

485 MORRISON RANCH COMMUNITY COUNCIL
BALANCE SHEET OPERATING (UNAUDITED)
04/30/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH-OPERATING ACCT	445,489.91	318,636.16	126,853.75
CASH-OPERATING SAVINGS	87,178.37	87,163.58	14.79
CASH-OPERATING SAVINGS	250,080.47	249,946.90	133.57
CASH-DEPOSITORY ACCT	5,498.56	5,498.56	0.00
PETTY CASH	1,296.84	2,312.93	(1,016.09)
TOTAL CASH	789,544.15	663,558.13	125,986.02
ACCTS RECEIVABLE			
ACCOUNTS RECEIVABLE	251,626.44	199,652.63	51,973.81
A/R OTHER	71.46	19.38	52.08
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(55,688.43)	(55,688.43)	0.00
TOTAL ACCOUNTS RECEIVABLE	196,009.47	143,983.58	52,025.89
FIXED ASSETS			
LAND	953,002.47	953,002.47	0.00
LAND IMPROVEMENTS	1,626,060.89	1,626,060.89	0.00
ACCUM DEPRECIATION	(1,008,108.89)	(1,001,671.89)	(6,437.00)
TOTAL FIXED ASSETS	1,570,954.47	1,577,391.47	(6,437.00)
OTHER ASSETS			
PREPAID INSURANCE	25,442.19	78.03	25,364.16
PREPAID EXPENSE	2,665.54	7,287.13	(4,621.59)
TOTAL OTHER ASSETS	28,107.73	7,365.16	20,742.57
TOTAL ASSETS	2,584,615.82	2,392,298.34	192,317.48

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & FUND BALANCE			
CURRENT LIABILITIES			
ACCRUED EXPENSE	78,111.61	23,029.48	55,082.13
ACCRUED LOAN INTEREST	43,337.78	26,321.90	17,015.88
ACCOUNTS PAYABLE	94,837.09	44,229.29	50,607.80
FACILITY DEPOSIT	100.00	100.00	0.00
UNEARNED ASSESSMENTS	455,412.84	0.00	455,412.84
PREPAID ASSESSMENTS	53,916.24	344,267.33	(290,351.09)
DUE TO RESERVES	8,000.00	4,200.00	3,800.00
LENDER SETUP FEE	125.00	125.00	0.00
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TOTAL CURRENT LIABILITIES	733,840.56	442,273.00	291,567.56
OTHER LIABILITIES			
NOTES PAYABLE	166,540.55	166,540.55	0.00
NOTES PAYABLE	166,540.55	166,540.55	0.00
NOTES PAYABLE	159,276.19	159,276.19	0.00
LIABILITY FOR UNCLAIMED PROPERTY	393.00	393.00	0.00
OTHER LIABILITY	141,619.83	155,398.30	(13,778.47)
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TOTAL OTHER LIABILITIES	634,370.12	648,148.59	(13,778.47)
TOTAL LIABILITIES	1,368,210.68	1,090,421.59	277,789.09
FUND BALANCE			
OWNERS EQUITY	1,409,256.20	1,409,256.20	0.00
CURRENT YEAR INCOME (LOSS)	(192,851.06)	(107,379.45)	(85,471.61)
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TOTAL FUND BALANCE	1,216,405.14	1,301,876.75	(85,471.61)
TOTAL LIABILITIES & FUND BALANCE	<u>2,584,615.82</u>	<u>2,392,298.34</u>	<u>192,317.48</u>

485 MORRISON RANCH COMMUNITY COUNCIL
OPERATING STATEMENT - DETAIL (UNAUDITED)
04/30/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
REVENUE								
221,002.42	243,200	(22,197.58)	ASSOCIATION ASSMTS	2,131,099.31	2,432,000	(300,900.69)	2,918,400	787,300.69
