



AUGUSTA RANCH MASTER COMMUNITY ASSOCIATION
CASH BASIS FINANCIAL STATEMENTS
July 31, 2013

I. FINANCIAL STATEMENTS

Executive Financial Summary
Balance Sheet
Statement of Revenues & Expenses
Statement of Operations

II. SUPPLEMENTARY REPORTS & SCHEDULES

AP Open Invoice Listing
AP Check History Report
GL Transaction Register
Bank Reconciliations
Miscellaneous Reports
 Due from Reserves Schedule
Receipts Statement
Delinquent & Prepaid Totals



**AUGUSTA RANCH MASTER COMMUNITY
EXECUTIVE FINANCIAL SUMMARY
JULY 31, 2013**

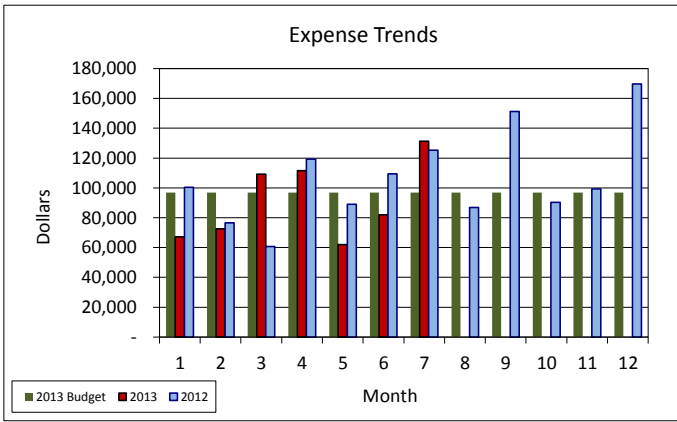
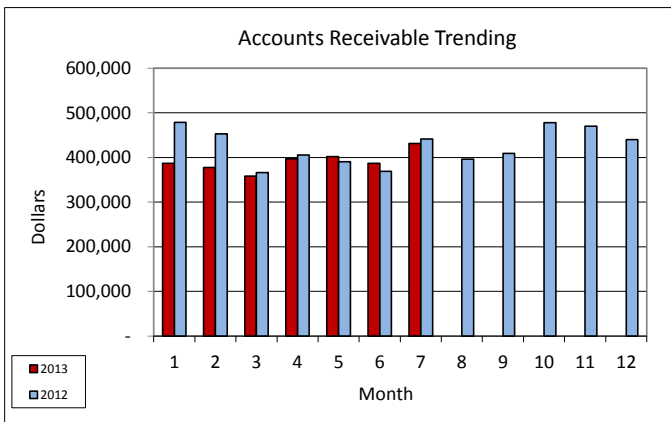
Fiscal Year End: December 31, 2013

CASH SUMMARY

	Current Month July	Last Month June	Change This Month v. Last Month	Same Period Last Year	Change This Year v. Last Year
Operating Cash	302,225	278,038	24,187	375,198	(72,972)
Reserve Cash	517,624	516,209	1,415	457,029	60,596
Average Budgeted Expenses Per Month:	97,550				
Average Number of Months of Available Operating Cash:	3.10				

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	159,851				
Assessment Cash Received - July 2013	152,143				
Accounts Receivable					
0-30 Days	21,418	18,579	2,838	28,639	(7,221)
31-60 Days	58,078	16,133	41,945	94,787	(36,709)
61-90 Days	14,478	16,613	(2,136)	10,973	3,505
91-180 Days	57,214	64,937	(7,724)	62,788	(5,574)
181-365 Days	96,683	96,634	49	77,058	19,625
Over 365 Days	183,502	174,039	9,463	166,964	16,537
Total Accounts Receivable	431,372	386,936	44,436	441,209	(9,837)
Prepaid Assessments	(76,426)	(167,606)	91,179	(62,935)	(13,491)



OPERATING EXPENSE SUMMARY

	Current Month Expenses	YTD Expenses	YTD Budget	YTD Variance Positive/ (Negative)
Administrative	15,255	108,997	126,992	17,995
Utilities	14,100	42,781	48,958	6,177
Landscaping	34,717	249,163	237,676	(11,487)
Security	15,794	112,960	106,631	(6,329)
Common Area	51,347	121,680	172,176	50,496
Total Operating Expenses before Reserve Contributions:	131,214	635,580	692,433	56,853

