

MORRISON RANCH COMMUNITY COUNCIL
BALANCE SHEET OPERATING (UNAUDITED)
02/28/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH-OPERATING ACCT	123,731.22	195,086.90	(71,355.68)
CASH-OPERATING SAVINGS	262,140.64	362,092.21	(99,951.57)
CASH-OPERATING SAVINGS	249,808.96	249,684.43	124.53
CASH-DEPOSITORY ACCT	5,498.56	4,217.90	1,280.66
PETTY CASH	2,000.00	1,721.84	278.16
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TOTAL CASH	643,179.38	812,803.28	(169,623.90)
ACCTS RECEIVABLE			
ACCOUNTS RECEIVABLE	256,225.48	248,666.49	7,558.99
A/R OTHER	0.00	16,389.77	(16,389.77)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(55,688.43)	(55,688.43)	0.00
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TOTAL ACCOUNTS RECEIVABLE	200,537.05	209,367.83	(8,830.78)
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	(995,234.89)	(988,797.89)	(6,437.00)
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TOTAL FIXED ASSETS	1,583,828.47	1,590,265.47	(6,437.00)
OTHER ASSETS			
PREPAID INSURANCE	2,363.54	4,649.05	(2,285.51)
PREPAID EXPENSE	7,439.23	5,663.46	1,775.77
DEPOSIT IN TRANSIT	0.00	600.00	(600.00)
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TOTAL OTHER ASSETS	9,802.77	10,912.51	(1,109.74)
TOTAL ASSETS	<u>2,437,347.67</u>	<u>2,623,349.09</u>	<u>(186,001.42)</u>

MORRISON RANCH COMMUNITY COUNCIL
BALANCE SHEET OPERATING (UNAUDITED)
02/28/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & FUND BALANCE			
CURRENT LIABILITIES			
ACCRUED EXPENSE	89,078.24	29,700.96	59,377.28
ACCRUED LOAN INTEREST	23,390.89	20,457.76	2,933.13
ACCOUNTS PAYABLE	50,763.68	50,680.16	83.52
ACCOUNTS PAYABLE OTHER	300.00	0.00	300.00
FACILITY DEPOSIT	100.00	100.00	0.00
UNEARNED ASSESSMENTS	224,428.71	448,857.42	(224,428.71)
PREPAID ASSESSMENTS	77,205.08	65,986.69	11,218.39
DUE TO RESERVES	2,802.00	9,598.00	(6,796.00)
LENDER SETUP FEE	125.00	125.00	0.00
TOTAL CURRENT LIABILITIES	468,193.60	625,505.99	(157,312.39)
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	155,398.30	155,398.30	0.00
TOTAL OTHER LIABILITIES	648,148.59	648,148.59	0.00
TOTAL LIABILITIES	1,116,342.19	1,273,654.58	(157,312.39)
FUND BALANCE			
OWNERS EQUITY	1,406,686.20	1,406,686.20	0.00
CURRENT YEAR INCOME (LOSS)	(85,680.72)	(56,991.69)	(28,689.03)
TOTAL FUND BALANCE	1,321,005.48	1,349,694.51	(28,689.03)
TOTAL LIABILITIES & FUND BALANCE	<u>2,437,347.67</u>	<u>2,623,349.09</u>	<u>(186,001.42)</u>

