



**AUGUSTA RANCH MASTER COMMUNITY  
EXECUTIVE FINANCIAL SUMMARY  
June 30, 2019**

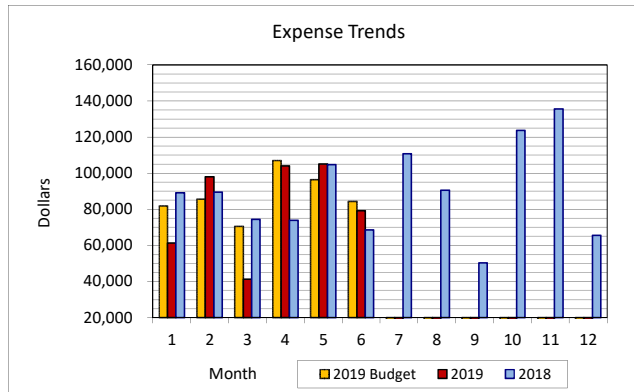
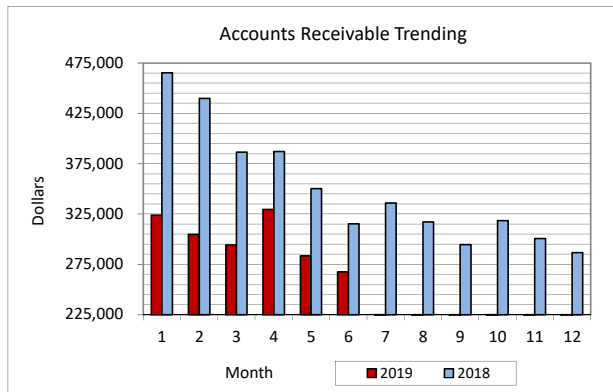
Fiscal Year End: December 31, 2019

**CASH SUMMARY**

	Current Month June	Last Month May	Change This Month v. Last Month	Same Period Last Year	Change This Year v. Last Year
Operating Cash	332,908	313,023	19,885	267,326	65,582
Reserve Cash	386,767	379,403	7,363	360,559	26,207
Average Budgeted Expenses Per Month:	121,057				
Average Number of Months of Available Operating Cash:	2.75				

**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	140,000				
Assessment Cash Received in June 2019	115,731				
<i>Accounts Receivable</i>					
0-30 Days	12,362	13,825	(1,463)	4,168	8,195
31-60 Days	10,160	6,980	3,180	5,702	4,458
61-90 Days	5,790	28,932	(23,142)	5,023	767
91-180 Days	25,178	21,170	4,007	68,968	(43,791)
181-365 Days	32,717	26,894	5,823	36,668	(3,951)
Over 365 Days	181,504	185,577	(4,073)	194,746	(13,242)
<i>Total Accounts Receivable</i>	267,711	283,378	(15,668)	315,276	(47,565)
Prepaid Assessments	(206,628)	(105,342)	(101,286)	(220,166)	13,538



**OPERATING EXPENSE SUMMARY**

	Current Month Expenses	YTD Expenses	YTD Budget	YTD Variance Positive/ (Negative)
Administrative	14,882	117,439	123,173	5,734
Utilities	8,944	29,278	43,078	13,800
Landscaping	33,397	201,675	219,233	17,558
Gates	19,844	129,845	126,864	(2,981)
Common Area	2,157	10,918	13,270	2,352
<i>Total Operating Expenses before Reserve Contributions:</i>	79,224	489,155	525,618	36,463

**RESERVE SUMMARY**

Contributions to Reserves this Month:	6,767
Contributions to Reserves YTD	40,599
Earnings on Reserve Funds YTD	3,656
Reserve Disbursements this Month	-
Reserve Disbursements YTD	13,262



**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION  
BALANCE SHEET  
06/30/2019**

**ASSETS**

**OPERATING FUNDS**

US BANK - OPERATING CHECKING	\$ 223,521.58	
US BANK - OPERATING MM SAVINGS ACCOUNT	112,201.63	
DUE TO GOLF	(2,815.38)	
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**TOTAL OPERATING FUNDS** \$ 332,907.83

**RESERVE FUNDS**

CAPITAL ONE MMA	\$ 156,132.77	
LUTHER BURBANK	230,633.78	
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**TOTAL RESERVE FUNDS** \$ 386,766.55

