

485 MORRISON RANCH COMMUNITY COUNCIL
BALANCE SHEET OPERATING (UNAUDITED)
05/31/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH-OPERATING ACCT	257,470.93	445,489.91	(188,018.98)
CASH-OPERATING SAVINGS	87,193.16	87,178.37	14.79
CASH-OPERATING SAVINGS	247,217.66	250,080.47	(2,862.81)
CASH-DEPOSITORY ACCT	6,112.09	5,498.56	613.53
PETTY CASH	547.30	1,296.84	(749.54)
DEBIT CARD ACCOUNT	347.35	0.00	347.35
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TOTAL CASH	598,888.49	789,544.15	(190,655.66)
ACCTS RECEIVABLE			
ACCOUNTS RECEIVABLE	160,483.07	251,626.44	(91,143.37)
A/R OTHER	101.46	71.46	30.00
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(55,688.43)	(55,688.43)	0.00
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TOTAL ACCOUNTS RECEIVABLE	104,896.10	196,009.47	(91,113.37)
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	(1,014,545.89)	(1,008,108.89)	(6,437.00)
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TOTAL FIXED ASSETS	1,564,517.47	1,570,954.47	(6,437.00)
OTHER ASSETS			
PREPAID INSURANCE	23,136.35	25,442.19	(2,305.84)
PREPAID EXPENSE	3,523.84	2,665.54	858.30
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TOTAL OTHER ASSETS	26,660.19	28,107.73	(1,447.54)
TOTAL ASSETS	<u>2,294,962.25</u>	<u>2,584,615.82</u>	<u>(289,653.57)</u>

485 MORRISON RANCH COMMUNITY COUNCIL
BALANCE SHEET OPERATING (UNAUDITED)
05/31/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & FUND BALANCE			
CURRENT LIABILITIES			
ACCRUED EXPENSE	23,919.53	78,111.61	(54,192.08)
ACCRUED LOAN INTEREST	18,771.30	43,337.78	(24,566.48)
ACCOUNTS PAYABLE	133,038.59	94,837.09	38,201.50
FACILITY DEPOSIT	100.00	100.00	0.00
UNEARNED ASSESSMENTS	227,706.42	455,412.84	(227,706.42)
PREPAID ASSESSMENTS	66,327.63	53,916.24	12,411.39
DUE TO RESERVES	5,800.00	8,000.00	(2,200.00)
LENDER SETUP FEE	0.00	125.00	(125.00)
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TOTAL CURRENT LIABILITIES	475,663.47	733,840.56	(258,177.09)
OTHER LIABILITIES			
NOTES PAYABLE	175,891.84	166,540.55	9,351.29
NOTES PAYABLE	175,891.84	166,540.55	9,351.29
NOTES PAYABLE	168,218.81	159,276.19	8,942.62
LIABILITY FOR UNCLAIMED PROPERTY	393.00	393.00	0.00
OTHER LIABILITY	141,619.83	141,619.83	0.00
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TOTAL OTHER LIABILITIES	662,015.32	634,370.12	27,645.20
TOTAL LIABILITIES	1,137,678.79	1,368,210.68	(230,531.89)
FUND BALANCE			
OWNERS EQUITY	1,409,256.20	1,409,256.20	0.00
CURRENT YEAR INCOME (LOSS)	(251,972.74)	(192,851.06)	(59,121.68)
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TOTAL FUND BALANCE	1,157,283.46	1,216,405.14	(59,121.68)
TOTAL LIABILITIES & FUND BALANCE	<u>2,294,962.25</u>	<u>2,584,615.82</u>	<u>(289,653.57)</u>