MORRISON RANCH COMMUNITY COUNCIL
485 OP STATEMENT - DETAIL (UNAUDITED)
02/28/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
ASSESSMENTS								
219,524.71	243,200	(23,675.29)	ASSOCIATION ASSMTS	1,691,107.51	1,945,600	(254,492.49)	2,918,400	1,227,292.49
18,000.00	0	18,000.00	BUILDER ASSESSMENTS	144,000.00	0	144,000.00	0	(144,000.00)
7,100.00	0	7,100.00	BUILDER/DEVELOPER ASSESSMENTS	111,340.20	0	111,340.20	0	(111,340.20)
6,704.00	6,704	0.00	COMMERCIAL DUES	53,632.00	53,632	0.00	80,448	26,816.00
<u>251,328.71</u>	<u>249,904</u>	<u>1,424.71</u>	TOTAL ASSESSMENTS	2,000,079.71	1,999,232	847.71	2,998,848	998,768.29
OTHER REVENUE								
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)
621.23	0	621.23	SOCIAL EVENTS	724.23	0	724.23	0	(724.23)
0.00	0	0.00	FACILITY RENTAL	825.00	0	825.00	0	(825.00)
0.00	(1,216)	1,216.00	LESS: BAD DEBT	0.00	(9,728)	9,728.00	(14,592)	(14,592.00)
0.00	0	0.00	BAD DEBT RECOVERY	592.34	0	592.34	0	(592.34)
2,802.00	6,000	(3,198.00)	RESERVE FUND FEES	51,552.00	48,000	3,552.00	72,000	20,448.00
2,802.00	6,000	(3,198.00)	WORKING CAPITAL	51,552.00	48,000	3,552.00	72,000	20,448.00
2,754.00	2,754	0.00	NEIGHBORHOOD MGMT INCOME	22,032.00	22,032	0.00	33,048	11,016.00
0.00	0	0.00	LATE CHARGES	(75.00)	0	(75.00)	0	75.00
4,339.50	2,400	1,939.50	COLLECTION FEE REVENUE	18,572.50	19,200	(627.50)	28,800	10,227.50
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)
727.65	0	727.65	SPONSORSHIP	7,141.29	4,400	2,741.29	5,200	(1,941.29)
172.96	0	172.96	INTEREST	1,257.31	0	1,257.31	0	(1,257.31)
2,000.00	0	2,000.00	SANCTIONS & FEES	10,702.00	0	10,702.00	0	(10,702.00)
0.00	0	0.00	SOLID WASTE FEE	(28.50)	0	(28.50)	0	28.50
3,013.20	2,000	1,013.20	LEGAL FEE REVENUE	10,710.34	16,000	(5,289.66)	24,000	13,289.66
(17,740.00)	(17,740)	0.00	TRANSFER TO RESERVE	(141,920.00)	(141,920)	0.00	(212,880)	(70,960.00)
(2,802.00)	(6,000)	3,198.00	CAPITAL RESERVE TRANSFER	(51,552.00)	(48,000)	(3,552.00)	(72,000)	(20,448.00)
(16,740.00)	(16,740)	0.00	COMMUNITY ENHANCE TRANSFER	(133,920.00)	(133,920)	0.00	(200,880)	(66,960.00)
<u>(18,049.46)</u>	<u>(22,542)</u>	<u>4,492.54</u>	TOTAL OTHER REVENUE	(149,688.55)	(175,936)	26,247.45	(265,304)	(115,615.45)
233,279.25	227,362	5,917.25	NET REVENUE	1,850,391.16	1,823,296	27,095.16	2,733,544	883,152.84

