



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

Fiscal Year End: December 31, 2017

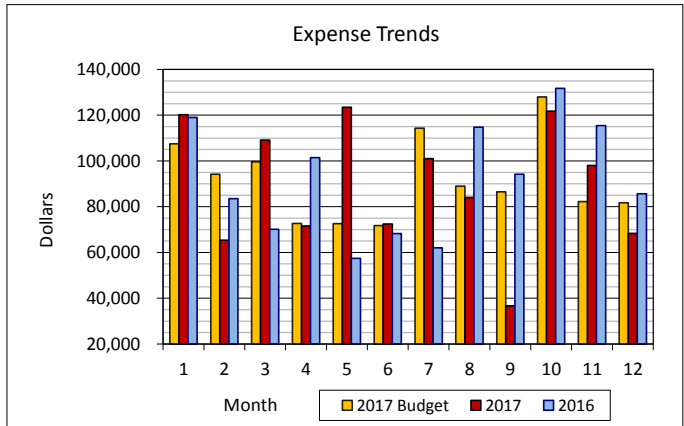
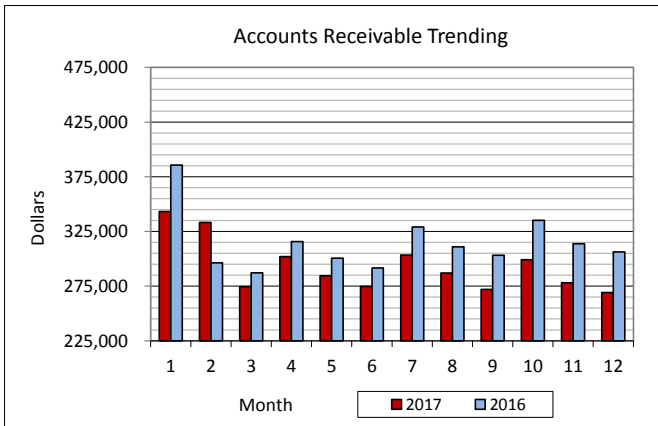
CASH SUMMARY

	Current Month December	Last Month November	Change This Month v. Last Month	Same Period Last Year	Change This Year v. Last Year
Operating Cash	255,402	222,554	32,848	174,115	81,287
Reserve Cash	381,045	379,405	1,640	608,289	(227,244)
Average Budgeted Expenses Per Month:	110,592				
Average Number of Months of Available Operating Cash:	2.31				

RECEIVABLES SUMMARY

Budgeted Assessments	119,253
Assessment Cash Received in December 2017	114,098

	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	4,709	8,061	(3,352)	4,521	188
31-60 Days	6,666	5,080	1,586	5,708	958
61-90 Days	2,945	23,125	(20,180)	8,734	(5,789)
91-180 Days	30,115	24,565	5,549	35,909	(5,794)
181-365 Days	41,334	33,957	7,378	44,163	(2,829)
Over 365 Days	183,453	183,233	221	207,352	(23,899)
<u>Total Accounts Receivable</u>	269,222	278,020	(8,798)	306,387	(37,165)
Prepaid Assessments	(187,073)	(81,059)	(106,014)	(203,373)	16,299



OPERATING EXPENSE SUMMARY

	Current Month Expenses	YTD Expenses	YTD Budget	YTD Variance Positive/ (Negative)
Administrative	10,301	227,385	220,840	(6,545)
Utilities	15,981	150,153	138,900	(11,253)
Landscaping	33,196	353,247	334,900	(18,347)
Gates	8,744	221,883	228,900	7,017
Common Area	155	119,418	176,600	57,182
Total Operating Expenses before Reserve Contributions:	68,376	1,072,086	1,100,140	28,054

RESERVE SUMMARY

Contributions to Reserves this Month:	2,247
Contributions to Reserves YTD	26,961
Earnings on Reserve Funds YTD	2,569
Reserve Disbursements this Month	846
Reserve Disbursements YTD	81,212