RESERVE SUMMARY

Contributions to Reserves this Month:	694
Contributions to Reserves YTD	4,857
Earnings on Reserve Funds YTD	1,864
Reserve Disbursements this Month	-
Reserve Disbursements YTD	4,781



**104 AUGUSTA RANCH COMMUNITY MASTER
ASSOCIATION
BALANCE SHEET
07/31/2013**

**C/O
FIRSTSERVICE
RESIDENTIAL
9000 E PIMA CTR
PKWY, STE 300
SCOTTSDALE AZ
85258**

ASSETS

OPERATING FUNDS		
MANAGER'S OPERATING	\$ 2,500.00	
US BANK - OPERATING CHECKING	150,315.15	
US BANK - OPERATING MM SAVINGS ACCOUNT	149,409.96	
DUE FROM RESERVES	4,780.93	

TOTAL OPERATING FUNDS		\$ 307,006.04

RESERVE FUNDS		
MUTUAL/OMAHA CD .95% 01/02/16	\$ 246,288.39	
DUE TO OPERATING	(4,780.93)	
CAPITAL ONE MMA	241,399.84	
MMA OPUS BANK	29,936.22	

TOTAL RESERVE FUNDS		\$ 512,843.52
TOTAL ASSETS		\$ 819,849.56
		=====

LIABILITIES & EQUITY

HOMEOWNERS EQUITY		
RESERVE EQUITY		
GENERAL	\$ 190,579.74	
CURRENT RESERVE ACTIVITY	1,940.04	
RESERVE INTEREST	60,595.74	
WORKING CAPITAL	210,678.00	
TRANSFER FEES	49,050.00	

TOTAL RESERVE EQUITY		\$ 512,843.52
OPERATING SURPLUS/(DEFICIT)		
P/Y SURPLUS(DEFICIT)	\$ 208,731.27	
CURRENT SURPLUS/(DEFICIT)	100,214.81	
CURRENT YEAR RESERVE EQUITY	(1,940.04)	



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TOTAL SURPLUS/(DEFICIT)

\$ 307,006.04

TOTAL LIABILITIES & EQUITY

\$ 819,849.56
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**104 AUGUSTA RANCH COMMUNITY MASTER
ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
07/31/2013**