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
EXPENSES								
SALARIES & BENEFITS								
16,485.89	15,168	(1,317.89)	SALARIES & BENEFITS	124,056.96	124,958	901.04	191,022	66,965.04
16,485.89	15,168	(1,317.89)	TOTAL SALARIES & BENEF	124,056.96	124,958	901.04	191,022	66,965.04
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	9,200.00	9,200	0.00	13,800	4,600.00
0.00	2,100	2,100.00	LEGAL FEES - COLLECTIONS	9,982.52	16,800	6,817.48	25,200	15,217.48
4,329.50	2,500	(1,829.50)	COLLECTIONS	19,685.50	20,000	314.50	30,000	10,314.50
65.00	0	(65.00)	LEGAL FEES/ATTORNEYS	11,034.85	0	(11,034.85)	0	(11,034.85)
401.72	267	(134.72)	LICENSES, FEES, PERMITS	1,575.07	1,241	(334.07)	1,530	(45.07)
3,270.00	3,270	0.00	MANAGEMENT FEES	26,160.00	26,160	0.00	39,240	13,080.00
(1,146.99)	0	1,146.99	MEETING EXPENSE	90.00	150	60.00	2,300	2,210.00
8.85	300	291.15	OFFICE SUPPLIES	5,180.84	5,600	419.16	11,200	6,019.16
1,500.00	1,500	0.00	OFFICE EQUIPMENT/RENTAL	12,000.00	12,000	0.00	18,000	6,000.00
0.00	0	0.00	OFFICE EQUIP-USAGE	395.92	3,000	2,604.08	3,000	2,604.08
0.00	300	300.00	LIFESTYLE SUPPLIES	2,169.35	2,400	230.65	3,600	1,430.65
0.00	50	50.00	POSTAGE	2,229.65	1,950	(279.65)	4,475	2,245.35
306.15	242	(64.15)	TELEPHONE	2,724.47	1,936	(788.47)	2,904	179.53
66.72	100	33.28	COMMUNICATIONS	824.71	800	(24.71)	1,200	375.29
1,746.99	950	(796.99)	SOCIAL EVENTS	21,643.24	20,150	(1,493.24)	29,200	7,556.76
0.00	0	0.00	FLAG	0.00	3,600	3,600.00	3,600	3,600.00
0.00	50	50.00	MISCELLANEOUS	0.00	400	400.00	600	600.00
74.12	100	25.88	MILEAGE/AUTO	539.49	800	260.51	1,200	660.51
0.00	0	0.00	MISC ACTIVITY EXP	1,943.00	0	(1,943.00)	0	(1,943.00)
0.00	0	0.00	WEB HOSTING	579.20	570	(9.20)	760	180.80
11,772.06	12,879	1,106.94	TOTAL ADMIN & GENERAL	137,357.81	134,882	(2,475.81)	199,934	62,576.19
CONTRACT SERVICES								
85,495.00	85,900	405.00	LANDSCAPE MAINT	683,960.00	687,200	3,240.00	1,030,800	346,840.00
65,200.00	30,000	(35,200.00)	LANDSCAPE REPLACEMENT	100,811.00	50,000	(50,811.00)	50,000	(50,811.00)
2,077.60	25,750	23,672.40	TREE MAINTENANCE	53,015.17	123,350	70,334.83	136,106	83,090.83
2,575.00	2,775	200.00	TOT LOT MAINT	19,980.00	23,200	3,220.00	35,300	15,320.00
0.00	270	270.00	LANDSCAPE MAINT LVTS	0.00	540	540.00	1,620	1,620.00
287.00	425	138.00	PEST CONTROL	2,850.00	3,800	950.00	5,900	3,050.00
5,025.00	1,900	(3,125.00)	WEED CONTROL	25,690.00	15,200	(10,490.00)	31,550	5,860.00
0.00	0	0.00	GRUB CONTROL	0.00	0	0.00	19,175	19,175.00
29,475.00	0	(29,475.00)	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	4,400	2,750.00	6,600	4,950.00
1,319.00	1,320	1.00	LAKEVIEW VILLAGE	10,732.00	10,560	(172.00)	15,840	5,108.00
191,453.60	148,890	(42,563.60)	TOTAL CONTRACT SERVICE	928,163.17	963,250	35,086.83	1,377,891	449,727.83

