



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

Fiscal Year End: December 31, 2016

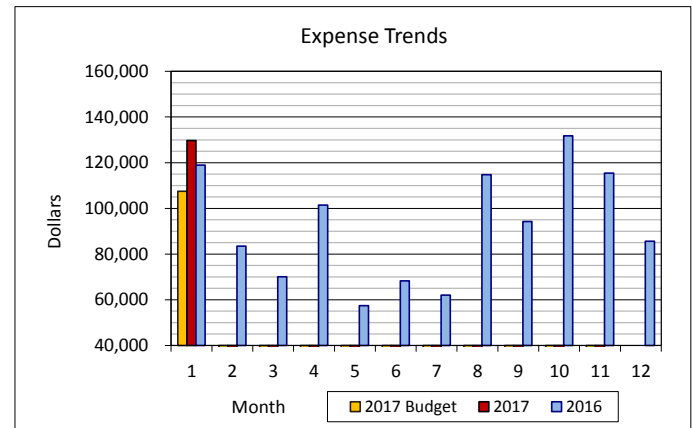
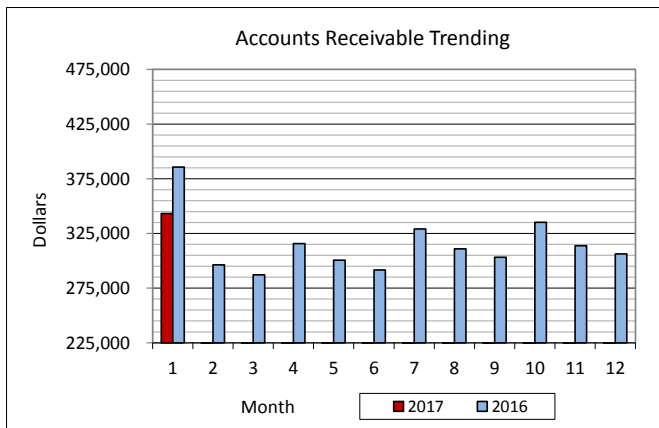
CASH SUMMARY

| | Current Month January | Last Month December | Change This Month v. Last Month | Same Period Last Year | Change This Year v. Last Year |
|---|--------------------------|------------------------|---------------------------------------|-----------------------------|-------------------------------------|
| Operating Cash | 234,164 | 174,115 | 60,049 | 221,835 | 12,330 |
| Reserve Cash | 627,498 | 608,289 | 19,209 | 446,001 | 181,497 |
| Average Budgeted Expenses Per Month: | 109,435 | | | | |
| Average Number of Months of Available Operating Cash: | 2.14 | | | | |

RECEIVABLES SUMMARY

| | |
|---|---------|
| Budgeted Assessments | 155,000 |
| Assessment Cash Received during: January 2017 | 173,713 |

| | 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 | 9,222 | 4,521 | 4,700 | 11,964 | (2,742) |
| 31-60 Days | 45,061 | 5,708 | 39,353 | 52,506 | (7,446) |
| 61-90 Days | 4,755 | 8,734 | (3,980) | 7,010 | (2,256) |
| 91-180 Days | 29,972 | 35,909 | (5,937) | 20,824 | 9,148 |
| 181-365 Days | 40,494 | 44,163 | (3,669) | 35,450 | 5,043 |
| Over 365 Days | 213,719 | 207,352 | 6,367 | 257,902 | (44,183) |
| <u>Total Accounts Receivable</u> | 343,221 | 306,387 | 36,835 | 385,657 | (42,435) |
| Prepaid Assessments | (101,340) | (203,373) | 102,033 | (96,802) | (4,538) |