**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION
BALANCE SHEET
12/31/2017**

ASSETS

OPERATING FUNDS		
US BANK - OPERATING CHECKING	\$ 200,836.34	
US BANK - OPERATING MM SAVINGS ACCOUNT	50,291.03	
DUE FROM RESERVES	4,274.59	

TOTAL OPERATING FUNDS		\$ 255,401.96
RESERVE FUNDS		
DUE TO OPERATING	\$ (4,274.59)	
CAPITAL ONE MMA	48,746.29	
MMA B OF I FEDERAL BANK	198,834.26	
UNION BANK - MM RESERVES	137,739.25	

TOTAL RESERVE FUNDS		\$ 381,045.21
TOTAL ASSETS		\$ 636,447.17
		=====

LIABILITIES & EQUITY

HOMEOWNERS EQUITY		
RESERVE EQUITY		
ACCUMULATED GENERAL	\$ 102,591.67	
CURRENT RESERVE ACTIVITY	(51,682.73)	
RESERVE INTEREST	70,408.27	
WORKING CAPITAL	210,678.00	
TRANSFER FEES	49,050.00	

TOTAL RESERVE EQUITY		\$ 381,045.21
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	\$ 206,115.28	
CURRENT SURPLUS (DEFICIT)	(2,396.05)	
CURRENT YEAR RESERVE EQUITY	51,682.73	