MORRISON RANCH COMMUNITY COUNCIL
485 OP STATEMENT - DETAIL (UNAUDITED)
02/28/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
			REPAIRS & MAINTENANCE					
0.00	260	260.00	GROUNDS MAINTENANCE	475.00	2,080	1,605.00	3,120	2,645.00
0.00	400	400.00	LIGHTING	5,595.42	3,200	(2,395.42)	4,800	(795.42)
0.00	335	335.00	FENCES/WALLS	568.75	2,680	2,111.25	4,020	3,451.25
0.00	550	550.00	TOT LOT REPAIRS/MAINT	4,454.52	4,400	(54.52)	6,600	2,145.48
180.00	75	(105.00)	MISCELLANEOUS REPAIRS	1,823.30	600	(1,223.30)	900	(923.30)
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180.00	1,620	1,440.00	TOTAL REPAIRS & MAINT	12,916.99	12,960	43.01	19,440	6,523.01
			PARTS & SUPPLIES					
0.00	0	0.00	DOGGIE STATION BAGS	1,072.98	1,200	127.02	1,600	527.02
0.00	300	300.00	ELECTRICAL SUPPLIES	1,229.76	2,400	1,170.24	3,600	2,370.24
1,440.00	0	(1,440.00)	PERENNIAL RYE SEED	171,445.00	158,500	(12,945.00)	163,300	(8,145.00)
0.00	50	50.00	MISCELLANEOUS	2,448.72	400	(2,048.72)	600	(1,848.72)
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1,440.00	350	(1,090.00)	TOTAL PARTS & SUPPLIES	176,196.46	162,500	(13,696.46)	169,100	(7,096.46)
			UTILITIES					
2,466.58	2,206	(260.58)	ELECTRICITY	22,496.15	31,028	8,531.85	40,894	18,397.85
173.36	173	(0.36)	WATER/SEWER	1,454.97	1,387	(67.97)	2,036	581.03
26,341.15	25,811	(530.15)	WATER-IRRIG	413,735.37	367,402	(46,333.37)	665,750	252,014.63
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28,981.09	28,190	(791.09)	TOTAL UTILITIES	437,686.49	399,817	(37,869.49)	708,680	270,993.51
			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	738.14	0	(738.14)	700	(38.14)
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0.00	0	0.00	TOTAL TAXES	28,476.51	26,000	(2,476.51)	26,700	(1,776.51)
			INSURANCE					
177.83	181	3.17	DIRECTORS & OFFICERS	1,422.64	1,448	25.36	2,172	749.36
2,029.68	1,358	(671.68)	ASSOC MASTER POLICY	15,044.58	10,864	(4,180.58)	16,296	1,251.42
78.00	82	4.00	WORKERS COMPENSATION	(36.00)	656	692.00	984	1,020.00
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2,285.51	1,621	(664.51)	TOTAL INSURANCE	16,431.22	12,968	(3,463.22)	19,452	3,020.78
252,598.15	208,718	(43,880.15)	TOTAL OPER EXPENSES	1,861,285.61	1,837,335	(23,950.61)	2,712,219	850,933.39
(19,318.90)	18,644	(37,962.90)	NET INCOME/(LOSS) BEFORE DEPR	(10,894.45)	(14,039)	3,144.55	21,325	32,219.45
			NOTE INTEREST EXPENSE					
826.77	0	(826.77)	NOTE 2 INTEREST EXPENSE	6,535.24	0	(6,535.24)	0	(6,535.24)
826.77	0	(826.77)	NOTE 3 INTEREST EXPENSE	6,501.47	0	(6,501.47)	0	(6,501.47)
790.71	0	(790.71)	NOTE 4 INTEREST EXPENSE	6,184.11	0	(6,184.11)	0	(6,184.11)
488.88	0	(488.88)	NOTE 1 INTEREST EXPENSE	4,069.45	0	(4,069.45)	0	(4,069.45)
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2,933.13	0	(2,933.13)	TOTAL NOTES INTEREST EXP	23,290.27	0	(23,290.27)	0	(23,290.27)

