



**AUGUSTA RANCH MASTER COMMUNITY  
EXECUTIVE FINANCIAL SUMMARY  
February 28, 2018**

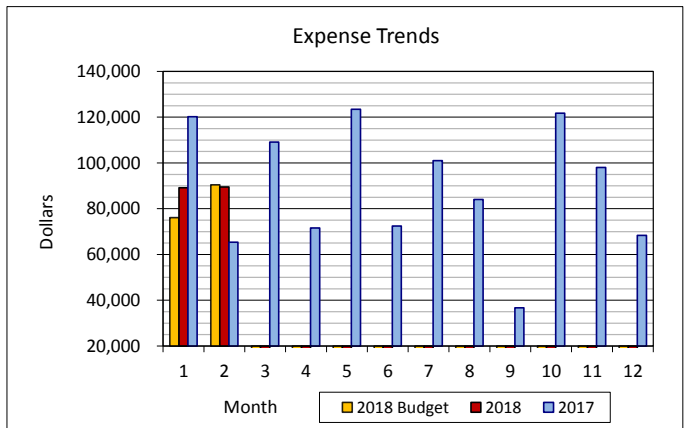
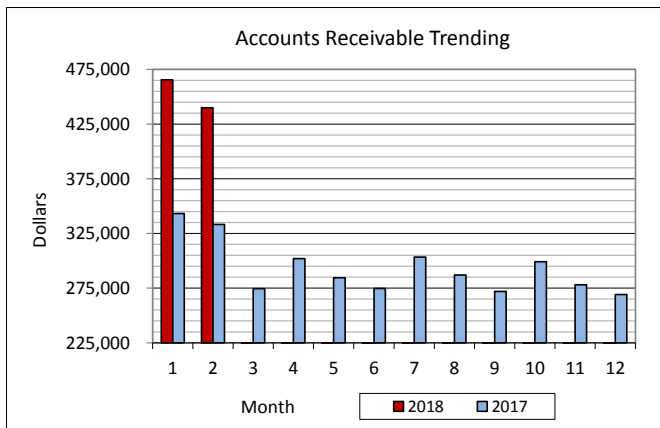
Fiscal Year End: December 31, 2018

**CASH SUMMARY**

	Current Month February	Last Month January	Change This Month v. Last Month	Same Period Last Year	Change This Year v. Last Year
Operating Cash	219,066	357,144	(138,078)	171,151	47,915
Reserve Cash	388,274	384,662	3,612	646,697	(258,424)
Average Budgeted Expenses Per Month:	113,916				
Average Number of Months of Available Operating Cash:	1.92				

**RECEIVABLES SUMMARY**

	Current	Same Period Last Month	Change This Month v. Last Month	Same Period Last Year	Change This Year v. Last Year
Budgeted Assessments	56,167				
Assessment Cash Received in February 2018	12,764				
<u>Accounts Receivable</u>					
0-30 Days	12,985	169,537	(156,552)	15,242	(2,257)
31-60 Days	175,910	41,363	134,547	31,878	144,032
61-90 Days	4,072	3,253	819	3,869	203
91-180 Days	18,852	23,857	(5,005)	26,740	(7,888)
181-365 Days	34,540	37,509	(2,969)	38,922	(4,381)
Over 365 Days	193,617	189,892	3,725	216,608	(22,991)
<u>Total Accounts Receivable</u>	439,975	465,411	(25,436)	333,259	106,716
Prepaid Assessments	(102,910)	(108,041)	5,131	(97,897)	(5,013)



**OPERATING EXPENSE SUMMARY**

	Current Month Expenses	YTD Expenses	YTD Budget	YTD Variance Positive/ (Negative)
Administrative	29,697	49,186	52,890	3,704
Utilities	6,633	13,911	13,448	(463)
Landscaping	33,513	65,241	57,130	(8,111)
Gates	18,747	47,765	38,586	(9,179)
Common Area	919	2,558	4,484	1,926
<b>Total Operating Expenses before Reserve Contributions:</b>	<b>89,509</b>	<b>178,661</b>	<b>166,538</b>	<b>(12,123)</b>