TOTAL SURPLUS (DEFICIT)		\$ 255,401.96

TOTAL LIABILITIES & EQUITY		\$ 636,447.17
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**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
12/31/2017**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
I N C O M E								
114,098.46	119,253	(5,154.54)	4000	ASSESSMENT INCOME	1,234,881.36	1,245,420	(10,538.64)	1,245,420
0.00	(500)	500.00	4000D	UNCOLLECTED ASSESSMENTS	0.00	(10,000)	10,000.00	(10,000)
17.08	15	2.08	4030	INTEREST INCOME	181.77	180	1.77	180
1,967.58	1,913	54.58	4050PL	PRE-LEGAL RECEIPTS	22,938.75	23,000	(61.25)	23,000
(2,081.00)	(1,663)	(418.00)	4050PR	PRE-LEGAL DISBURSEMENTS	(19,648.02)	(20,000)	351.98	(20,000)
0.00	0	0.00	4055	RECOVERY-COLLECTION	6,443.29	0	6,443.29	0
2,700.00	3,625	(925.00)	4300	WORKING CAPITAL	52,714.08	43,500	9,214.08	43,500
1,796.78	1,250	546.78	4900	VIOLATION FINES	13,873.25	15,000	(1,126.75)	15,000
1,638.27	2,500	(861.73)	4925	REIMBURSE EXPENSE	36,950.14	30,000	6,950.14	30,000
(2,246.67)	(2,243)	(3.67)	6010	GENERAL RESERVE TRANSFER	(26,960.70)	(26,960)	(0.70)	(26,960)
<u>(16,666.67)</u>	<u>(16,663)</u>	<u>(3.67)</u>	6010GOL	GOLF COURSE TRANSFER	<u>(200,001.03)</u>	<u>(200,000)</u>	<u>(1.03)</u>	<u>(200,000)</u>
<u>101,223.83</u>	<u>107,487</u>	<u>(6,263.17)</u>		TOTAL INCOME	<u>1,121,372.89</u>	<u>1,100,140</u>	<u>21,232.89</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	12,000.00	12,000	0.00	12,000
5,793.13	6,417	(623.87)	5003M	MANAGEMENT SALARIES/BURDEN	72,354.62	76,960	(4,605.38)	76,960
0.00	1,000	(1,000.00)	5009A	REBILL FEE EXPENSE	9,140.00	18,000	(8,860.00)	18,000
105.00	70	35.00	5009B	NSF FEE EXPENSE	455.00	1,015	(560.00)	1,015
0.00	10	(10.00)	5009D	DISCLOSURE STATEMENT	0.00	175	(175.00)	175
2,199.72	4,163	(1,963.28)	5010	LEGAL EXPENSE	55,157.93	50,000	5,157.93	50,000
0.00	250	(250.00)	5020	LIEN/COLLECTION COST	548.70	3,000	(2,451.30)	3,000
300.00	250	50.00	5020F	FILE REVIEW FEE	1,800.00	3,000	(1,200.00)	3,000
0.00	163	(163.00)	5020M	MONITOR TRUSTEE SALE	617.50	2,000	(1,382.50)	2,000
0.00	0	0.00	5020RR	FILE TRANSFER FEE EXPENSE	2,755.00	0	2,755.00	0
0.00	10	(10.00)	5020T	FORECLOSURE/TRUSTEE SALES	800.00	175	625.00	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	420.00	420	0.00	420
0.00	0	0.00	5039	WEBSITE	767.38	400	367.38	400
63.94	1,000	(936.06)	5040	PRINTING/POSTAGE/MISC	16,047.39	12,000	4,047.39	12,000
8.75	0	8.75	5043	BILLING STATEMENTS	7,265.25	10,400	(3,134.75)	10,400
70.24	87	(16.76)	5046	NEWSLETTER	842.88	1,000	(157.12)	1,000
27.81	50	(22.19)	5048S	OFFICE SUPPLIES	330.62	600	(269.38)	600
194.15	288	(93.85)	5055	MEETING EXPENSE	3,180.73	3,500	(319.27)	3,500
503.10	1,500	(996.90)	5056	SOCIAL EVENTS EXPENSE	18,712.08	8,000	10,712.08	8,000
0.00	0	0.00	5070	PROPERTY TAXES	397.10	500	(102.90)	500
0.00	0	0.00	5080	CORPORATE TAXES	70.00	70	0.00	70
0.00	0	0.00	5090	INSURANCE	16,051.00	15,000	1,051.00	15,000
0.00	107	(107.00)	5096	STORAGE	6,810.79	1,350	5,460.79	1,350
<u>0.00</u>	<u>50</u>	<u>(50.00)</u>	5099	MISCELLANEOUS EXPENSE	<u>186.44</u>	<u>600</u>	<u>(413.56)</u>	<u>600</u>
<u>10,300.84</u>	<u>16,450</u>	<u>(6,149.16)</u>		TOTAL ADMINISTRATIVE	<u>227,385.41</u>	<u>220,840</u>	<u>6,545.41</u>	<u>220,840</u>
U T I L I T I E S								
15,833.52	17,000	(1,166.48)	5100	WATER/SEWER	147,853.26	136,000	11,853.26	136,000
147.09	175	(27.91)	5120	ELECTRIC	1,945.10	2,100	(154.90)	2,100
<u>0.00</u>	<u>0</u>	<u>0.00</u>	5151	PHONE	<u>354.46</u>	<u>800</u>	<u>(445.54)</u>	<u>800</u>
<u>15,980.61</u>	<u>17,175</u>	<u>(1,194.39)</u>		TOTAL UTILITIES	<u>150,152.82</u>	<u>138,900</u>	<u>11,252.82</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	237,600.00	237,600	0.00	237,600
2,142.89	900	1,242.89	5220	IRRIGATION REPAIRS	10,081.49	10,800	(718.51)	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	1,069.38	3,000	(1,930.62)	3,000
3,100.00	2,500	600.00	5233	FERTILIZER	40,775.00	30,000	10,775.00	30,000
0.00	0	0.00	5235	OVERSEEDING	8,480.00	5,000	3,480.00	5,000
4,053.50	400	3,653.50	5240	TREE TRIMMING/REMOVAL	18,824.85	25,000	(6,175.15)	25,000
899.42	750	149.42	5248	LANDSCAPE DUMP FEES	13,509.37	9,000	4,509.37	9,000
0.00	288	(288.00)	5249	LANDSCAPE-MISC	2,544.10	3,500	(955.90)	3,500
<u>3,200.00</u>	<u>500</u>	<u>2,700.00</u>	5277	PRE/POST EMERGENT	<u>20,363.00</u>	<u>9,000</u>	<u>11,363.00</u>	<u>9,000</u>