18,000.00	0	18,000.00	BUILDER ASSESSMENTS	180,000.00	0	180,000.00	0	(180,000.00)
4,246.15	0	4,246.15	BUILDER/DEVELOPER ASSESSMENTS	121,321.68	0	121,321.68	0	(121,321.68)
6,704.00	6,704	0.00	COMMERCIAL DUES	67,040.00	67,040	0.00	80,448	13,408.00
0.00	0	0.00	ACTIVITY INCOME	142.85	0	142.85	0	(142.85)
0.00	0	0.00	CLASSES	1,393.09	0	1,393.09	0	(1,393.09)
0.00	0	0.00	SOCIAL EVENTS	802.23	0	802.23	0	(802.23)
75.00	0	75.00	FACILITY RENTAL	1,175.00	0	1,175.00	0	(1,175.00)
0.00	(1,216)	1,216.00	LESS: BAD DEBT	0.00	(12,160)	12,160.00	(14,592)	(14,592.00)
0.00	0	0.00	BAD DEBT RECOVERY	592.34	0	592.34	0	(592.34)
8,000.00	6,000	2,000.00	RESERVE FUND FEES	63,752.00	60,000	3,752.00	72,000	8,248.00
8,000.00	6,000	2,000.00	WORKING CAPITAL	63,752.00	60,000	3,752.00	72,000	8,248.00
2,754.00	2,754	0.00	NEIGHBORHOOD MGMT INCOME	27,540.00	27,540	0.00	33,048	5,508.00
0.00	0	0.00	LATE CHARGES	(75.00)	0	(75.00)	0	75.00
6,139.00	2,400	3,739.00	COLLECTION FEE REVENUE	24,569.50	24,000	569.50	28,800	4,230.50
0.00	0	0.00	FILING FEE CHARGES	364.00	0	364.00	0	(364.00)
0.00	0	0.00	ADVERTISING INCOME	246.00	0	246.00	0	(246.00)
425.00	500	(75.00)	SPONSORSHIP	11,039.70	5,200	5,839.70	5,200	(5,839.70)
148.36	0	148.36	INTEREST	1,566.55	0	1,566.55	0	(1,566.55)
450.00	0	450.00	SANCTIONS & FEES	10,977.00	0	10,977.00	0	(10,977.00)
0.00	0	0.00	SOLID WASTE FEE	(28.50)	0	(28.50)	0	28.50
0.00	0	0.00	MISC INCOME	276.00	0	276.00	0	(276.00)
(100.00)	2,000	(2,100.00)	LEGAL FEE REVENUE	12,432.44	20,000	(7,567.56)	24,000	11,567.56
(17,740.00)	(17,740)	0.00	TRANSFER TO RESERVE	(177,400.00)	(177,400)	0.00	(212,880)	(35,480.00)
(8,000.00)	(6,000)	(2,000.00)	CAPITAL RESERVE TRANSFER	(63,752.00)	(60,000)	(3,752.00)	(72,000)	(8,248.00)
(16,740.00)	(16,740)	0.00	COMMUNITY ENHANCE TRANSFER	(167,400.00)	(167,400)	0.00	(200,880)	(33,480.00)
233,363.93	227,862	5,501.93	NET TOTAL REVENUE	2,311,426.19	2,278,820	32,606.19	2,733,544	422,117.81
EXPENSES								
SALARIES & BENEFITS								
17,807.04	15,765	(2,042.04)	SALARIES & BENEFITS	159,683.08	157,990	(1,693.08)	191,022	31,338.92
17,807.04	15,765	(2,042.04)	TOTAL SALARIES & BENEF	159,683.08	157,990	(1,693.08)	191,022	31,338.92
ADMINISTRATIVE & GENERAL								
0.00	0	0.00	AUDIT/TAX RETURNS	9,400.00	8,125	(1,275.00)	8,125	(1,275.00)
1,150.00	1,150	0.00	DESIGN REVIEW EXPENSE	11,500.00	11,500	0.00	13,800	2,300.00
4,277.14	2,100	(2,177.14)	LEGAL FEES - COLLECTIONS	16,358.76	21,000	4,641.24	25,200	8,841.24
6,451.00	2,500	(3,951.00)	COLLECTIONS	26,126.50	25,000	(1,126.50)	30,000	3,873.50
206.50	0	(206.50)	LEGAL FEES/ATTORNEYS	11,893.46	0	(11,893.46)	0	(11,893.46)