**TOTAL ASSETS** \$ 719,674.38

**LIABILITIES & EQUITY**

**HOMEOWNERS EQUITY**

**RESERVE EQUITY**

ACCUMULATED GENERAL	\$ 18,590.79	
CURRENT RESERVE ACTIVITY	30,994.30	
RESERVE INTEREST	77,453.46	
WORKING CAPITAL	210,678.00	
TRANSFER FEES	49,050.00	
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**TOTAL RESERVE EQUITY** \$ 386,766.55

**OPERATING SURPLUS (DEFICIT)**

ACCUMULATED SURPLUS (DEFICIT)	\$ 204,741.12	
CURRENT SURPLUS (DEFICIT)	159,161.01	
CURRENT YEAR RESERVE EQUITY	(30,994.30)	
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**TOTAL SURPLUS (DEFICIT)** \$ 332,907.83

**TOTAL LIABILITIES & EQUITY** \$ 719,674.38



**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION**  
**STATEMENT OF REVENUES & EXPENSES**  
**06/30/2019**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>I N C O M E</b>								
\$ 115,731.39	\$ 140,000	\$ (24,268.61)	4000	ASSESSMENT INCOME	\$ 721,522.40	\$ 742,000	\$ (20,477.60)	\$ 1,392,700
0.00	(1,000)	1,000.00	4000D	UNCOLLECTED ASSESSMENTS	0.00	(4,795)	4,795.00	(10,000)
161.26	15	146.26	4030	INTEREST INCOME	966.23	90	876.23	180
5,497.50	1,750	3,747.50	4050PL	PRE-LEGAL RECEIPTS	16,205.71	10,500	5,705.71	21,000
0.00	(1,750)	1,750.00	4050PR	PRE-LEGAL DISBURSEMENTS	(11,916.33)	(10,500)	(1,416.33)	(21,000)
4,200.00	3,900	300.00	4300	WORKING CAPITAL	27,300.00	23,400	3,900.00	46,800
1,315.00	625	690.00	4900	VIOLATION FINES	26,417.15	3,750	22,667.15	7,500
0.00	0	0.00	4920	GATE TRANSMITTERS	35.00	0	35.00	0
3,068.60	2,083	985.60	4925	REIMBURSE EXPENSE	21,977.58	12,498	9,479.58	25,000
(6,766.58)	(6,767)	0.42	6010	GENERAL RESERVE TRANSFER	(40,599.48)	(40,602)	2.52	(81,199)
(24,097.68)	(24,098)	0.32	6010GOL	GOLF COURSE TRANSFER	(144,586.08)	(144,588)	1.92	(289,172)
<u>\$ 99,109.49</u>	<u>\$ 114,758</u>	<u>\$ (15,648.51)</u>		<b>TOTAL INCOME</b>	<u>\$ 617,322.18</u>	<u>\$ 591,753</u>	<u>\$ 25,569.18</u>	<u>\$ 1,091,809</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>								
\$ 2,421.32	\$ 2,760	\$ (338.68)	5000	MANAGEMENT FEE	\$ 14,527.92	\$ 16,560	\$ (2,032.08)	\$ 33,120
9,194.15	6,402	2,792.15	5003M	MANAGEMENT SALARIES/BURDEN	40,554.63	38,412	2,142.63	76,823
0.00	0	0.00	5009A	REBILL FEE EXPENSE	4,720.00	5,000	(280.00)	10,000
35.00	35	0.00	5009B	NSF FEE EXPENSE	210.00	210	0.00	420
716.05	2,500	(1,783.95)	5010	LEGAL EXPENSE	14,021.61	15,000	(978.39)	30,000
300.00	167	133.00	5020F	FILE REVIEW FEE	150.00	1,002	(852.00)	2,000
47.50	100	(52.50)	5020M	MONITOR TRUSTEE SALE	285.00	600	(315.00)	1,200