**RESERVE SUMMARY**

Contributions to Reserves this Month:	3,333
Contributions to Reserves YTD	6,667
Earnings on Reserve Funds YTD	562
Reserve Disbursements this Month	-
Reserve Disbursements YTD	-



**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION  
BALANCE SHEET  
02/28/2018**

**ASSETS**

<b>OPERATING FUNDS</b>		
US BANK - OPERATING CHECKING	\$ 163,432.55	
US BANK - OPERATING MM SAVINGS ACCOUNT	50,331.41	
DUE FROM RESERVES	4,274.59	
DUE FROM GOLF	1,027.26	
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<b>TOTAL OPERATING FUNDS</b>		<b>\$ 219,065.81</b>
<b>RESERVE FUNDS</b>		
DUE TO OPERATING	\$ (4,274.59)	
CAPITAL ONE MMA	48,785.70	
MMA B OF I FEDERAL BANK	205,816.18	
UNION BANK - MM RESERVES	137,946.49	
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<b>TOTAL RESERVE FUNDS</b>		<b>\$ 388,273.78</b>
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<b>TOTAL ASSETS</b>		<b>\$ 607,339.59</b>
		=====

**LIABILITIES & EQUITY**

<b>HOMEOWNERS EQUITY</b>		
<b>RESERVE EQUITY</b>		
ACCUMULATED GENERAL	\$ 48,340.41	
CURRENT RESERVE ACTIVITY	7,228.57	
RESERVE INTEREST	72,976.80	
WORKING CAPITAL	210,678.00	
TRANSFER FEES	49,050.00	
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<b>TOTAL RESERVE EQUITY</b>		<b>\$ 388,273.78</b>
<b>OPERATING SURPLUS (DEFICIT)</b>		
ACCUMULATED SURPLUS (DEFICIT)	\$ 255,401.96	
CURRENT SURPLUS (DEFICIT)	(29,107.58)	
CURRENT YEAR RESERVE EQUITY	(7,228.57)	
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<b>TOTAL SURPLUS (DEFICIT)</b>		<b>\$ 219,065.81</b>
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<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>\$ 607,339.59</b>
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**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION  
STATEMENT OF REVENUES & EXPENSES  
02/28/2018**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>I N C O M E</b>								
12,764.07	56,167	(43,402.93)	4000	ASSESSMENT INCOME	221,159.61	216,167	4,992.61	1,282,050
0.00	(200)	200.00	4000D	UNCOLLECTED ASSESSMENTS	0.00	(2,295)	2,295.00	(10,000)
19.30	12	7.30	4030	INTEREST INCOME	40.38	24	16.38	144
2,690.00	1,750	940.00	4050PL	PRE-LEGAL RECEIPTS	4,169.54	3,500	669.54	21,000
(1,967.58)	(1,500)	(467.58)	4050PR	PRE-LEGAL DISBURSEMENTS	(4,240.10)	(3,000)	(1,240.10)	(18,000)
7,002.44	0	7,002.44	4098	SPECIAL ASSESSMENT-PAINTING	9,601.72	0	9,601.72	0
2,700.00	3,900	(1,200.00)	4300	WORKING CAPITAL	7,500.00	7,800	(300.00)	46,800
40.00	1,250	(1,210.00)	4900	VIOLATION FINES	1,132.00	2,500	(1,368.00)	15,000
3,225.25	2,500	725.25	4925	REIMBURSE EXPENSE	4,047.45	5,000	(952.55)	30,000
(3,333.33)	(3,333)	(0.33)	6010	GENERAL RESERVE TRANSFER	(6,666.66)	(6,666)	(0.66)	(40,000)
(49,000.00)	0	(49,000.00)	6010G	ADTN'L GOLF COURSE CONTRIBUTION	(49,000.00)	0	(49,000.00)	0
(22,709.33)	(22,709)	(0.33)	6010GOL	GOLF COURSE TRANSFER	(45,418.66)	(45,418)	(0.66)	(272,512)