674.01	72	(602.01)	LICENSES, FEES, PERMITS	2,824.46	1,385	(1,439.46)	1,530	(1,294.46)
3,270.00	3,270	0.00	MANAGEMENT FEES	32,700.00	32,700	0.00	39,240	6,540.00
0.00	50	50.00	MEETING EXPENSE	152.68	200	47.32	2,300	2,147.32
2,047.72	1,500	(547.72)	OFFICE SUPPLIES	9,773.59	9,000	(773.59)	11,200	1,426.41
1,500.00	1,500	0.00	OFFICE EQUIPMENT/RENTAL	15,000.00	15,000	0.00	18,000	3,000.00
34.13	0	(34.13)	OFFICE EQUIP-USAGE	795.21	3,000	2,204.79	3,000	2,204.79
1,130.74	300	(830.74)	LIFESTYLE SUPPLIES	3,300.09	3,000	(300.09)	3,600	299.91
1,276.59	825	(451.59)	POSTAGE	4,411.52	3,600	(811.52)	4,475	63.48
304.15	242	(62.15)	TELEPHONE	3,334.77	2,420	(914.77)	2,904	(430.77)
0.00	100	100.00	COMMUNICATIONS	824.71	1,000	175.29	1,200	375.29
9,425.25	5,200	(4,225.25)	SOCIAL EVENTS	34,042.73	27,400	(6,642.73)	29,200	(4,842.73)
3,600.00	0	(3,600.00)	FLAG	3,600.00	3,600	0.00	3,600	0.00
0.00	50	50.00	MISCELLANEOUS	0.00	500	500.00	600	600.00
0.00	100	100.00	MILEAGE/AUTO	612.53	1,000	387.47	1,200	587.47
295.00	0	(295.00)	MISC ACTIVITY EXP	2,335.50	0	(2,335.50)	0	(2,335.50)
175.20	190	14.80	WEB HOSTING	754.40	760	5.60	760	5.60
35,817.43	19,149	(16,668.43)	TOTAL ADMIN & GENERAL	189,740.91	170,190	(19,550.91)	199,934	10,193.09
CONTRACT SERVICES								
85,495.00	85,900	405.00	LANDSCAPE MAINT	854,950.00	859,000	4,050.00	1,030,800	175,850.00
7,240.00	0	(7,240.00)	LANDSCAPE REPLACEMENT	108,051.00	50,000	(58,051.00)	50,000	(58,051.00)
52,428.00	0	(52,428.00)	TREE MAINTENANCE	167,228.42	130,250	(36,978.42)	136,106	(31,122.42)
2,325.00	2,775	450.00	TOT LOT MAINT	25,380.00	29,250	3,870.00	35,300	9,920.00
0.00	270	270.00	LANDSCAPE MAINT LVTS	0.00	1,080	1,080.00	1,620	1,620.00
587.00	625	38.00	PEST CONTROL	4,003.00	4,850	847.00	5,900	1,897.00
5,025.00	1,900	(3,125.00)	WEED CONTROL	30,715.00	27,750	(2,965.00)	31,550	835.00
0.00	0	0.00	GRUB CONTROL	0.00	0	0.00	19,175	19,175.00
0.00	0	0.00	STORM DRAIN MAINT	29,475.00	45,000	15,525.00	45,000	15,525.00
0.00	550	550.00	PATROL SERVICE	1,650.00	5,500	3,850.00	6,600	4,950.00
1,319.00	1,320	1.00	LAKEVIEW VILLAGE	13,370.00	13,200	(170.00)	15,840	2,470.00
154,419.00	93,340	(61,079.00)	TOTAL CONTRACT SERVICES	1,234,822.42	1,165,880	(68,942.42)	1,377,891	143,068.58
REPAIRS & MAINTENANCE								
40.93	260	219.07	GROUND MAINTENANCE	515.93	2,600	2,084.07	3,120	2,604.07
977.50	400	(577.50)	LIGHTING	7,353.43	4,000	(3,353.43)	4,800	(2,553.43)
1,379.50	335	(1,044.50)	FENCES/WALLS	1,948.25	3,350	1,401.75	4,020	2,071.75
886.63	550	(336.63)	TOT LOT REPAIRS/MAINT	5,341.15	5,500	158.85	6,600	1,258.85
0.00	75	75.00	MISCELLANEOUS REPAIRS	1,823.30	750	(1,073.30)	900	(923.30)

