



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

Fiscal Year End: December 31, 2018

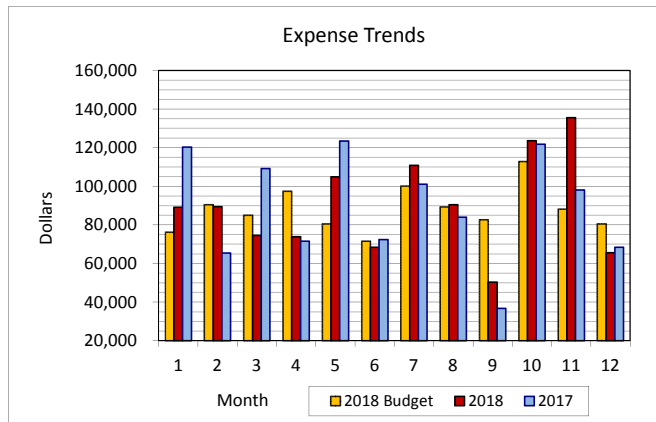
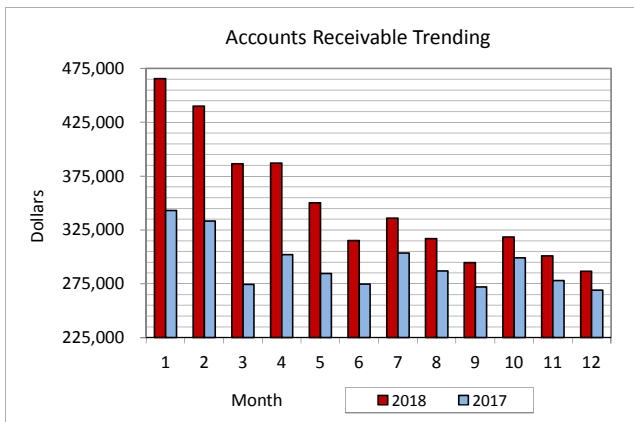
CASH SUMMARY

	Current Month December	Last Month November	Change This Month v. Last Month	Same Period Last Year	Change This Year v. Last Year
Operating Cash	204,741	173,814	30,927	255,402	(50,661)
Reserve Cash	355,772	358,900	(3,128)	381,045	(25,273)
Average Budgeted Expenses Per Month:	113,916				
Average Number of Months of Available Operating Cash:	1.80				

RECEIVABLES SUMMARY

Budgeted Assessments	119,253
Assessment Cash Received in December 2018	112,839

	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	5,850	6,427	(577)	4,709	1,141
31-60 Days	4,225	15,059	(10,834)	6,666	(2,441)
61-90 Days	13,864	25,632	(11,768)	2,945	10,919
91-180 Days	25,170	18,816	6,353	30,115	(4,945)
181-365 Days	42,850	39,650	3,199	41,334	1,515
Over 365 Days	194,753	195,180	(427)	183,453	11,299
<u>Total Accounts Receivable</u>	286,710	300,764	(14,054)	269,222	17,488
Prepaid Assessments	(187,902)	(87,274)	(100,628)	(187,073)	(829)



OPERATING EXPENSE SUMMARY

	Current Month Expenses	YTD Expenses	YTD Budget	YTD Variance Positive/ (Negative)
Administrative	29,353	243,352	260,584	17,232
Utilities	498	163,840	146,810	(17,030)
Landscaping	23,960	413,719	388,668	(25,051)
Gates	9,971	232,371	231,520	(851)
Common Area	1,745	23,488	26,900	3,412
Total Operating Expenses before Reserve Contributions:	65,527	1,076,771	1,054,482	(22,289)

RESERVE SUMMARY

Contributions to Reserves this Month:	3,333
Contributions to Reserves YTD	40,000
Earnings on Reserve Funds YTD	4,477
Reserve Disbursements this Month	7,054
Reserve Disbursements YTD	69,750



**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION
BALANCE SHEET
12/31/2018**

ASSETS

OPERATING FUNDS

US BANK - OPERATING CHECKING	\$ 80,686.36	
US BANK - OPERATING MM SAVINGS ACCOUNT	111,235.40	
DUE TO GOLF	(1,984.56)	
DUE FROM RESERVES	14,803.92	

TOTAL OPERATING FUNDS		\$ 204,741.12

RESERVE FUNDS

DUE TO OPERATING	\$ (14,803.92)	
CAPITAL ONE MMA	142,170.98	
LUTHER BURBANK	228,405.19	

TOTAL RESERVE FUNDS		\$ 355,772.25

TOTAL ASSETS		\$ 560,513.37
		=====

LIABILITIES & EQUITY

HOMEOWNERS EQUITY

RESERVE EQUITY

ACCUMULATED GENERAL	\$ 48,340.41	
CURRENT RESERVE ACTIVITY	(25,272.96)	
RESERVE INTEREST	72,976.80	
WORKING CAPITAL	210,678.00	
TRANSFER FEES	49,050.00	

TOTAL RESERVE EQUITY		\$ 355,772.25

OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	\$ 255,401.96	
CURRENT SURPLUS (DEFICIT)	(75,933.80)	
CURRENT YEAR RESERVE EQUITY	25,272.96	