485 MORRISON RANCH COMMUNITY COUNCIL
OPERATING STATEMENT - DETAIL (UNAUDITED)
05/31/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
REVENUE								
223,150.91	243,200	(20,049.09)	ASSOCIATION ASSMTS	2,354,250.22	2,675,200	(320,949.78)	2,918,400	564,149.78
18,000.00	0	18,000.00	BUILDER ASSESSMENTS	198,000.00	0	198,000.00	0	(198,000.00)
3,451.51	0	3,451.51	BUILDER/DEVELOPER ASSESSMENTS	124,773.19	0	124,773.19	0	(124,773.19)
6,704.00	6,704	0.00	COMMERCIAL DUES	73,744.00	73,744	0.00	80,448	6,704.00
30.77	0	30.77	ACTIVITY INCOME	173.62	0	173.62	0	(173.62)
382.59	0	382.59	CLASSES	1,775.68	0	1,775.68	0	(1,775.68)
200.17	0	200.17	SOCIAL EVENTS	1,002.40	0	1,002.40	0	(1,002.40)
25.00	0	25.00	FACILITY RENTAL	1,200.00	0	1,200.00	0	(1,200.00)
0.00	(1,216)	1,216.00	LESS: BAD DEBT	0.00	(13,376)	13,376.00	(14,592)	(14,592.00)
0.00	0	0.00	BAD DEBT RECOVERY	592.34	0	592.34	0	(592.34)
5,800.00	6,000	(200.00)	RESERVE FUND FEES	69,552.00	66,000	3,552.00	72,000	2,448.00
5,800.00	6,000	(200.00)	WORKING CAPITAL	69,552.00	66,000	3,552.00	72,000	2,448.00
2,754.00	2,754	0.00	NEIGHBORHOOD MGMT INCOME	30,294.00	30,294	0.00	33,048	2,754.00
0.00	0	0.00	LATE CHARGES	(75.00)	0	(75.00)	0	75.00
1,757.00	2,400	(643.00)	COLLECTION FEE REVENUE	26,326.50	26,400	(73.50)	28,800	2,473.50
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)
0.00	0	0.00	SPONSORSHIP	11,039.70	5,200	5,839.70	5,200	(5,839.70)
151.98	0	151.98	INTEREST	1,718.53	0	1,718.53	0	(1,718.53)
425.00	0	425.00	SANCTIONS & FEES	11,402.00	0	11,402.00	0	(11,402.00)
0.00	0	0.00	SOLID WASTE FEE	(28.50)	0	(28.50)	0	28.50
560.00	0	560.00	MISC INCOME	836.00	0	836.00	0	(836.00)
4,139.90	2,000	2,139.90	LEGAL FEE REVENUE	16,572.34	22,000	(5,427.66)	24,000	7,427.66
(17,740.00)	(17,740)	0.00	TRANSFER TO RESERVE	(195,140.00)	(195,140)	0.00	(212,880)	(17,740.00)
(5,800.00)	(6,000)	200.00	CAPITAL RESERVE TRANSFER	(69,552.00)	(66,000)	(3,552.00)	(72,000)	(2,448.00)
(16,740.00)	(16,740)	0.00	COMMUNITY ENHANCE TRANSFER	(184,140.00)	(184,140)	0.00	(200,880)	(16,740.00)
<u>233,052.83</u>	<u>227,362</u>	<u>5,690.83</u>	NET TOTAL REVENUE	<u>2,544,479.02</u>	<u>2,506,182</u>	<u>38,297.02</u>	<u>2,733,544</u>	<u>189,064.98</u>
EXPENSES								
SALARIES & BENEFITS								
<u>20,389.73</u>	<u>16,516</u>	<u>(3,873.73)</u>	SALARIES & BENEFITS	<u>180,072.81</u>	<u>174,506</u>	<u>(5,566.81)</u>	<u>191,022</u>	<u>10,949.19</u>
<u>20,389.73</u>	<u>16,516</u>	<u>(3,873.73)</u>	TOTAL SALARIES & BENEF	<u>180,072.81</u>	<u>174,506</u>	<u>(5,566.81)</u>	<u>191,022</u>	<u>10,949.19</u>
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	12,650.00	12,650	0.00	13,800	1,150.00
0.00	2,100	2,100.00	LEGAL FEES - COLLECTIONS	16,358.76	23,100	6,741.24	25,200	8,841.24
2,079.50	2,500	420.50	COLLECTIONS	28,206.00	27,500	(706.00)	30,000	1,794.00
25.00	0	(25.00)	LEGAL FEES/ATTORNEYS	11,918.46	0	(11,918.46)	0	(11,918.46)
489.01	72	(417.01)	LICENSES, FEES, PERMITS	3,313.47	1,457	(1,856.47)	1,530	(1,783.47)
3,270.00	3,270	0.00	MANAGEMENT FEES	35,970.00	35,970	0.00	39,240	3,270.00
2,415.34	2,100	(315.34)	MEETING EXPENSE	2,568.02	2,300	(268.02)	2,300	(268.02)
671.12	300	(371.12)	OFFICE SUPPLIES	10,444.71	9,300	(1,144.71)	11,200	755.29
1,500.00	1,500	0.00	OFFICE EQUIPMENT/RENTAL	16,500.00	16,500	0.00	18,000	1,500.00

