

MORRISON RANCH COMMUNITY COUNCIL  
BALANCE SHEET OPERATING (UNAUDITED)  
08/31/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
<b>ASSETS</b>			
<b>CASH</b>			
CASH-OPERATING ACCT	251,082.80	397,078.62	(145,995.82)
CASH-OPERATING SAVINGS	87,237.04	87,222.25	14.79
CASH-OPERATING SAVINGS	247,623.02	247,486.36	136.66
CASH-DEPOSITORY ACCT	7,935.25	7,935.25	0.00
PETTY CASH	2,223.97	3,109.07	(885.10)
<b>TOTAL CASH</b>	<b>596,102.08</b>	<b>742,831.55</b>	<b>(146,729.47)</b>
<b>ACCTS RECEIVABLE</b>			
ACCOUNTS RECEIVABLE	162,587.38	195,204.45	(32,617.07)
A/R OTHER	146.10	2,677.74	(2,531.64)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(73,934.48)	(74,057.98)	123.50
<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>88,799.00</b>	<b>123,824.21</b>	<b>(35,025.21)</b>
<b>FIXED ASSETS</b>			
LAND	953,002.47	953,002.47	0.00
LAND IMPROVEMENTS	1,626,060.89	1,626,060.89	0.00
ACCUM DEPRECIATION	(1,033,856.89)	(1,027,419.89)	(6,437.00)
<b>TOTAL FIXED ASSETS</b>	<b>1,545,206.47</b>	<b>1,551,643.47</b>	<b>(6,437.00)</b>
<b>OTHER ASSETS</b>			
PREPAID INSURANCE	16,218.83	18,524.67	(2,305.84)
PREPAID EXPENSE	16,524.13	11,332.04	5,192.09
<b>TOTAL OTHER ASSETS</b>	<b>32,742.96</b>	<b>29,856.71</b>	<b>2,886.25</b>
<b>TOTAL ASSETS</b>	<b>2,262,850.51</b>	<b>2,448,155.94</b>	<b>(185,305.43)</b>

MORRISON RANCH COMMUNITY COUNCIL  
BALANCE SHEET OPERATING (UNAUDITED)  
08/31/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & FUND BALANCE			
CURRENT LIABILITIES			
ACCRUED EXPENSE	6,629.50	15,979.00	(9,349.50)
ACCRUED LOAN INTEREST	28,664.52	25,273.28	3,391.24
ACCOUNTS PAYABLE	67,422.34	78,603.02	(11,180.68)
UNEARNED ASSESSMENTS	230,763.78	461,527.56	(230,763.78)
PREPAID ASSESSMENTS	67,427.70	48,611.44	18,816.26
DUE TO RESERVES	4,800.00	4,800.00	0.00
TOTAL CURRENT LIABILITIES	405,707.84	634,794.30	(229,086.46)
OTHER LIABILITIES			
NOTES PAYABLE	175,891.84	175,891.84	0.00
NOTES PAYABLE	175,891.84	175,891.84	0.00
NOTES PAYABLE	168,218.81	168,218.81	0.00
LIABILITY FOR UNCLAIMED PROPERTY	393.00	393.00	0.00
OTHER LIABILITY	141,619.83	141,619.83	0.00
TOTAL OTHER LIABILITIES	662,015.32	662,015.32	0.00
TOTAL LIABILITIES	1,067,723.16	1,296,809.62	(229,086.46)
FUND BALANCE			
OWNERS EQUITY	1,111,140.16	1,111,140.16	0.00
CURRENT YEAR INCOME (LOSS)	83,987.19	40,206.16	43,781.03
TOTAL FUND BALANCE	1,195,127.35	1,151,346.32	43,781.03
TOTAL LIABILITIES & FUND BALANCE	2,262,850.51	2,448,155.94	(185,305.43)