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***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
INCOME								
\$ 152,143.18	\$ 159,851	\$ (7,707.82)	4000	ASSESSMENT INCOME	\$ 693,479.69	\$ 743,319	\$ (49,839.31)	\$ 1,120,585
0.00	(7,064)	7,064.00	4000D	UNCOLLECTED ASSESSMENTS	0.00	(33,235)	33,235.00	(52,331)
25.37	29	(3.63)	4030	INTEREST INCOME	192.44	203	(10.56)	350
0.00	0	0.00	4055	RECOVERY-COLLECTION	6,495.97	0	6,495.97	0
1,170.40	1,000	170.40	4900	VIOLATION FINES	4,585.62	7,000	(2,414.38)	12,000
2,756.43	7,500	(4,743.57)	4925	REIMBURSE EXPENSE	33,958.86	52,500	(18,541.14)	90,000
(693.92)	(694)	0.08	6010	GENERAL RESERVE TRANSFER	(4,857.44)	(4,858)	0.56	(8,327)
0.00	(67)	67.00	6034	RESERVE INTEREST	0.00	(469)	469.00	(800)
<u>\$ 155,401.46</u>	<u>\$ 160,555</u>	<u>\$ (5,153.54)</u>		TOTAL INCOME	<u>\$ 733,855.14</u>	<u>\$ 764,460</u>	<u>\$ (30,604.86)</u>	<u>\$ 1,161,477</u>
EXPENSES								
ADMINISTRATIVE								
\$ 4,808.00	\$ 4,808	\$ 0.00	5000	MANAGEMENT FEE	\$ 33,236.00	\$ 33,236	\$ 0.00	\$ 57,276
0.00	0	0.00	5005	RESERVE STUDY	0.00	550	(550.00)	550
846.84	942	(95.16)	5009A	REBILL FEE EXPENSE	4,681.12	5,065	(383.88)	7,600
35.00	35	0.00	5009B	NSF FEE EXPENSE	205.92	175	30.92	280
0.00	350	(350.00)	5009D	DISCLOSURE STATEMENT	173.91	1,758	(1,584.09)	3,600
4,382.48	3,750	632.48	5010	LEGAL EXPENSE	21,095.81	26,250	(5,154.19)	45,000
665.00	3,713	(3,048.00)	5020	LIEN/COLLECTION COST	3,580.26	15,847	(12,266.74)	21,000
151.97	59	92.97	5020M	MONITOR TRUSTEE SALE	538.65	413	125.65	713
0.00	1,021	(1,021.00)	5020T	FORECLOSURE/TRUSTEE SALES	1,750.00	7,147	(5,397.00)	12,250
0.00	0	0.00	5030	AUDIT/TAX PREPARATION	675.00	700	(25.00)	700
0.00	0	0.00	5037X	FOREIGN CURRENCY EXCHANGE	0.00	30	(30.00)	30
0.00	0	0.00	5039	WEBSITE	359.99	1,500	(1,140.01)	1,500
1,068.59	1,006	62.59	5040	PRINTING/POSTAGE/MISC	5,177.64	5,880	(702.36)	11,000
2,429.75	2,500	(70.25)	5043	BILLING STATEMENTS	4,953.00	7,500	(2,547.00)	10,000
0.00	0	0.00	5046	NEWSLETTER	4,816.84	5,000	(183.16)	10,000
67.19	0	67.19	5048S	OFFICE SUPPLIES	67.19	0	67.19	1
208.51	250	(41.49)	5055	MEETING EXPENSE	1,777.11	1,750	27.11	3,000
502.17	0	502.17	5056	SOCIAL EVENTS EXPENSE	5,586.02	0	5,586.02	25,000
0.00	0	0.00	5070	PROPERTY TAXES	0.00	0	0.00	4
0.00	0	0.00	5080	CORPORATE TAXES	60.00	60	0.00	60
0.00	0	0.00	5090	INSURANCE	12,824.00	12,500	324.00	12,500
89.78	208	(118.22)	5096	STORAGE	2,433.44	1,456	977.44	2,500
0.00	25	(25.00)	5099	MISCELLANEOUS EXPENSE	5,005.00	175	4,830.00	300
<u>\$ 15,255.28</u>	<u>\$ 18,667</u>	<u>\$ (3,411.72)</u>		TOTAL ADMINISTRATIVE	<u>\$ 108,996.90</u>	<u>\$ 126,992</u>	<u>\$ (17,995.10)</u>	<u>\$ 224,864</u>
UTILITIES								
\$ 13,949.48	\$ 16,949	\$ (2,999.52)	5100	WATER/SEWER	\$ 41,704.60	\$ 47,908	\$ (6,203.40)	\$ 105,000
150.79	150	0.79	5120	ELECTRIC	957.76	1,050	(92.24)	1,800
0.00	0	0.00	5151	PHONE	118.17	0	118.17	0
<u>\$ 14,100.27</u>	<u>\$ 17,099</u>	<u>\$ (2,998.73)</u>		TOTAL UTILITIES	<u>\$ 42,780.53</u>	<u>\$ 48,958</u>	<u>\$ (6,177.47)</u>	<u>\$ 106,800</u>
LANDSCAPING								
\$ 24,501.15	\$ 24,501	\$ 0.15	5200	LANDSCAPE CONTRACT	\$ 171,508.05	\$ 171,507	\$ 1.05	\$ 294,014
0.00	1,917	(1,917.00)	5220	IRRIGATION REPAIRS	14,444.31	13,419	1,025.31	23,000
0.00	0	0.00	5222	BACKFLOW INSPECTION	1,864.00	2,500	(636.00)	2,500
0.00	0	0.00	5230	SHRUBS/TREES/FLOWERS	4,329.46	8,000	(3,670.54)	8,000
2,525.00	1,250	1,275.00	5233	FERTILIZER	6,195.59	8,750	(2,554.41)	15,000
0.00	0	0.00	5235	OVERSEEDING	0.00	0	0.00	5,500
0.00	0	0.00	5239	GRANITE REPLACEMENT	2,585.88	5,000	(2,414.12)	5,000
7,469.13	0	7,469.13	5240	TREE TRIMMING/REMOVAL	46,331.78	25,000	21,331.78	50,000
221.80	500	(278.20)	5249	LANDSCAPE-MISC	1,904.27	3,500	(1,595.73)	6,000
<u>\$ 34,717.08</u>	<u>\$ 28,168</u>	<u>\$ 6,549.08</u>		TOTAL LANDSCAPE	<u>\$ 249,163.34</u>	<u>\$ 237,676</u>	<u>\$ 11,487.34</u>	<u>\$ 409,014</u>