0.00	250	(250.00)	5020RR	FILE TRANSFER FEE EXPENSE	1,425.00	1,500	(75.00)	3,000
0.00	0	0.00	5030	AUDIT/TAX PREPARATION	7,500.00	8,000	(500.00)	8,000
35.00	35	0.00	5037	BANK CHARGES & CC FEES	210.00	210	0.00	420
0.00	0	0.00	5039	WEBSITE	515.90	400	115.90	400
0.00	250	(250.00)	5040	PRINTING/POSTAGE/MISC	4,258.40	5,000	(741.60)	10,000
5.00	833	(828.00)	5043	BILLING STATEMENTS	4,872.50	4,998	(125.50)	10,000
75.64	83	(7.36)	5046	NEWSLETTER	469.63	498	(28.37)	1,000
0.00	125	(125.00)	5047D	COMPUTER SUPPORT	0.00	750	(750.00)	1,500
60.63	33	27.63	5048S	OFFICE SUPPLIES	141.61	198	(56.39)	400
478.13	300	178.13	5055	MEETING EXPENSE	2,592.98	1,800	792.98	3,300
1,382.41	500	882.41	5056A	SOCIAL EVENT EXPENSE	18,480.65	20,500	(2,019.35)	40,000
131.60	0	131.60	5059	POSTAGE	131.60	0	131.60	0
0.00	333	(333.00)	5059V	VIOLATION NOTICES	122.00	1,998	(1,876.00)	4,000
0.00	0	0.00	5070	PROPERTY TAXES	0.00	0	0.00	450
0.00	0	0.00	5080	CORPORATE TAXES	1,329.96	135	1,194.96	135
0.00	67	(67.00)	5099	MISCELLANEOUS EXPENSE	1,406.04	402	1,004.04	800
0.00	0	0.00	5099PY	PRIOR YEAR ADJUSTMENT/EXP	(486.00)	0	(486.00)	0
<u>\$ 14,882.43</u>	<u>\$ 14,773</u>	<u>\$ 109.43</u>		<b>TOTAL ADMINISTRATIVE</b>	<u>\$ 117,439.43</u>	<u>\$ 123,173</u>	<u>\$ (5,733.57)</u>	<u>\$ 236,968</u>
<b>U T I L I T I E S</b>								
\$ 8,779.80	\$ 11,400	\$ (2,620.20)	5100	WATER/SEWER	\$ 28,231.87	\$ 41,900	\$ (13,668.13)	\$ 152,250
164.26	167	(2.74)	5120	ELECTRIC	862.74	1,002	(139.26)	2,000
0.00	0	0.00	5151	PHONE	183.80	176	7.80	800
<u>\$ 8,944.06</u>	<u>\$ 11,567</u>	<u>\$ (2,622.94)</u>		<b>TOTAL UTILITIES</b>	<u>\$ 29,278.41</u>	<u>\$ 43,078</u>	<u>\$ (13,799.59)</u>	<u>\$ 155,050</u>
<b>L A N D S C A P I N G</b>								
\$ 22,175.00	\$ 20,518	\$ 1,657.00	5200	LANDSCAPE CONTRACT	\$ 122,426.00	\$ 123,108	\$ (682.00)	\$ 248,098
1,085.32	2,083	(997.68)	5220	IRRIGATION REPAIRS	2,741.46	12,498	(9,756.54)	25,000
0.00	0	0.00	5222	BACKFLOW INSPECTION	1,425.00	1,500	(75.00)	1,500
0.00	0	0.00	5230	SHRUBS/TREES/FLOWERS	2,850.99	750	2,100.99	1,500
8,300.00	9,900	(1,600.00)	5233	FERTILIZER	56,182.50	45,175	11,007.50	85,025
0.00	833	(833.00)	5240	TREE TRIMMING/REMOVAL	2,090.00	20,002	(17,912.00)	25,000
1,836.95	1,083	753.95	5248	LANDSCAPE DUMP FEES	6,309.60	6,498	(188.40)	13,000
0.00	250	(250.00)	5249	LANDSCAPE-MISC	159.83	1,500	(1,340.17)	3,000
0.00	1,367	(1,367.00)	5277	PRE/POST EMERGENT	7,489.50	8,202	(712.50)	16,400
<u>\$ 33,397.27</u>	<u>\$ 36,034</u>	<u>\$ (2,636.73)</u>		<b>TOTAL LANDSCAPE</b>	<u>\$ 201,674.88</u>	<u>\$ 219,233</u>	<u>\$ (17,558.12)</u>	<u>\$ 418,523</u>



