

Caughlin Ranch Homeowners Association



Financial Report September 8, 2011

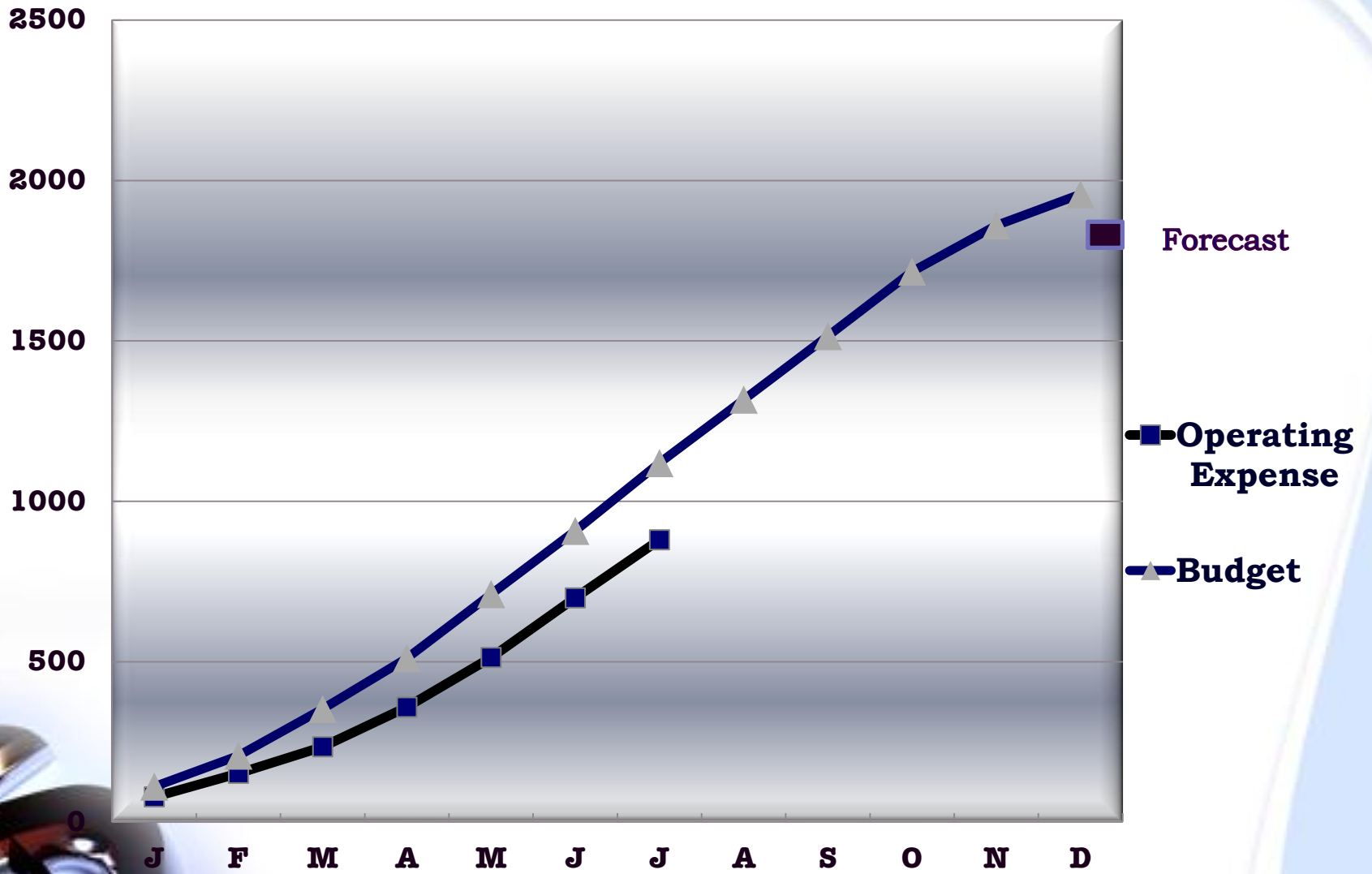