**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
12/31/2017**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET	
33,195.81	25,138	8,057.81						
			TOTAL LANDSCAPE	353,247.19	334,900	18,347.19	334,900	
			G A T E S					
0.00	900	(900.00)	5500S	SECURITY GAS	7,209.90	10,800	(3,590.10)	10,800
8,515.14	17,500	(8,984.86)	5513	PATROL SERVICE	205,290.08	210,000	(4,709.92)	210,000
56.98	500	(443.02)	5551	VEHICLE MAINTENANCE & FUEL	7,442.36	6,000	1,442.36	6,000
171.81	175	(3.19)	5552	SECURITY CELL PHONES	1,940.92	2,100	(159.08)	2,100
8,743.93	19,075	(10,331.07)		TOTAL GATES	221,883.26	228,900	(7,016.74)	228,900
			C O M M O N A R E A					
0.00	163	(163.00)	5700	BUILDING MAINTENANCE	1,038.33	2,000	(961.67)	2,000
50.00	0	50.00	5770	GENERAL MAINTENANCE	50.00	0	50.00	0
0.00	1,913	(1,913.00)	5800	COMMON AREA MAINTENANCE/REPAIRS	9,526.20	23,000	(13,473.80)	23,000
0.00	0	0.00	5806C	TOT LOT MAINTENANCE CONTRACT	675.00	0	675.00	0
105.00	250	(145.00)	5836	FOUNTAIN REPAIR & MAINTENANCE	4,303.00	3,000	1,303.00	3,000
0.00	1,550	(1,550.00)	5850	EXTERMINATING	22,395.00	18,600	3,795.00	18,600
0.00	0	0.00	5885	DRAINAGE EASEMENT	81,430.00	130,000	(48,570.00)	130,000
155.00	3,876	(3,721.00)		TOTAL COMMON AREA	119,417.53	176,600	(57,182.47)	176,600
68,376.19	81,714	(13,337.81)		TOTAL OPERATING EXPENSES	1,072,086.21	1,100,140	(28,053.79)	1,100,140
32,847.64	25,773	7,074.64		OPERATING FUND SURPLUS/(DEFICIT)	49,286.68	0	49,286.68	0
			GOLF COURSE FUND					
			I N C O M E					
0.00	16,663	(16,663.00)	7010GOL	ALLOCATED GOLF COURSE INCOME	0.00	200,000	(200,000.00)	200,000
0.00	16,663	(16,663.00)		TOTAL GOLF COURSE FUND INCOME	0.00	200,000	(200,000.00)	200,000
0.00	16,663	(16,663.00)		TOTAL GOLF COURSE SURPLUS/(DEFICIT)	0.00	200,000	(200,000.00)	200,000
			RESERVE FUND					
			I N C O M E					
2,246.67	2,243	3.67	7010	TRANSFER TO RESERVES	26,960.70	26,960	0.70	26,960
239.17	15	224.17	7034	INTEREST RESERVE FUND	2,568.53	180	2,388.53	180
2,485.84	2,258	227.84		TOTAL RESERVE INCOME	29,529.23	27,140	2,389.23	27,140
			EXPENDITURES					
846.09	0	846.09	8510	GENERAL RESERVE EXPENSE	13,783.46	0	13,783.46	0
0.00	0	0.00	8520	PAINTING	67,428.50	0	67,428.50	0
846.09	0	846.09		TOTAL RESERVE EXPENDITURES	81,211.96	0	81,211.96	0
1,639.75	2,258	(618.25)		RESERVE FUND SURPLUS/(DEFICIT)	(51,682.73)	27,140	(78,822.73)	27,140