<u>(48,569.18)</u>	<u>37,837</u>	<u>(86,406.18)</u>		<b>TOTAL INCOME</b>	<u>142,325.28</u>	<u>177,612</u>	<u>(35,286.72)</u>	<u>1,054,482</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>								
2,208.00	2,200	8.00	5000	MANAGEMENT FEE	4,416.00	4,400	16.00	26,400
6,126.92	6,443	(316.08)	5003M	MANAGEMENT SALARIES/BURDEN	11,552.71	12,886	(1,333.29)	77,310
0.00	2,500	(2,500.00)	5009A	REBILL FEE EXPENSE	1,900.00	2,500	(600.00)	10,000
(35.00)	50	(85.00)	5009B	NSF FEE EXPENSE	(35.00)	100	(135.00)	600
3,651.14	4,167	(515.86)	5010	LEGAL EXPENSE	5,667.90	8,334	(2,666.10)	50,000
400.00	183	217.00	5020F	FILE REVIEW FEE	550.00	366	184.00	2,200
95.00	100	(5.00)	5020M	MONITOR TRUSTEE SALE	190.00	200	(10.00)	1,200
0.00	250	(250.00)	5020RR	FILE TRANSFER FEE EXPENSE	665.00	500	165.00	3,000
0.00	58	(58.00)	5020T	FORECLOSURE/TRUSTEE SALES	0.00	116	(116.00)	700
0.00	0	0.00	5030	AUDIT/TAX PREPARATION	0.00	0	0.00	7,500
35.00	35	0.00	5037	BANK CHARGES & CC FEES	70.00	70	0.00	420
0.00	0	0.00	5039	WEBSITE	0.00	0	0.00	400
1,303.65	417	886.65	5040	PRINTING/POSTAGE/MISC	3,344.72	834	2,510.72	5,000
0.00	0	0.00	5043	BILLING STATEMENTS	2,398.75	2,500	(101.25)	10,000
70.24	83	(12.76)	5046	NEWSLETTER	140.48	166	(25.52)	1,000
0.00	42	(42.00)	5048S	OFFICE SUPPLIES	0.00	84	(84.00)	504
0.00	333	(333.00)	5052	PRINTING	0.00	666	(666.00)	4,000
228.00	292	(64.00)	5055	MEETING EXPENSE	1,052.18	584	468.18	3,300
0.00	1,500	(1,500.00)	5056A	SOCIAL EVENT EXPENSE	347.31	2,500	(2,152.69)	40,000
0.00	0	0.00	5070	PROPERTY TAXES	0.00	0	0.00	450
0.00	0	0.00	5080	CORPORATE TAXES	0.00	0	0.00	100
15,614.00	16,000	(386.00)	5090	INSURANCE	16,320.00	16,000	320.00	16,000
0.00	42	(42.00)	5099	MISCELLANEOUS EXPENSE	605.95	84	521.95	500
<u>29,696.95</u>	<u>34,695</u>	<u>(4,998.05)</u>		<b>TOTAL ADMINISTRATIVE</b>	<u>49,186.00</u>	<u>52,890</u>	<u>(3,704.00)</u>	<u>260,584</u>
<b>U T I L I T I E S</b>								
6,483.68	5,000	1,483.68	5100	WATER/SEWER	13,519.57	13,000	519.57	143,850
149.39	180	(30.61)	5120	ELECTRIC	299.07	360	(60.93)	2,160
0.00	0	0.00	5151	PHONE	91.90	88	3.90	800
<u>6,633.07</u>	<u>5,180</u>	<u>1,453.07</u>		<b>TOTAL UTILITIES</b>	<u>13,910.54</u>	<u>13,448</u>	<u>462.54</u>	<u>146,810</u>
<b>L A N D S C A P I N G</b>								
20,394.00	20,502	(108.00)	5200	LANDSCAPE CONTRACT	40,788.00	41,004	(216.00)	246,018
3,298.42	667	2,631.42	5220	IRRIGATION REPAIRS	4,876.06	1,334	3,542.06	8,000
0.00	0	0.00	5222	BACKFLOW INSPECTION	0.00	0	0.00	1,500
0.00	0	0.00	5230	SHRUBS/TREES/FLOWERS	0.00	0	0.00	1,500
3,650.00	1,500	2,150.00	5233	FERTILIZER	7,950.00	3,650	4,300.00	75,000
0.00	0	0.00	5235	OVERSEEDING	0.00	0	0.00	2,000
0.00	833	(833.00)	5240	TREE TRIMMING/REMOVAL	0.00	1,666	(1,666.00)	25,000
1,770.29	813	957.29	5248	LANDSCAPE DUMP FEES	3,768.69	1,626	2,142.69	9,750
0.00	275	(275.00)	5249	LANDSCAPE-MISC	558.70	550	8.70	3,300
4,400.00	4,400	0.00	5277	PRE/POST EMERGENT	7,300.00	7,300	0.00	16,600