MORRISON RANCH COMMUNITY COUNCIL 485 OP STATEMENT - DETAIL (UNAUDITED) 02/28/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
6,437.00	0	(6,437.00)	DEPRECIATION EXPENSE	51,496.00	0	(51,496.00)	0	(51,496.00)
<u>(28,689.03)</u>	<u>18,644</u>	<u>(47,333.03)</u>	NET INCOME/(LOSS) AFTER DEPR	<u>(85,680.72)</u>	<u>(14,039)</u>	<u>(71,641.72)</u>	<u>21,325</u>	<u>107,005.72</u>

MORRISON RANCH COMMUNITY COUNCIL
BALANCE SHEET - RESERVES (UNAUDITED)
02/28/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH - RESERVE FUND			
CASH-RESERVES	206,891.46	206,797.84	93.62
CASH-RESERVES	249,605.75	249,452.62	153.13
CASH-RESERVES	249,181.00	249,056.81	124.19
CERTIFICATE OF DEPOS	108,792.76	108,675.98	116.78
CERTIFICATE OF DEPOSIT	249,349.55	249,087.09	262.46
CERTIFICATE OF DEPOSIT - MUTUAL OF	245,319.87	244,966.18	353.69
RESERVE CD	215,643.27	215,345.92	297.35
RESERVE CD	225,887.18	225,591.06	296.12
CD RESERVE-MERIDIAN	247,996.57	0.00	247,996.57
CASH ENHANCEMENT FUND	554,499.57	537,654.75	16,844.82
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TOTAL CASH - RESERVE FUND	2,553,166.98	2,286,628.25	266,538.73
ACCOUNTS RECEIVABLE			
A/R RESERVES	2,802.00	257,594.57	(254,792.57)
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TOTAL ACCOUNTS RECEIVABLE	2,802.00	257,594.57	(254,792.57)
TOTAL ASSETS	<u>2,555,968.98</u>	<u>2,544,222.82</u>	<u>11,746.16</u>

MORRISON RANCH COMMUNITY COUNCIL
BALANCE SHEET - RESERVES (UNAUDITED)
02/28/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & FUND BALANCE			
CURRENT LIABILITIES			
ACCRUALS - RESERVES	14,568.00	27,276.00	(12,708.00)
TOTAL CURRENT LIABILITIES	14,568.00	27,276.00	(12,708.00)
TOTAL LIABILITIES	14,568.00	27,276.00	(12,708.00)
FUND BALANCE			
RESERVE FUND EQUITY	1,906,995.61	1,906,995.61	0.00
COMMUNITY ENHANCEMENT EQUITY	419,797.75	419,797.75	0.00
NET INCOME (LOSS)	214,607.62	190,153.46	24,454.16
TOTAL FUND BALANCE	2,541,400.98	2,516,946.82	24,454.16
TOTAL LIABILITIES & FUND BALANCE	2,555,968.98	2,544,222.82	11,746.16

MORRISON RANCH COMMUNITY COUNCIL
RESERVE STATEMENT - DETAIL (UNAUDITED)
02/28/2018

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	141,920.00	141,920	0.00	212,880	70,960.00
2,802.00	6,000	(3,198.00)	CAPITAL RESERVE TRANSFER	51,552.00	48,000	3,552.00	72,000	20,448.00
16,740.00	16,740	0.00	COMMUNITY ENHANCE TRANSFER	133,920.00	133,920	0.00	200,880	66,960.00
1,635.34	0	1,635.34	RESERVE INTEREST	13,124.06	0	13,124.06	0	(13,124.06)
104.82	0	104.82	COMM ENHANCE INTEREST	722.64	0	722.64	0	(722.64)
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39,022.16	40,480	(1,457.84)	TOTAL INCOME	341,238.70	323,840	17,398.70	485,760	144,521.30
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)
14,568.00	0	(14,568.00)	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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14,568.00	0	(14,568.00)	TOTAL EXPENSES	126,631.08	111,704	(14,927.08)	111,704	(14,927.08)
24,454.16	40,480	(16,025.84)	NET INCOME (LOSS)	214,607.62	212,136	2,471.62	374,056	159,448.38
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