OPERATING EXPENSE SUMMARY

| | Current Month Expenses | YTD Expenses | YTD Budget | YTD Variance Positive/ (Negative) |
|---|------------------------------|-----------------|----------------|--|
| Administrative | 37,212 | 37,212 | 19,570 | (17,642) |
| Utilities | 8,374 | 8,374 | 4,804 | (3,570) |
| Landscaping | 23,655 | 23,655 | 27,642 | 3,987 |
| Gates | 25,268 | 25,268 | 19,075 | (6,193) |
| Common Area | 35,225 | 35,225 | 36,384 | 1,159 |
| Total Operating Expenses before Reserve Contributions: | 129,734 | 129,734 | 107,475 | (22,259) |

RESERVE SUMMARY

| | |
|---------------------------------------|-------|
| Contributions to Reserves this Month: | 2,247 |
| Contributions to Reserves YTD | 2,247 |
| Earnings on Reserve Funds YTD | 296 |
| Reserve Disbursements this Month | - |
| Reserve Disbursements YTD | - |



**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION
BALANCE SHEET
01/31/2017**

ASSETS

| | | |
|--|----------------|----------------------|
| OPERATING FUNDS | | |
| MANAGER'S OPERATING | \$ 4,933.45 | |
| US BANK - OPERATING CHECKING | 167,111.02 | |
| US BANK - OPERATING MM SAVINGS ACCOUNT | 50,119.90 | |
| DUE FROM RESERVES | 12,000.00 | |
| | ----- | |
| TOTAL OPERATING FUNDS | | \$ 234,164.37 |
| RESERVE FUNDS | | |
| DUE TO OPERATING | \$ (12,000.00) | |
| CAPITAL ONE MMA | 137,415.19 | |
| GREEN BANK MMA | 192,323.18 | |
| MMA B OF I FEDERAL BANK | 172,828.09 | |
| UNION BANK - MM RESERVES | 136,932.01 | |
| | ----- | |
| TOTAL RESERVE FUNDS | | \$ 627,498.47 |
| | | ----- |
| TOTAL ASSETS | | \$ 861,662.84 |
| | | ===== |

LIABILITIES & EQUITY

| | | |
|---------------------------------------|---------------|----------------------|
| HOMEOWNERS EQUITY | | |
| RESERVE EQUITY | | |
| ACCUMULATED GENERAL | \$ 280,808.42 | |
| CURRENT RESERVE ACTIVITY | 19,209.19 | |
| RESERVE INTEREST | 67,752.86 | |
| WORKING CAPITAL | 210,678.00 | |
| TRANSFER FEES | 49,050.00 | |
| | ----- | |
| TOTAL RESERVE EQUITY | | \$ 627,498.47 |
| OPERATING SURPLUS (DEFICIT) | | |
| ACCUMULATED SURPLUS (DEFICIT) | \$ 192,615.28 | |
| CURRENT SURPLUS (DEFICIT) | 60,758.28 | |
| CURRENT YEAR RESERVE EQUITY | (19,209.19) | |
| | ----- | |
| TOTAL SURPLUS (DEFICIT) | | \$ 234,164.37 |
| | | ----- |
| TOTAL LIABILITIES & EQUITY | | \$ 861,662.84 |