485 MORRISON RANCH COMMUNITY COUNCIL
OPERATING STATEMENT - DETAIL (UNAUDITED)
05/31/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
0.00	0	0.00	OFFICE EQUIP-USAGE	795.21	3,000	2,204.79	3,000	2,204.79
0.00	300	300.00	LIFESTYLE SUPPLIES	3,300.09	3,300	(0.09)	3,600	299.91
180.69	50	(130.69)	POSTAGE	4,592.21	3,650	(942.21)	4,475	(117.21)
319.01	242	(77.01)	TELEPHONE	3,653.78	2,662	(991.78)	2,904	(749.78)
0.00	100	100.00	COMMUNICATIONS	824.71	1,100	275.29	1,200	375.29
3,678.39	1,100	(2,578.39)	SOCIAL EVENTS	37,721.12	28,500	(9,221.12)	29,200	(8,521.12)
0.00	0	0.00	FLAG	3,600.00	3,600	0.00	3,600	0.00
0.00	50	50.00	MISCELLANEOUS	0.00	550	550.00	600	600.00
257.68	100	(157.68)	MILEAGE/AUTO	870.21	1,100	229.79	1,200	329.79
0.00	0	0.00	MISC ACTIVITY EXP	2,335.50	0	(2,335.50)	0	(2,335.50)
0.00	0	0.00	WEB HOSTING	754.40	760	5.60	760	5.60
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16,035.74	14,934	(1,101.74)	TOTAL ADMIN & GENERAL	205,776.65	185,124	(20,652.65)	199,934	(5,842.65)
			CONTRACT SERVICES					
85,495.00	85,900	405.00	LANDSCAPE MAINT	940,445.00	944,900	4,455.00	1,030,800	90,355.00
0.00	0	0.00	LANDSCAPE REPLACEMENT	108,051.00	50,000	(58,051.00)	50,000	(58,051.00)
9,726.40	5,856	(3,870.40)	TREE MAINTENANCE	176,954.82	136,106	(40,848.82)	136,106	(40,848.82)
3,110.00	3,275	165.00	TOT LOT MAINT	28,490.00	32,525	4,035.00	35,300	6,810.00
0.00	270	270.00	LANDSCAPE MAINT LVTS	0.00	1,350	1,350.00	1,620	1,620.00
654.00	625	(29.00)	PEST CONTROL	4,657.00	5,475	818.00	5,900	1,243.00
0.00	1,900	1,900.00	WEED CONTROL	30,715.00	29,650	(1,065.00)	31,550	835.00
0.00	19,175	19,175.00	GRUB CONTROL	0.00	19,175	19,175.00	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	6,050	4,400.00	6,600	4,950.00
(1,320.00)	1,320	2,640.00	LAKEVIEW VILLAGE	12,050.00	14,520	2,470.00	15,840	3,790.00
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97,665.40	118,871	21,205.60	TOTAL CONTRACT SERVICES	1,332,487.82	1,284,751	(47,736.82)	1,377,891	45,403.18
			REPAIRS & MAINTENANCE					
3,801.50	260	(3,541.50)	GROUPS MAINTENANCE	4,317.43	2,860	(1,457.43)	3,120	(1,197.43)
748.00	400	(348.00)	LIGHTING	8,101.43	4,400	(3,701.43)	4,800	(3,301.43)
988.34	335	(653.34)	FENCES/WALLS	2,936.59	3,685	748.41	4,020	1,083.41
0.00	550	550.00	TOT LOT REPAIRS/MAINT	5,341.15	6,050	708.85	6,600	1,258.85
3,430.00	75	(3,355.00)	MISCELLANEOUS REPAIRS	5,253.30	825	(4,428.30)	900	(4,353.30)
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8,967.84	1,620	(7,347.84)	TOTAL REPAIRS & MAINT	25,949.90	17,820	(8,129.90)	19,440	(6,509.90)
			PARTS & SUPPLIES					
400.00	0	(400.00)	DOGGIE STATION BAGS	1,872.98	1,600	(272.98)	1,600	(272.98)
0.00	300	300.00	ELECTRICAL SUPPLIES	2,065.66	3,300	1,234.34	3,600	1,534.34
0.00	4,800	4,800.00	PERENNIAL RYE SEED	169,945.00	163,300	(6,645.00)	163,300	(6,645.00)
377.23	50	(327.23)	MISCELLANEOUS	2,938.95	550	(2,388.95)	600	(2,338.95)
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777.23	5,150	4,372.77	TOTAL PARTS & SUPPLIES	176,822.59	168,750	(8,072.59)	169,100	(7,722.59)
			UTILITIES					
2,383.49	2,529	145.51	ELECTRICITY	29,737.33	38,559	8,821.67	40,894	11,156.67