REVENUE VS BUDGET

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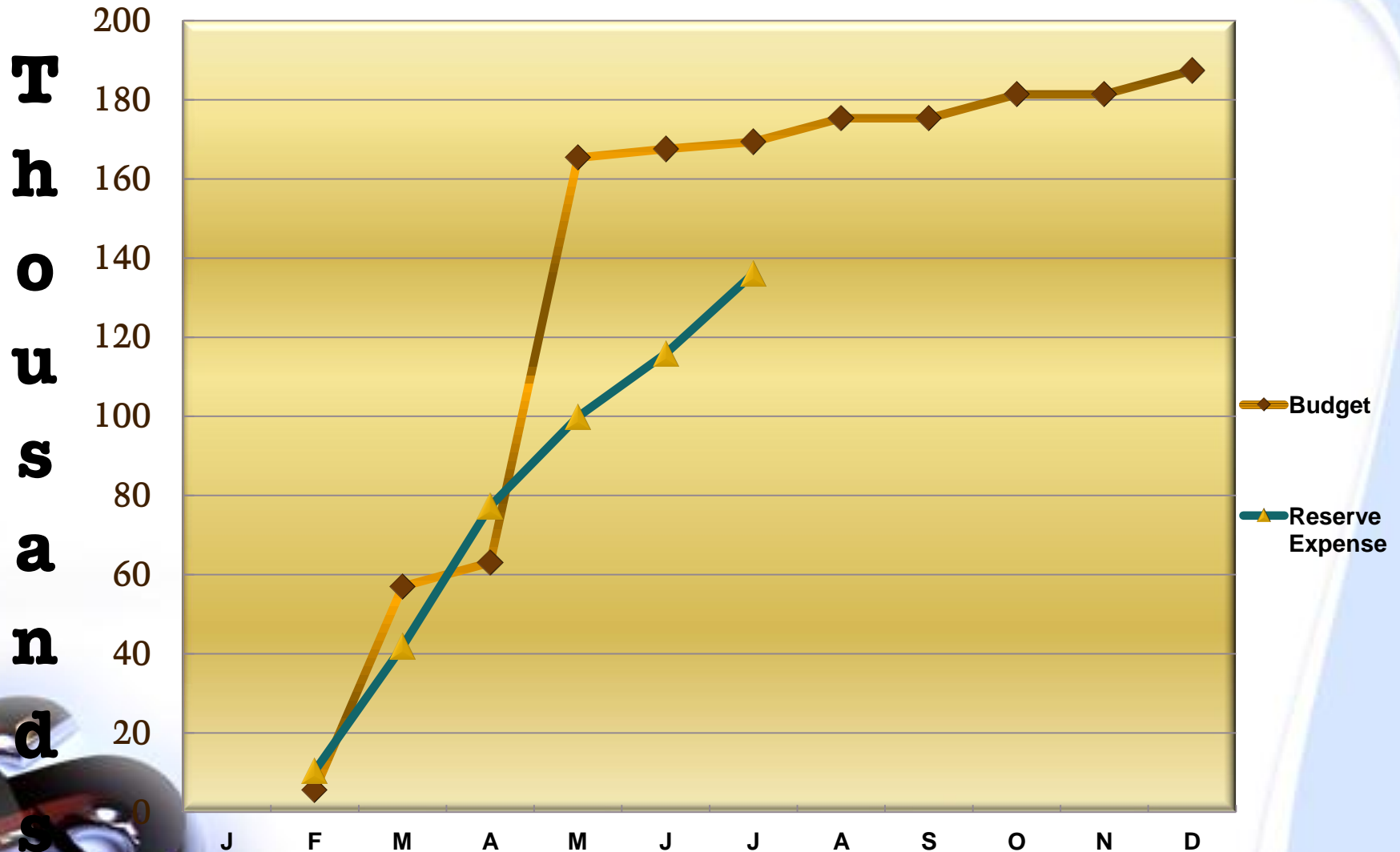