104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
01/31/2017

| ***** ACTUAL | CURRENT PERIOD BUDGET | ***** OVER (UNDER) | | | ***** ACTUAL | YEAR-TO-DATE BUDGET | ***** OVER (UNDER) | ANNUAL BUDGET |
|------------------------------------|--------------------------|-----------------------|---------|-----------------------------|-------------------|------------------------|-----------------------|------------------|
| I N C O M E | | | | | | | | |
| 174,016.76 | 155,000 | 19,016.76 | 4000 | ASSESSMENT INCOME | 174,016.76 | 155,000 | 19,016.76 | 1,245,420 |
| 0.00 | (2,095) | 2,095.00 | 4000D | UNCOLLECTED ASSESSMENTS | 0.00 | (2,095) | 2,095.00 | (10,000) |
| 10.64 | 15 | (4.36) | 4030 | INTEREST INCOME | 10.64 | 15 | (4.36) | 180 |
| 250.00 | 0 | 250.00 | 4049 | FRONT YD MTCE | 250.00 | 0 | 250.00 | 0 |
| 2,856.45 | 1,917 | 939.45 | 4050PL | PRE-LEGAL RECEIPTS | 2,856.45 | 1,917 | 939.45 | 23,000 |
| 0.00 | (1,667) | 1,667.00 | 4050PR | PRE-LEGAL DISBURSEMENTS | 0.00 | (1,667) | 1,667.00 | (20,000) |
| 3,090.92 | 0 | 3,090.92 | 4055 | RECOVERY-COLLECTION | 3,090.92 | 0 | 3,090.92 | 0 |
| 5,714.08 | 3,625 | 2,089.08 | 4300 | WORKING CAPITAL | 5,714.08 | 3,625 | 2,089.08 | 43,500 |
| 2,814.76 | 1,250 | 1,564.76 | 4900 | VIOLATION FINES | 2,814.76 | 1,250 | 1,564.76 | 15,000 |
| 1,443.07 | 2,500 | (1,056.93) | 4925 | REIMBURSE EXPENSE | 1,443.07 | 2,500 | (1,056.93) | 30,000 |
| (2,247.00) | (2,247) | 0.00 | 6010 | GENERAL RESERVE TRANSFER | (2,247.00) | (2,247) | 0.00 | (26,960) |
| (16,666.67) | (16,667) | 0.33 | 6010GOL | GOLF COURSE TRANSFER | (16,666.67) | (16,667) | 0.33 | (200,000) |
| <u>171,283.01</u> | <u>141,631</u> | <u>29,652.01</u> | | TOTAL INCOME | <u>171,283.01</u> | <u>141,631</u> | <u>29,652.01</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 | | | | | | | | |
| 520.00 | 1,000 | (480.00) | 5000 | MANAGEMENT FEE | 520.00 | 1,000 | (480.00) | 12,000 |
| 2,679.50 | 6,413 | (3,733.50) | 5003M | MANAGEMENT SALARIES/BURDEN | 2,679.50 | 6,413 | (3,733.50) | 76,960 |
| 0.00 | 3,000 | (3,000.00) | 5009A | REBILL FEE EXPENSE | 0.00 | 3,000 | (3,000.00) | 18,000 |
| 0.00 | 70 | (70.00) | 5009B | NSF FEE EXPENSE | 0.00 | 70 | (70.00) | 1,015 |
| 0.00 | 15 | (15.00) | 5009D | DISCLOSURE STATEMENT | 0.00 | 15 | (15.00) | 175 |
| 8,653.95 | 4,167 | 4,486.95 | 5010 | LEGAL EXPENSE | 8,653.95 | 4,167 | 4,486.95 | 50,000 |
| 0.00 | 250 | (250.00) | 5020 | LIEN/COLLECTION COST | 0.00 | 250 | (250.00) | 3,000 |
| 0.00 | 250 | (250.00) | 5020F | FILE REVIEW FEE | 0.00 | 250 | (250.00) | 3,000 |
| 0.00 | 167 | (167.00) | 5020M | MONITOR TRUSTEE SALE | 0.00 | 167 | (167.00) | 2,000 |