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05/31/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
220.67	177	(43.67)	WATER/SEWER	2,022.36	1,858	(164.36)	2,036	13.64
133,912.85	89,271	(44,641.85)	WATER-IRRIG	676,805.97	564,203	(112,602.97)	665,750	(11,055.97)
<u>136,517.01</u>	<u>91,977</u>	<u>(44,540.01)</u>	TOTAL UTILITIES	<u>708,565.66</u>	<u>604,620</u>	<u>(103,945.66)</u>	<u>708,680</u>	<u>114.34</u>
			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)
<u>0.00</u>	<u>0</u>	<u>0.00</u>	TOTAL TAXES	<u>31,400.51</u>	<u>26,700</u>	<u>(4,700.51)</u>	<u>26,700</u>	<u>(4,700.51)</u>
			INSURANCE					
185.92	181	(4.92)	DIRECTORS & OFFICERS	1,972.31	1,991	18.69	2,172	199.69
2,041.92	1,358	(683.92)	ASSOC MASTER POLICY	21,158.10	14,938	(6,220.10)	16,296	(4,862.10)
78.00	82	4.00	WORKERS COMPENSATION	198.00	902	704.00	984	786.00
<u>2,305.84</u>	<u>1,621</u>	<u>(684.84)</u>	TOTAL INSURANCE	<u>23,328.41</u>	<u>17,831</u>	<u>(5,497.41)</u>	<u>19,452</u>	<u>(3,876.41)</u>
282,658.79	250,689	(31,969.79)	TOTAL OPER EXPENSES	2,684,404.35	2,480,102	(204,302.35)	2,712,219	27,814.65
(49,605.96)	(23,327)	(26,278.96)	NET INCOME/(LOSS) BEFORE DEPR	(139,925.33)	26,080	(166,005.33)	21,325	161,250.33
			NOTE INTEREST EXPENSE					
873.17	0	(873.17)	NOTE 2 INTEREST EXPENSE	7,924.47	0	(7,924.47)	0	(7,924.47)
873.17	0	(873.17)	NOTE 3 INTEREST EXPENSE	7,890.70	0	(7,890.70)	0	(7,890.70)
761.05	0	(761.05)	NOTE 4 INTEREST EXPENSE	7,451.60	0	(7,451.60)	0	(7,451.60)
571.33	0	(571.33)	NOTE 1 INTEREST EXPENSE	17,973.64	0	(17,973.64)	0	(17,973.64)
<u>3,078.72</u>	<u>0</u>	<u>(3,078.72)</u>	TOTAL NOTES INTEREST EXP	<u>41,240.41</u>	<u>0</u>	<u>(41,240.41)</u>	<u>0</u>	<u>(41,240.41)</u>
6,437.00	0	(6,437.00)	DEPRECIATION EXPENSE	70,807.00	0	(70,807.00)	0	(70,807.00)
<u>(59,121.68)</u>	<u>(23,327)</u>	<u>(35,794.68)</u>	NET INCOME/(LOSS) AFTER DEPR	<u>(251,972.74)</u>	<u>26,080</u>	<u>(278,052.74)</u>	<u>21,325</u>	<u>273,297.74</u>