**104 AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION  
STATEMENT OF REVENUES & EXPENSES  
06/30/2019**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
<b>G A T E S</b>								
\$ 1,195.69	\$ 917	\$ 278.69	5500S	SECURITY GAS	\$ 6,667.76	\$ 5,502	\$ 1,165.76	\$ 11,000
18,226.96	17,837	389.96	5513	PATROL SERVICE	116,031.65	115,522	509.65	222,541
297.02	1,000	(702.98)	5551	VEHICLE MAINTENANCE & FUEL	6,400.79	6,000	400.79	12,000
123.97	140	(16.03)	5552	SECURITY CELL PHONES	744.51	840	(95.49)	1,680
<u>\$ 19,843.64</u>	<u>\$ 19,894</u>	<u>\$ (50.36)</u>		<b>TOTAL GATES</b>	<u>\$ 129,844.71</u>	<u>\$ 127,864</u>	<u>\$ 1,980.71</u>	<u>\$ 247,221</u>
<b>COMMON AREA</b>								
\$ 0.00	\$ 125	\$ (125.00)	5700	BUILDING MAINTENANCE	\$ 801.96	\$ 750	\$ 51.96	\$ 1,500
1,432.02	1,083	349.02	5800	COMMON AREA MAINTENANCE/REPAIRS	5,736.08	6,498	(761.92)	13,000
105.00	333	(228.00)	5836	FOUNTAIN REPAIR & MAINTENANCE	630.00	1,998	(1,368.00)	4,000
620.00	504	116.00	5850	EXTERMINATING	3,750.00	3,024	726.00	6,050
<u>\$ 2,157.02</u>	<u>\$ 2,045</u>	<u>\$ 112.02</u>		<b>TOTAL COMMON AREA</b>	<u>\$ 10,918.04</u>	<u>\$ 12,270</u>	<u>\$ (1,351.96)</u>	<u>\$ 24,550</u>
<u>\$ 79,224.42</u>	<u>\$ 84,313</u>	<u>\$ (5,088.58)</u>		<b>TOTAL OPERATING EXPENSES</b>	<u>\$ 489,155.47</u>	<u>\$ 525,618</u>	<u>\$ (36,462.53)</u>	<u>\$ 1,082,312</u>
<u>\$ 19,885.07</u>	<u>\$ 30,445</u>	<u>\$ (10,559.93)</u>		<b>OPERATING FUND SURPLUS/(DEFICIT)</b>	<u>\$ 128,166.71</u>	<u>\$ 66,135</u>	<u>\$ 62,031.71</u>	<u>\$ 9,497</u>
<b>RESERVE FUND</b>								
<b>I N C O M E</b>								
\$ 6,766.58	\$ 6,767	\$ (0.42)	7010	TRANSFER FROM OPERATING	\$ 40,599.48	\$ 40,602	\$ (2.52)	\$ 81,199
596.82	0	596.82	7034	INTEREST RESERVE FUND	3,656.36	0	3,656.36	0
<u>\$ 7,363.40</u>	<u>\$ 6,767</u>	<u>\$ 596.40</u>		<b>TOTAL RESERVE INCOME</b>	<u>\$ 44,255.84</u>	<u>\$ 40,602</u>	<u>\$ 3,653.84</u>	<u>\$ 81,199</u>
<b>EXPENDITURES</b>								
\$ 0.00	\$ 0	\$ 0.00	8510	GENERAL RESERVE EXPENSE	\$ 13,261.54	\$ 0	\$ 13,261.54	\$ 0
<u>\$ 0.00</u>	<u>\$ 0</u>	<u>\$ 0.00</u>		<b>TOTAL RESERVE EXPENDITURES</b>	<u>\$ 13,261.54</u>	<u>\$ 0</u>	<u>\$ 13,261.54</u>	<u>\$ 0</u>
<u>\$ 7,363.40</u>	<u>\$ 6,767</u>	<u>\$ 596.40</u>		<b>RESERVE FUND SURPLUS/(DEFICIT)</b>	<u>\$ 30,994.30</u>	<u>\$ 40,602</u>	<u>\$ (9,607.70)</u>	<u>\$ 81,199</u>