE FUND INCOME</u>	<u>175,004.32</u>	<u>200,000</u>	<u>(24,995.68)</u>	<u>200,000</u>
<u>16,667.00</u>	<u>16,663</u>	<u>4.00</u>		<u>TOTAL GOLF COURSE SURPLUS/(DEFICIT)</u>	<u>175,004.32</u>	<u>200,000</u>	<u>(24,995.68)</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	2,170	6.00	7010	TRANSFER TO RESERVES	26,112.00	26,106	6.00	26,106
286.57	0	286.57	7034	INTEREST RESERVE FUND	2,655.41	0	2,655.41	0
<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>7096</u>	<u>ADDITIONAL CONTRIBUTIONS</u>	<u>80,000.00</u>	<u>0</u>	<u>80,000.00</u>	<u>0</u>
<u>2,462.57</u>	<u>2,170</u>	<u>292.57</u>		<u>TOTAL RESERVE INCOME</u>	<u>108,767.41</u>	<u>26,106</u>	<u>82,661.41</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	6,320.00	0	6,320.00	0
12,000.00	0	12,000.00	8520	PAINING	29,989.66	0	29,989.66	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>	<u>8543</u>	<u>TOT LOT</u>	<u>1,216.46</u>	<u>0</u>	<u>1,216.46</u>	<u>0</u>
12,000.00	0	12,000.00		TOTAL RESERVE EXPENDITURES	39,239.56	0	39,239.56	0



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 12/31/2016

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<u>(9,537.43)</u>	<u>2,170</u>	<u>(11,707.43)</u>	RESERVE FUND SURPLUS/(DEFICIT)	<u>69,527.85</u>	<u>26,106</u>	<u>43,421.85</u>	<u>26,106</u>