| 0.00 | 15 | (15.00) | 5020T | FORECLOSURE/TRUSTEE SALES | 0.00 | 15 | (15.00) | 175 |
| 0.00 | 0 | 0.00 | 5030 | AUDIT/TAX PREPARATION | 0.00 | 0 | 0.00 | 675 |
| 35.00 | 35 | 0.00 | 5037 | BANK CHARGES & CC FEES | 35.00 | 35 | 0.00 | 420 |
| 0.00 | 0 | 0.00 | 5039 | WEBSITE | 0.00 | 0 | 0.00 | 400 |
| 18.76 | 1,000 | (981.24) | 5040 | PRINTING/POSTAGE/MISC | 18.76 | 1,000 | (981.24) | 12,000 |
| 0.00 | 2,600 | (2,600.00) | 5043 | BILLING STATEMENTS | 0.00 | 2,600 | (2,600.00) | 10,400 |
| 70.24 | 83 | (12.76) | 5046 | NEWSLETTER | 70.24 | 83 | (12.76) | 1,000 |
| 0.00 | 50 | (50.00) | 5048S | OFFICE SUPPLIES | 0.00 | 50 | (50.00) | 600 |
| 513.46 | 292 | 221.46 | 5055 | MEETING EXPENSE | 513.46 | 292 | 221.46 | 3,500 |
| (656.63) | 0 | (656.63) | 5056 | SOCIAL EVENTS EXPENSE | (656.63) | 0 | (656.63) | 8,000 |
| 0.00 | 0 | 0.00 | 5070 | PROPERTY TAXES | 0.00 | 0 | 0.00 | 500 |
| 0.00 | 0 | 0.00 | 5080 | CORPORATE TAXES | 0.00 | 0 | 0.00 | 70 |
| 15,758.00 | 0 | 15,758.00 | 5090 | INSURANCE | 15,758.00 | 0 | 15,758.00 | 15,000 |
| 119.27 | 113 | 6.27 | 5096 | STORAGE | 119.27 | 113 | 6.27 | 1,350 |
| 9,500.00 | 50 | 9,450.00 | 5099 | MISCELLANEOUS EXPENSE | 9,500.00 | 50 | 9,450.00 | 600 |
| <u>37,211.55</u> | <u>19,570</u> | <u>17,641.55</u> | | TOTAL ADMINISTRATIVE | <u>37,211.55</u> | <u>19,570</u> | <u>17,641.55</u> | <u>220,840</u> |
| U T I L I T I E S | | | | | | | | |
| 8,124.93 | 4,500 | 3,624.93 | 5100 | WATER/SEWER | 8,124.93 | 4,500 | 3,624.93 | 136,000 |
| 161.70 | 175 | (13.30) | 5120 | ELECTRIC | 161.70 | 175 | (13.30) | 2,100 |
| 87.52 | 129 | (41.48) | 5151 | PHONE | 87.52 | 129 | (41.48) | 800 |
| <u>8,374.15</u> | <u>4,804</u> | <u>3,570.15</u> | | TOTAL UTILITIES | <u>8,374.15</u> | <u>4,804</u> | <u>3,570.15</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 | 19,800.00 | 19,800 | 0.00 | 237,600 |
| 121.50 | 900 | (778.50) | 5220 | IRRIGATION REPAIRS | 121.50 | 900 | (778.50) | 10,800 |
| 0.00 | 0 | 0.00 | 5222 | BACKFLOW INSPECTION | 0.00 | 0 | 0.00 | 2,000 |
| 0.00 | 0 | 0.00 | 5230 | SHRUBS/TREES/FLOWERS | 0.00 | 0 | 0.00 | 3,000 |
| 1,500.00 | 2,500 | (1,000.00) | 5233 | FERTILIZER | 1,500.00 | 2,500 | (1,000.00) | 30,000 |
| 0.00 | 0 | 0.00 | 5235 | OVERSEEDING | 0.00 | 0 | 0.00 | 5,000 |
| 0.00 | 400 | (400.00) | 5240 | TREE TRIMMING/REMOVAL | 0.00 | 400 | (400.00) | 25,000 |
| 1,413.30 | 750 | 663.30 | 5248 | LANDSCAPE DUMP FEES | 1,413.30 | 750 | 663.30 | 9,000 |
| 820.39 | 292 | 528.39 | 5249 | LANDSCAPE-MISC | 820.39 | 292 | 528.39 | 3,500 |
| 0.00 | 3,000 | (3,000.00) | 5277 | PRE/POST EMERGENT | 0.00 | 3,000 | (3,000.00) | 9,000 |