OPERATING EXPENSE vs BUDGET

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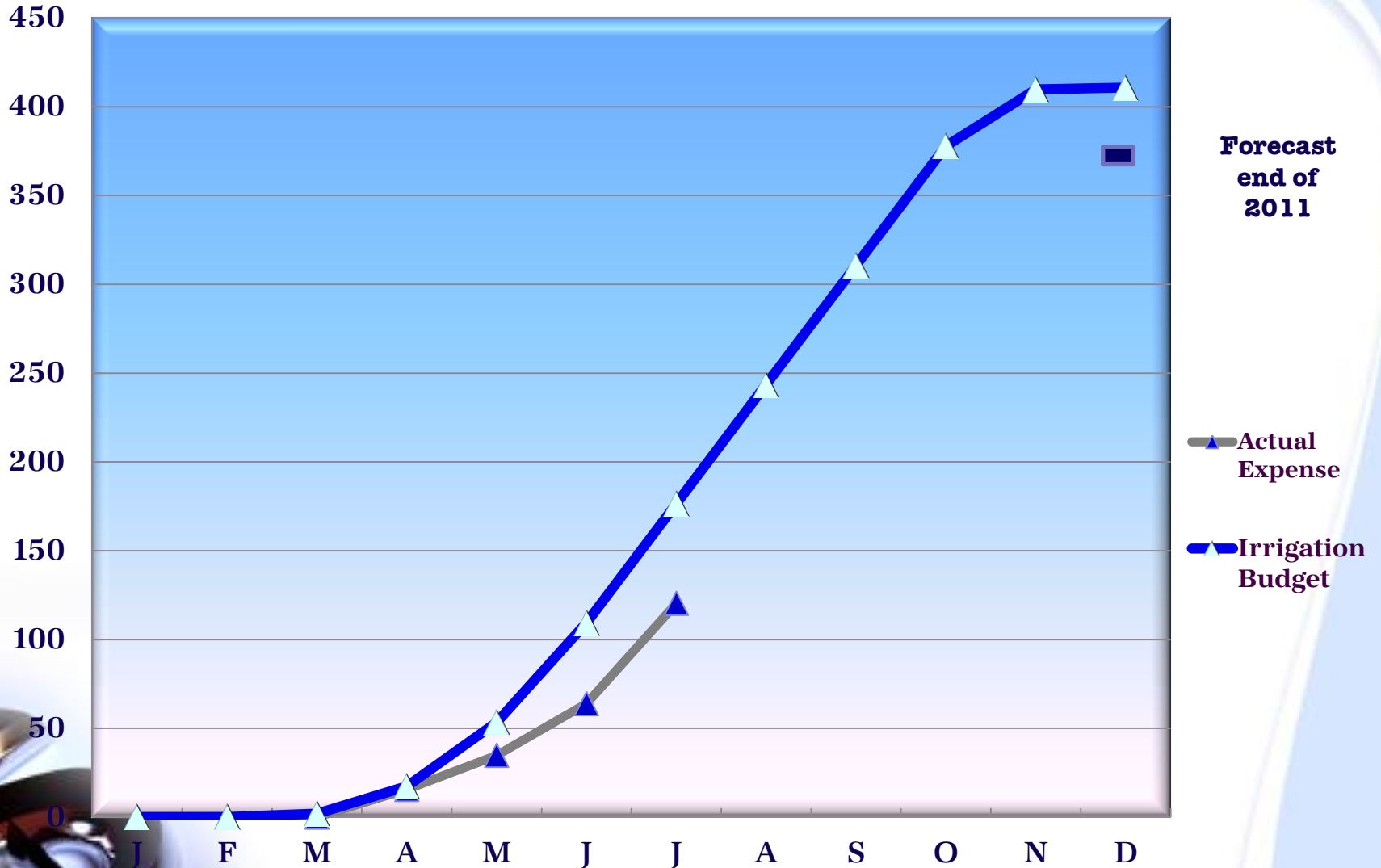


RESERVE EXPENDITURES ACTUAL vs BUDGET



IRRIGATION ACTUAL vs BUDGET

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PAST-DUE ACCOUNTS

Homes in Foreclosure (includes NAS)	3
Homes/Commercial Establishments with assessments over 90 days (Not with NAS)	\$29,002
\$ Amount Turned to NAS	\$49,746



July Notables

➤ Revenue

- Transfer fees are ahead of budget and to date we have already exceeded yearly budget
- Assessment collection; while we are showing on the review chart ahead of budget for this is normal for July. We will see a dip to the 3.5 non-collected portions.



July Notables

➤ Expenses

- We are below budget in the following line items
 - Assistant Manager
 - Legal (approximately \$16K)
 - Seasonal Labor (estimated \$39K) subject to re-evaluation of winter requirement
 - Water (Irrigation) due to a wet/cool season
 - ✓ Water bills for August will be larger – still forecasting under budget at the end of the year (rate increase budgeted at 7%. Actual increase will be 3%).