485 MORRISON RANCH COMMUNITY COUNCIL
BALANCE SHEET - RESERVES (UNAUDITED)
05/31/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH - RESERVE FUND			
CASH-RESERVES	262,682.73	238,303.31	24,379.42
CASH-RESERVES	247,106.08	246,938.24	167.84
CASH-RESERVES	249,750.10	249,527.58	222.52
CERTIFICATE OF DEPOS	109,177.33	109,047.59	129.74
CERTIFICATE OF DEPOSIT	249,609.96	249,609.96	0.00
CERTIFICATE OF DEPOSIT - MUTUAL OF	246,338.17	245,994.45	343.72
RESERVE CD	216,623.12	216,292.46	330.66
RESERVE CD	226,862.86	226,533.63	329.23
CD RESERVE-MERIDIAN	249,238.28	248,819.04	419.24
CASH ENHANCEMENT FUND	55,048.02	588,218.81	(533,170.79)
RESERVE MMKT	150,083.71	0.00	150,083.71
RESERVE ICS MMKT	400,163.30	0.00	400,163.30
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TOTAL CASH - RESERVE FUND	2,662,683.66	2,619,285.07	43,398.59
ACCOUNTS RECEIVABLE			
A/R RESERVES	5,800.00	8,000.00	(2,200.00)
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TOTAL ACCOUNTS RECEIVABLE	5,800.00	8,000.00	(2,200.00)
TOTAL ASSETS	<u>2,668,483.66</u>	<u>2,627,285.07</u>	<u>41,198.59</u>

485 MORRISON RANCH COMMUNITY COUNCIL
BALANCE SHEET - RESERVES (UNAUDITED)
05/31/2018

	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)	341,100.30	299,901.71	41,198.59
TOTAL FUND BALANCE	2,668,483.66	2,627,285.07	41,198.59
TOTAL LIABILITIES & FUND BALANCE	<u>2,668,483.66</u>	<u>2,627,285.07</u>	<u>41,198.59</u>

485 MORRISON RANCH COMMUNITY COUNCIL
RESERVE STATEMENT - DETAIL (UNAUDITED)
05/31/2018

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 OP'G	195,140.00	195,140	0.00	212,880	17,740.00
5,800.00	6,000	(200.00)	CAPITAL RESERVE TRANSFER	69,552.00	66,000	3,552.00	72,000	2,448.00
16,740.00	16,740	0.00	COMMUNITY ENHANCE TRANSFER	184,140.00	184,140	0.00	200,880	16,740.00
2,600.61	0	2,600.61	RESERVE INTEREST	19,619.52	0	19,619.52	0	(19,619.52)
89.21	0	89.21	COMM ENHANCE INTEREST	1,051.09	0	1,051.09	0	(1,051.09)
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42,969.82	40,480	2,489.82	TOTAL INCOME	469,502.61	445,280	24,222.61	485,760	16,257.39
EXPENSES								
1,771.23	0	(1,771.23)	METAL RAILING	1,771.23	23,175	21,403.77	23,175	21,403.77
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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1,771.23	0	(1,771.23)	TOTAL EXPENSES	128,402.31	111,704	(16,698.31)	111,704	(16,698.31)
41,198.59	40,480	718.59	NET INCOME (LOSS)	341,100.30	333,576	7,524.30	374,056	32,955.70
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