TOTAL SURPLUS (DEFICIT)		\$ 204,741.12

TOTAL LIABILITIES & EQUITY		\$ 560,513.37
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**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
12/31/2018**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
INCOME								
\$ 112,838.88	\$ 119,253	\$ (6,414.12)	4000	ASSESSMENT INCOME	\$ 1,287,568.22	\$ 1,282,050	\$ 5,518.22	\$ 1,282,050
0.00	(500)	500.00	4000D	UNCOLLECTED ASSESSMENTS	0.00	(10,000)	10,000.00	(10,000)
151.05	12	139.05	4030	INTEREST INCOME	948.69	144	804.69	144
2,562.50	1,750	812.50	4050PL	PRE-LEGAL RECEIPTS	24,352.85	21,000	3,352.85	21,000
(3,603.50)	(1,500)	(2,103.50)	4050PR	PRE-LEGAL DISBURSEMENTS	(24,024.72)	(18,000)	(6,024.72)	(18,000)
0.00	0	0.00	4055	RECOVERY-COLLECTION	1,225.67	0	1,225.67	0
6,135.00	3,900	2,235.00	4300	WORKING CAPITAL	60,000.00	46,800	13,200.00	46,800
2,085.04	1,250	835.04	4900	VIOLATION FINES	11,633.84	15,000	(3,366.16)	15,000
0.00	0	0.00	4920	GATE TRANSMITTERS	36.00	0	36.00	0
2,327.54	2,500	(172.46)	4925	REIMBURSE EXPENSE	25,881.20	30,000	(4,118.80)	30,000
(3,333.33)	(3,337)	3.67	6010	GENERAL RESERVE TRANSFER	(39,999.96)	(40,000)	0.04	(40,000)
0.00	0	0.00	6010G	ADTN'L GOLF COURSE CONTRIBUTION	(49,000.00)	0	(49,000.00)	0
(22,709.33)	(22,713)	3.67	6010GOL	GOLF COURSE TRANSFER	(272,511.96)	(272,512)	0.04	(272,512)
<u>\$ 96,453.85</u>	<u>\$ 100,615</u>	<u>\$ (4,161.15)</u>		TOTAL INCOME	<u>\$ 1,026,109.83</u>	<u>\$ 1,054,482</u>	<u>\$ (28,372.17)</u>	<u>\$ 1,054,482</u>
EXPENSES								
ADMINISTRATIVE								
\$ 2,333.00	\$ 2,200	\$ 133.00	5000	MANAGEMENT FEE	\$ 26,871.00	\$ 26,400	\$ 471.00	\$ 26,400
5,807.05	6,437	(629.95)	5003M	MANAGEMENT SALARIES/BURDEN	77,011.64	77,310	(298.36)	77,310
(20.00)	0	(20.00)	5009A	REBILL FEE EXPENSE	9,360.00	10,000	(640.00)	10,000
70.00	50	20.00	5009B	NSF FEE EXPENSE	385.00	600	(215.00)	600
700.00	4,163	(3,463.00)	5010	LEGAL EXPENSE	22,463.71	50,000	(27,536.29)	50,000
0.00	187	(187.00)	5020F	FILE REVIEW FEE	900.00	2,200	(1,300.00)	2,200
95.00	100	(5.00)	5020M	MONITOR TRUSTEE SALE	950.00	1,200	(250.00)	1,200
0.00	250	(250.00)	5020RR	FILE TRANSFER FEE EXPENSE	2,280.00	3,000	(720.00)	3,000
200.00	62	138.00	5020T	FORECLOSURE/TRUSTEE SALES	400.00	700	(300.00)	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	420.00	420	0.00	420
0.00	0	0.00	5039	WEBSITE	386.00	400	(14.00)	400
142.55	413	(270.45)	5040	PRINTING/POSTAGE/MISC	8,327.73	5,000	3,327.73	5,000
0.00	0	0.00	5043	BILLING STATEMENTS	9,688.75	10,000	(311.25)	10,000
75.64	87	(11.36)	5046	NEWSLETTER	924.48	1,000	(75.52)	1,000
0.00	42	(42.00)	5048S	OFFICE SUPPLIES	135.72	504	(368.28)	504
132.99	0	132.99	5055	MEETING EXPENSE	3,492.57	3,300	192.57	3,300
2,196.76	1,500	696.76	5056A	SOCIAL EVENT EXPENSE	33,571.87	40,000	(6,428.13)	40,000
508.00	337	171.00	5059V	VIOLATION NOTICES	3,548.00	4,000	(452.00)	4,000
0.00	0	0.00	5070	PROPERTY TAXES	373.80	450	(76.20)	450
783.00	0	783.00	5080	CORPORATE TAXES	938.00	100	838.00	100
16,294.00	0	16,294.00	5090	INSURANCE	32,588.00	16,000	16,588.00	16,000
0.00	38	(38.00)	5099	MISCELLANEOUS EXPENSE	835.87	500	335.87	500
<u>\$ 29,352.99</u>	<u>\$ 15,901</u>	<u>\$ 13,451.99</u>		TOTAL ADMINISTRATIVE	<u>\$ 243,352.14</u>	<u>\$ 260,584</u>	<u>\$ (17,231.86)</u>	<u>\$ 260,584</u>
UTILITIES								
\$ 354.73	\$ 18,350	\$ (17,995.27)	5100	WATER/SEWER	\$ 161,597.42	\$ 143,850	\$ 17,747.42	\$ 143,850
142.88	180	(37.12)	5120	ELECTRIC	1,875.13	2,160	(284.87)	2,160
0.00	0	0.00	5151	PHONE	367.58	800	(432.42)	800
<u>\$ 497.61</u>	<u>\$ 18,530</u>	<u>\$ (18,032.39)</u>		TOTAL UTILITIES	<u>\$ 163,840.13</u>	<u>\$ 146,810</u>	<u>\$ 17,030.13</u>	<u>\$ 146,810</u>
LANDSCAPING								
\$ 20,502.00	\$ 20,496	\$ 6.00	5200	LANDSCAPE CONTRACT	\$ 245,376.00	\$ 246,018	\$ (642.00)	\$ 246,018
0.00	663	(663.00)	5220	IRRIGATION REPAIRS	15,736.83	8,000	7,736.83	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	1,441.70	1,500	(58.30)	1,500
700.00	1,500	(800.00)	5233	FERTILIZER	96,155.00	75,000	21,155.00	75,000
0.00	0	0.00	5235	OVERSEEDING	0.00	2,000	(2,000.00)	2,000
0.00	833	(833.00)	5240	TREE TRIMMING/REMOVAL	27,540.50	25,000	2,540.50	25,000
2,052.50	807	1,245.50	5248	LANDSCAPE DUMP FEES	14,016.27	9,750	4,266.27	9,750
705.66	275	430.66	5249	LANDSCAPE-MISC	2,217.90	3,300	(1,082.10)	3,300
0.00	0	0.00	5277	PRE/POST EMERGENT	9,985.00	16,600	(6,615.00)	16,600