MORRISON RANCH COMMUNITY COUNCIL  
485 OP STATEMENT - DETAIL (UNAUDITED)  
08/31/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
			<b>ASSESSMENTS</b>					
224,570.78	261,200	(36,629.22)	ASSOCIATION ASSMTS	448,541.56	522,400	(73,858.44)	3,062,400	2,613,858.44
37,000.00	0	37,000.00	BUILDER/DEVELOPER ASSESSMENTS	74,287.66	0	74,287.66	0	(74,287.66)
6,793.00	6,793	0.00	COMMERCIAL DUES	13,586.00	13,586	0.00	81,516	67,930.00
<u>268,363.78</u>	<u>267,993</u>	<u>370.78</u>	<b>TOTAL ASSESSMENTS</b>	<u>536,415.22</u>	<u>535,986</u>	<u>429.22</u>	<u>3,143,916</u>	<u>2,607,500.78</u>
			<b>OTHER REVENUE</b>					
0.00	0	0.00	ACTIVITY INCOME	1,187.67	0	1,187.67	0	(1,187.67)
0.00	0	0.00	CLASSES	700.14	0	700.14	0	(700.14)
0.00	(600)	600.00	LESS: BAD DEBT	0.00	(1,200)	1,200.00	(7,200)	(7,200.00)
4,800.00	5,720	(920.00)	RESERVE FUND FEES	9,600.00	11,440	(1,840.00)	68,640	59,040.00
4,800.00	5,720	(920.00)	WORKING CAPITAL	9,600.00	11,440	(1,840.00)	68,640	59,040.00
2,892.00	2,892	0.00	NEIGHBORHOOD MGMT INCOME	5,784.00	5,784	0.00	34,704	28,920.00
1,157.00	2,450	(1,293.00)	COLLECTION FEE REVENUE	9,400.00	4,900	4,500.00	29,400	20,000.00
0.00	0	0.00	FILING FEE CHARGES	112.00	0	112.00	0	(112.00)
0.00	0	0.00	SPONSORSHIP	0.00	0	0.00	5,300	5,300.00
151.45	0	151.45	INTEREST	303.30	0	303.30	0	(303.30)
400.00	0	400.00	SANCTIONS & FEES	675.00	0	675.00	0	(675.00)
10,096.67	1,500	8,596.67	LEGAL FEE REVENUE	10,077.17	3,000	7,077.17	18,000	7,922.83
(18,095.00)	(18,095)	0.00	TRANSFER TO RESERVE	(36,190.00)	(36,190)	0.00	(217,140)	(180,950.00)
(4,800.00)	(5,720)	920.00	CAPITAL RESERVE TRANSFER	(9,600.00)	(11,440)	1,840.00	(68,640)	(59,040.00)
(1,120.00)	(1,120)	0.00	COMMUNITY ENHANCE TRANSFER	(2,240.00)	(2,240)	0.00	(13,440)	(11,200.00)
<u>282.12</u>	<u>(7,253)</u>	<u>7,535.12</u>	<b>TOTAL OTHER REVENUE</b>	<u>(590.72)</u>	<u>(14,506)</u>	<u>13,915.28</u>	<u>(81,736)</u>	<u>(81,145.28)</u>
268,645.90	260,740	7,905.90	<b>NET REVENUE</b>	535,824.50	521,480	14,344.50	3,062,180	2,526,355.50

MORRISON RANCH COMMUNITY COUNCIL  
485 OP STATEMENT - DETAIL (UNAUDITED)  
08/31/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
<b>EXPENSES</b>								
<b>SALARIES &amp; BENEFITS</b>								
21,782.20	21,657	(125.20)	SALARIES & BENEFITS	42,616.80	41,431	(1,185.80)	248,839	206,222.20
21,782.20	21,657	(125.20)	TOTAL SALARIES & BENEF	42,616.80	41,431	(1,185.80)	248,839	206,222.20
<b>ADMINISTRATIVE &amp; GENERAL</b>								
3,938.00	4,000	62.00	AUDIT/TAX RETURNS	3,938.00	4,000	62.00	8,125	4,187.00
1,200.00	1,200	0.00	DESIGN REVIEW EXPENSE	2,400.00	2,400	0.00	14,400	12,000.00
8,032.91	1,500	(6,532.91)	LEGAL FEES - COLLECTIONS	7,340.73	3,000	(4,340.73)	18,000	10,659.27
2,071.50	2,450	378.50	COLLECTIONS	10,558.00	4,900	(5,658.00)	29,400	18,842.00
390.00	1,250	860.00	LEGAL FEES/ATTORNEYS	460.00	2,500	2,040.00	15,000	14,540.00
174.79	142	(32.79)	LICENSES, FEES, PERMITS	408.52	284	(124.52)	2,547	2,138.48
3,434.00	3,434	0.00	MANAGEMENT FEES	6,868.00	6,868	0.00	41,208	34,340.00
0.00	0	0.00	MEETING EXPENSE	0.00	50	50.00	2,300	2,300.00
299.98	150	(149.98)	OFFICE SUPPLIES	457.76	300	(157.76)	11,050	10,592.24
2,097.73	1,750	(347.73)	OFFICE EQUIPMENT/RENTAL	3,597.73	3,500	(97.73)	21,000	17,402.27
1,663.30	0	(1,663.30)	OFFICE EQUIP-USAGE	2,014.76	0	(2,014.76)	2,000	(14.76)
0.00	190	190.00	LIFESTYLE SUPPLIES	0.00	380	380.00	2,280	2,280.00
309.17	0	(309.17)	MUSIC LICENSE	618.34	0	(618.34)	3,710	3,091.66
66.43	80	13.57	POSTAGE	419.46	160	(259.46)	6,260	5,840.54
303.92	380	76.08	TELEPHONE	607.93	760	152.07	4,560	3,952.07
0.00	100	100.00	COMMUNICATIONS	64.65	200	135.35	1,000	935.35
779.88	0	(779.88)	SOCIAL EVENTS	1,799.08	200	(1,599.08)	28,750	26,950.92
0.00	0	0.00	FLAG	0.00	0	0.00	3,600	3,600.00
0.00	40	40.00	MISCELLANEOUS	2,000.00	2,040	40.00	2,440	440.00
128.62	100	(28.62)	MILEAGE/AUTO	128.62	200	71.38	1,200	1,071.38
646.92	647	0.08	WEB HOSTING	1,293.84	1,294	0.16	7,764	6,470.16
25,537.15	17,413	(8,124.15)	TOTAL ADMIN & GENERAL	44,975.42	33,036	(11,939.42)	226,594	181,618.58
<b>CONTRACT SERVICES</b>								
0.00	0	0.00	RESERVE STUDY	0.00	0	0.00	3,500	3,500.00
86,785.00	86,785	0.00	LANDSCAPE MAINT	173,570.00	173,570	0.00	1,041,420	867,850.00
0.00	0	0.00	LANDSCAPE REPLACEMENT	0.00	0	0.00	67,300	67,300.00
0.00	24,000	24,000.00	TREE MAINTENANCE	0.00	24,000	24,000.00	150,356	150,356.00
1,700.00	3,175	1,475.00	TOT LOT MAINT	5,250.00	6,100	850.00	36,850	31,600.00
0.00	11,288	11,288.00	LANDSCAPE MAINT LVTS	0.00	22,576	22,576.00	135,456	135,456.00
292.00	425	133.00	PEST CONTROL	579.00	850	271.00	6,230	5,651.00
10,397.50	0	(10,397.50)	WEED CONTROL	10,397.50	5,720	(4,677.50)	45,320	34,922.50
0.00	0	0.00	GRUB CONTROL	0.00	0	0.00	19,171	19,171.00
0.00	35,000	35,000.00	STORM DRAIN MAINT	0.00	35,000	35,000.00	35,000	35,000.00
0.00	550	550.00	PATROL SERVICE	0.00	1,100	1,100.00	6,600	6,600.00
1,346.00	1,346	0.00	LAKEVIEW VILLAGE	2,692.00	2,692	0.00	16,152	13,460.00
100,520.50	162,569	62,048.50	TOTAL CONTRACT SERVICE	192,488.50	271,608	79,119.50	1,563,355	1,370,866.50