485 MORRISON RANCH COMMUNITY COUNCIL
OPERATING STATEMENT - DETAIL (UNAUDITED)
04/30/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
3,284.56	1,620	(1,664.56)	TOTAL REPAIRS & MAINT	16,982.06	16,200	(782.06)	19,440	2,457.94
			PARTS & SUPPLIES					
0.00	400	400.00	DOGGIE STATION BAGS	1,472.98	1,600	127.02	1,600	127.02
835.90	300	(535.90)	ELECTRICAL SUPPLIES	2,065.66	3,000	934.34	3,600	1,534.34
0.00	0	0.00	PERENNIAL RYE SEED	169,945.00	158,500	(11,445.00)	163,300	(6,645.00)
113.00	50	(63.00)	MISCELLANEOUS	2,561.72	500	(2,061.72)	600	(1,961.72)
948.90	750	(198.90)	TOTAL PARTS & SUPPLIES	176,045.36	163,600	(12,445.36)	169,100	(6,945.36)
			UTILITIES					
2,366.11	2,408	41.89	ELECTRICITY	27,353.84	36,030	8,676.16	40,894	13,540.16
299.41	117	(182.41)	WATER/SEWER	1,801.69	1,681	(120.69)	2,036	234.31
91,912.84	66,629	(25,283.84)	WATER-IRRIG	542,893.12	474,932	(67,961.12)	665,750	122,856.88
94,578.36	69,154	(25,424.36)	TOTAL UTILITIES	572,048.65	512,643	(59,405.65)	708,680	136,631.35
			TAXES					
0.00	0	0.00	REAL ESTATE TAXES	27,738.37	26,000	(1,738.37)	26,000	(1,738.37)
0.00	0	0.00	INCOME TAXES	3,662.14	700	(2,962.14)	700	(2,962.14)
0.00	0	0.00	TOTAL TAXES	31,400.51	26,700	(4,700.51)	26,700	(4,700.51)
			INSURANCE					
185.92	181	(4.92)	DIRECTORS & OFFICERS	1,786.39	1,810	23.61	2,172	385.61
2,041.92	1,358	(683.92)	ASSOC MASTER POLICY	19,116.18	13,580	(5,536.18)	16,296	(2,820.18)
78.00	82	4.00	WORKERS COMPENSATION	120.00	820	700.00	984	864.00
2,305.84	1,621	(684.84)	TOTAL INSURANCE	21,022.57	16,210	(4,812.57)	19,452	(1,570.57)
309,161.13	201,399	(107,762.13)	TOTAL OPER EXPENSES	2,401,745.56	2,229,413	(172,332.56)	2,712,219	310,473.44
(75,797.20)	26,463	(102,260.20)	NET INCOME/(LOSS) BEFORE DEPR	(90,319.37)	49,407	(139,726.37)	21,325	111,644.37
			NOTE INTEREST EXPENSE					
908.04	0	(908.04)	NOTE 2 INTEREST EXPENSE	7,051.30	0	(7,051.30)	0	(7,051.30)
908.04	0	(908.04)	NOTE 3 INTEREST EXPENSE	7,017.53	0	(7,017.53)	0	(7,017.53)
868.43	0	(868.43)	NOTE 4 INTEREST EXPENSE	6,690.55	0	(6,690.55)	0	(6,690.55)
552.90	0	(552.90)	NOTE 1 INTEREST EXPENSE	17,402.31	0	(17,402.31)	0	(17,402.31)
3,237.41	0	(3,237.41)	TOTAL NOTES INTEREST EXP	38,161.69	0	(38,161.69)	0	(38,161.69)
6,437.00	0	(6,437.00)	DEPRECIATION EXPENSE	64,370.00	0	(64,370.00)	0	(64,370.00)
(85,471.61)	26,463	(111,934.61)	NET INCOME/(LOSS) AFTER DEPR	(192,851.06)	49,407	(242,258.06)	21,325	214,176.06

485 MORRISON RANCH COMMUNITY COUNCIL
BALANCE SHEET - RESERVES (UNAUDITED)
04/30/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH - RESERVE FUND			
CASH-RESERVES	238,303.31	212,900.36	25,402.95