**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
12/31/2018**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
\$ 23,960.16	\$ 24,574	\$ (613.84)		\$ 413,719.20	\$ 388,668	\$ 25,051.20	\$ 388,668
			TOTAL LANDSCAPE				
			G A T E S				
\$ 0.00	\$ 800	\$ (800.00)	5500S	\$ 11,809.26	\$ 9,600	\$ 2,209.26	\$ 9,600
9,131.79	17,500	(8,368.21)	5513	207,171.74	210,000	(2,828.26)	210,000
714.97	837	(122.03)	5551	11,210.80	10,000	1,210.80	10,000
124.25	160	(35.75)	5552	2,179.65	1,920	259.65	1,920
\$ 9,971.01	\$ 19,297	\$ (9,325.99)		\$ 232,371.45	\$ 231,520	\$ 851.45	\$ 231,520
			TOTAL GATES				
			COMMON AREA				
\$ 0.00	\$ 125	\$ (125.00)	5700	\$ 1,503.00	\$ 1,500	\$ 3.00	\$ 1,500
1,170.30	1,250	(79.70)	5800	11,891.75	15,000	(3,108.25)	15,000
105.00	413	(308.00)	5836	1,783.00	5,000	(3,217.00)	5,000
470.00	450	20.00	5850	8,310.00	5,400	2,910.00	5,400
\$ 1,745.30	\$ 2,238	\$ (492.70)		\$ 23,487.75	\$ 26,900	\$ (3,412.25)	\$ 26,900
\$ 65,527.07	\$ 80,540	\$ (15,012.93)		\$ 1,076,770.67	\$ 1,054,482	\$ 22,288.67	\$ 1,054,482
			TOTAL OPERATING EXPENSES				
\$ 30,926.78	\$ 20,075	\$ 10,851.78		\$ (50,660.84)	\$ 0	\$ (50,660.84)	\$ 0
			OPERATING FUND SURPLUS/(DEFICIT)				
			RESERVE FUND				
			I N C O M E				
\$ 3,333.33	\$ 3,337	\$ (3.67)	7010	\$ 39,999.96	\$ 40,000	\$ (0.04)	\$ 40,000
593.47	0	593.47	7034	4,476.66	0	4,476.66	0
\$ 3,926.80	\$ 3,337	\$ 589.80		\$ 44,476.62	\$ 40,000	\$ 4,476.62	\$ 40,000
			TOTAL RESERVE INCOME				
			E X P E N D I T U R E S				
\$ 7,054.33	\$ 0	\$ 7,054.33	8510	\$ 54,507.58	\$ 0	\$ 54,507.58	\$ 0
0.00	0	0.00	8520	15,242.00	0	15,242.00	0
\$ 7,054.33	\$ 0	\$ 7,054.33		\$ 69,749.58	\$ 0	\$ 69,749.58	\$ 0
			TOTAL RESERVE EXPENDITURES				
\$ (3,127.53)	\$ 3,337	\$ (6,464.53)		\$ (25,272.96)	\$ 40,000	\$ (65,272.96)	\$ 40,000
			RESERVE FUND SURPLUS/(DEFICIT)				