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STATEMENT OF REVENUES & EXPENSES
07/31/2013**

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***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET	
G A T E S								
\$ 1,384.37	\$ 1,500	\$ (115.63)	5500S	SECURITY GAS	\$ 8,868.90	\$ 10,500	\$ (1,631.10)	\$ 18,000
14,056.33	13,333	723.33	5513	PATROL SERVICE	97,893.44	93,331	4,562.44	160,000
236.21	200	36.21	5551	VEHICLE MAINTENANCE & FUEL	5,491.09	1,400	4,091.09	2,400
<u>117.21</u>	<u>200</u>	<u>(82.79)</u>	5552	SECURITY CELL PHONES	<u>706.07</u>	<u>1,400</u>	<u>(693.93)</u>	<u>2,400</u>
\$ 15,794.12	\$ 15,233	\$ 561.12		TOTAL GATES	\$ 112,959.50	\$ 106,631	\$ 6,328.50	\$ 182,800
C O M M O N A R E A								
\$ (38.32)	\$ 0	\$ (38.32)	5634	VEHICLE MAINTENANCE	\$ 0.00	\$ 0	\$ 0.00	\$ 0
0.00	417	(417.00)	5711	PAINTING MAINT	3,800.00	2,919	881.00	5,000
0.00	250	(250.00)	5780	VANDALISM	0.00	1,750	(1,750.00)	3,000
798.58	1,667	(868.42)	5800	COMMON AREA MAINTENANCE/REPAIRS	12,254.10	11,669	585.10	20,000
192.00	417	(225.00)	5836	FOUNATIN REPAIR & MAINTENANCE	1,646.00	2,919	(1,273.00)	5,000
395.00	417	(22.00)	5850	EXTERMINATING	3,980.00	2,919	1,061.00	5,000
<u>50,000.00</u>	<u>50,000</u>	<u>0.00</u>	5885	DRAINAGE EASEMENT	<u>100,000.00</u>	<u>150,000</u>	<u>(50,000.00)</u>	<u>200,000</u>
\$ 51,347.26	\$ 53,168	\$ (1,820.74)		TOTAL COMMON AREA	\$ 121,680.10	\$ 172,176	\$ (50,495.90)	\$ 238,000
\$ 131,214.01	\$ 132,335	\$ (1,120.99)		TOTAL OPERATING EXPENSES	\$ 635,580.37	\$ 692,433	\$ (56,852.63)	\$ 1,161,478
\$ 24,187.45	\$ 28,220	\$ (4,032.55)		OPERATING FUND SURPLUS/(DEFICIT)	\$ 98,274.77	\$ 72,027	\$ 26,247.77	\$ (1)
R E S E R V E F U N D								
I N C O M E								
\$ 693.92	\$ 694	\$ (0.08)	7010	TRANSFER TO RESERVES	\$ 4,857.44	\$ 4,858	\$ (0.56)	\$ 8,327
<u>721.41</u>	<u>67</u>	<u>654.41</u>	7034	INTEREST RESERVE FUND	<u>1,863.53</u>	<u>469</u>	<u>1,394.53</u>	<u>800</u>
\$ 1,415.33	\$ 761	\$ 654.33		TOTAL RESERVE INCOME	\$ 6,720.97	\$ 5,327	\$ 1,393.97	\$ 9,127
E X P E N D I T U R E S								
\$ 0.00	\$ 0	\$ 0.00	8510	GENERAL RESERVE EXPENSE	\$ 4,780.93	\$ 0	\$ 4,780.93	\$ 0
\$ 0.00	\$ 0	\$ 0.00		TOTAL RESERVE EXPENDITURES	\$ 4,780.93	\$ 0	\$ 4,780.93	\$ 0
\$ 1,415.33	\$ 761	\$ 654.33		RESERVE FUND SURPLUS/(DEFICIT)	\$ 1,940.04	\$ 5,327	\$ (3,386.96)	\$ 9,127