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STATEMENT OF REVENUES & EXPENSES  
02/28/2018**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
33,512.71	28,990	4,522.71					
			TOTAL LANDSCAPE	65,241.45	57,130	8,111.45	388,668
			G A T E S				
801.37	800	1.37	5500S SECURITY GAS	1,620.73	1,600	20.73	9,600
17,052.26	17,500	(447.74)	5513 PATROL SERVICE	43,792.84	35,000	8,792.84	210,000
706.62	833	(126.38)	5551 VEHICLE MAINTENANCE & FUEL	1,932.76	1,666	266.76	10,000
186.86	160	26.86	5552 SECURITY CELL PHONES	418.67	320	98.67	1,920
18,747.11	19,293	(545.89)	TOTAL GATES	47,765.00	38,586	9,179.00	231,520
			C O M M O N A R E A				
0.00	125	(125.00)	5700 BUILDING MAINTENANCE	158.00	250	(92.00)	1,500
413.94	1,250	(836.06)	5800 COMMON AREA MAINTENANCE/REPAIRS	1,270.44	2,500	(1,229.56)	15,000
105.00	417	(312.00)	5836 FOUNTAIN REPAIR & MAINTENANCE	210.00	834	(624.00)	5,000
400.00	450	(50.00)	5850 EXTERMINATING	920.00	900	20.00	5,400
918.94	2,242	(1,323.06)	TOTAL COMMON AREA	2,558.44	4,484	(1,925.56)	26,900
89,508.78	90,400	(891.22)	TOTAL OPERATING EXPENSES	178,661.43	166,538	12,123.43	1,054,482
(138,077.96)	(52,563)	(85,514.96)	OPERATING FUND SURPLUS/(DEFICIT)	(36,336.15)	11,074	(47,410.15)	0
			G O L F C O U R S E F U N D				
0.00	0	0.00	TOTAL GOLF COURSE SURPLUS/(DEFICIT)	0.00	0	0.00	0
			R E S E R V E F U N D				
			I N C O M E				
3,333.33	3,333	0.33	7010 TRANSFER TO RESERVES	6,666.66	6,666	0.66	40,000
278.53	0	278.53	7034 INTEREST RESERVE FUND	561.91	0	561.91	0
3,611.86	3,333	278.86	TOTAL RESERVE INCOME	7,228.57	6,666	562.57	40,000
3,611.86	3,333	278.86	RESERVE FUND SURPLUS/(DEFICIT)	7,228.57	6,666	562.57	40,000