**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
01/31/2017**

| ***** ACTUAL | CURRENT PERIOD BUDGET | ***** OVER (UNDER) | | ***** ACTUAL | YEAR-TO-DATE BUDGET | ***** OVER (UNDER) | ANNUAL BUDGET | |
|-----------------|--------------------------|-----------------------|-------------------------------------|-----------------|------------------------|-----------------------|------------------|--|
| 23,655.19 | 27,642 | (3,986.81) | | 23,655.19 | 27,642 | (3,986.81) | 334,900 | |
| | | | TOTAL LANDSCAPE | | | | | |
| | | | G A T E S | | | | | |
| 609.20 | 900 | (290.80) | 5500S | 609.20 | 900 | (290.80) | 10,800 | |
| 24,445.37 | 17,500 | 6,945.37 | 5513 | 24,445.37 | 17,500 | 6,945.37 | 210,000 | |
| 56.98 | 500 | (443.02) | 5551 | 56.98 | 500 | (443.02) | 6,000 | |
| 156.73 | 175 | (18.27) | 5552 | 156.73 | 175 | (18.27) | 2,100 | |
| 25,268.28 | 19,075 | 6,193.28 | | 25,268.28 | 19,075 | 6,193.28 | 228,900 | |
| | | | TOTAL GATES | | | | | |
| | | | C O M M O N A R E A | | | | | |
| 125.05 | 167 | (41.95) | 5700 | 125.05 | 167 | (41.95) | 2,000 | |
| 1,861.70 | 1,917 | (55.30) | 5800 | 1,861.70 | 1,917 | (55.30) | 23,000 | |
| 338.00 | 250 | 88.00 | 5836 | 338.00 | 250 | 88.00 | 3,000 | |
| 400.00 | 1,550 | (1,150.00) | 5850 | 400.00 | 1,550 | (1,150.00) | 18,600 | |
| 32,500.00 | 32,500 | 0.00 | 5885 | 32,500.00 | 32,500 | 0.00 | 130,000 | |
| 35,224.75 | 36,384 | (1,159.25) | | 35,224.75 | 36,384 | (1,159.25) | 176,600 | |
| | | | TOTAL COMMON AREA | | | | | |
| 129,733.92 | 107,475 | 22,258.92 | | 129,733.92 | 107,475 | 22,258.92 | 1,100,140 | |
| | | | TOTAL OPERATING EXPENSES | | | | | |
| 41,549.09 | 34,156 | 7,393.09 | | 41,549.09 | 34,156 | 7,393.09 | 0 | |
| | | | OPERATING FUND SURPLUS/(DEFICIT) | | | | | |
| | | | G O L F C O U R S E F U N D | | | | | |
| | | | I N C O M E | | | | | |
| 16,666.67 | 16,667 | (0.33) | 7010GOL | 16,666.67 | 16,667 | (0.33) | 200,000 | |
| | | | ALLOCATED GOLF COURSE INCOME | | | | | |
| 16,666.67 | 16,667 | (0.33) | | 16,666.67 | 16,667 | (0.33) | 200,000 | |
| | | | TOTAL GOLF COURSE FUND INCOME | | | | | |
| 16,666.67 | 16,667 | (0.33) | | 16,666.67 | 16,667 | (0.33) | 200,000 | |
| | | | TOTAL GOLF COURSE SURPLUS/(DEFICIT) | | | | | |
| | | | R E S E R V E F U N D | | | | | |
| | | | I N C O M E | | | | | |
| 2,247.00 | 2,247 | 0.00 | 7010 | 2,247.00 | 2,247 | 0.00 | 26,960 | |
| 295.52 | 15 | 280.52 | 7034 | 295.52 | 15 | 280.52 | 180 | |
| | | | TRANSFER TO RESERVES | | | | | |
| | | | INTEREST RESERVE FUND | | | | | |
| 2,542.52 | 2,262 | 280.52 | | 2,542.52 | 2,262 | 280.52 | 27,140 | |
| | | | TOTAL RESERVE INCOME | | | | | |
| 2,542.52 | 2,262 | 280.52 | | 2,542.52 | 2,262 | 280.52 | 27,140 | |
| | | | RESERVE FUND SURPLUS/(DEFICIT) | | | | | |