CASH-RESERVES	246,938.24	249,780.88	(2,842.64)
CASH-RESERVES	249,527.58	249,320.61	206.97
CERTIFICATE OF DEPOS	109,047.59	108,922.19	125.40
CERTIFICATE OF DEPOSIT	249,609.96	249,609.96	0.00
CERTIFICATE OF DEPOSIT - MUTUAL OF	245,994.45	245,639.79	354.66
RESERVE CD	216,292.46	215,972.94	319.52
RESERVE CD	226,533.63	226,204.87	328.76
CD RESERVE-MERIDIAN	248,819.04	248,386.57	432.47
CASH ENHANCEMENT FUND	588,218.81	571,355.32	16,863.49
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TOTAL CASH - RESERVE FUND	2,619,285.07	2,578,093.49	41,191.58
ACCOUNTS RECEIVABLE			
A/R RESERVES	8,000.00	4,200.00	3,800.00
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TOTAL ACCOUNTS RECEIVABLE	8,000.00	4,200.00	3,800.00
TOTAL ASSETS	<u>2,627,285.07</u>	<u>2,582,293.49</u>	<u>44,991.58</u>

485 MORRISON RANCH COMMUNITY COUNCIL
BALANCE SHEET - RESERVES (UNAUDITED)
04/30/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & FUND BALANCE			
TOTAL LIABILITIES	0.00	0.00	0.00
FUND BALANCE			
RESERVE FUND EQUITY	1,907,585.61	1,907,585.61	0.00
COMMUNITY ENHANCEMENT EQUITY	419,797.75	419,797.75	0.00
NET INCOME (LOSS)	299,901.71	254,910.13	44,991.58
TOTAL FUND BALANCE	2,627,285.07	2,582,293.49	44,991.58
TOTAL LIABILITIES & FUND BALANCE	2,627,285.07	2,582,293.49	44,991.58

485 MORRISON RANCH COMMUNITY COUNCIL
RESERVE STATEMENT - DETAIL (UNAUDITED)
04/30/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
REVENUE								
17,740.00	17,740	0.00	TRANSFER FROM O/P	177,400.00	177,400	0.00	212,880	35,480.00
8,000.00	6,000	2,000.00	CAPITAL RESERVE TRANSFER	63,752.00	60,000	3,752.00	72,000	8,248.00
16,740.00	16,740	0.00	COMMUNITY ENHANCE TRANSFER	167,400.00	167,400	0.00	200,880	33,480.00
2,388.09	0	2,388.09	RESERVE INTEREST	17,018.91	0	17,018.91	0	(17,018.91)
123.49	0	123.49	COMM ENHANCE INTEREST	961.88	0	961.88	0	(961.88)
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44,991.58	40,480	4,511.58	TOTAL INCOME	426,532.79	404,800	21,732.79	485,760	59,227.21
EXPENSES								
0.00	0	0.00	METAL RAILING	0.00	23,175	23,175.00	23,175	23,175.00
0.00	0	0.00	SHADE SAIL	0.00	12,463	12,463.00	12,463	12,463.00
0.00	0	0.00	LIGHTING	4,250.00	0	(4,250.00)	0	(4,250.00)
0.00	0	0.00	PAINTING	109,381.20	63,860	(45,521.20)	63,860	(45,521.20)
0.00	0	0.00	CONCRETE REPAIRS	12,999.88	12,206	(793.88)	12,206	(793.88)
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0.00	0	0.00	TOTAL EXPENSES	126,631.08	111,704	(14,927.08)	111,704	(14,927.08)
44,991.58	40,480	4,511.58	NET INCOME (LOSS)	299,901.71	293,096	6,805.71	374,056	74,154.29
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