MORRISON RANCH COMMUNITY COUNCIL  
485 OP STATEMENT - DETAIL (UNAUDITED)  
08/31/2018

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	225	225.00	GROUNDS MAINTENANCE	0.00	450	450.00	2,700	2,700.00
0.00	375	375.00	LIGHTING	2,772.75	750	(2,022.75)	4,500	1,727.25
50.00	300	250.00	FENCES/WALLS	50.00	600	550.00	3,400	3,350.00
3,042.00	450	(2,592.00)	TOT LOT REPAIRS/MAINT	3,190.00	900	(2,290.00)	5,400	2,210.00
0.00	0	0.00	MISCELLANEOUS REPAIRS	151.34	0	(151.34)	0	(151.34)
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3,092.00	1,350	(1,742.00)	TOTAL REPAIRS & MAINT	6,164.09	2,700	(3,464.09)	16,000	9,835.91
			PARTS & SUPPLIES					
400.00	0	(400.00)	DOGGIE STATION BAGS	400.00	400	0.00	1,600	1,200.00
0.00	225	225.00	ELECTRICAL SUPPLIES	856.75	450	(406.75)	2,700	1,843.25
0.00	0	0.00	PERENNIAL RYE SEED	0.00	0	0.00	188,400	188,400.00
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400.00	225	(175.00)	TOTAL PARTS & SUPPLIES	1,256.75	850	(406.75)	192,700	191,443.25
			UTILITIES					
2,396.47	2,562	165.53	ELECTRICITY	4,812.95	5,038	225.05	29,039	24,226.05
174.53	159	(15.53)	WATER/SEWER	347.89	334	(13.89)	2,036	1,688.11
59,451.94	79,883	20,431.06	WATER-IRRIG	135,169.56	162,637	27,467.44	753,634	618,464.44
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62,022.94	82,604	20,581.06	TOTAL UTILITIES	140,330.40	168,009	27,678.60	784,709	644,378.60
			TAXES					
0.00	0	0.00	REAL ESTATE TAXES	0.00	0	0.00	26,000	26,000.00
0.00	0	0.00	INCOME TAXES	361.19	0	(361.19)	700	338.81
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0.00	0	0.00	TOTAL TAXES	361.19	0	(361.19)	26,700	26,338.81
			INSURANCE					
185.92	181	(4.92)	DIRECTORS & OFFICERS	371.84	362	(9.84)	2,172	1,800.16
2,041.92	2,041	(0.92)	ASSOC MASTER POLICY	4,083.84	4,082	(1.84)	24,492	20,408.16
(546.00)	82	628.00	WORKERS COMPENSATION	(468.00)	164	632.00	984	1,452.00
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1,681.84	2,304	622.16	TOTAL INSURANCE	3,987.68	4,608	620.32	27,648	23,660.32
215,036.63	288,122	73,085.37	TOTAL OPER EXPENSES	432,180.83	522,242	90,061.17	3,086,545	2,654,364.17
53,609.27	(27,382)	80,991.27	NET INCOME/(LOSS) BEFORE DEPR	103,643.67	(762)	104,405.67	(24,365)	(128,008.67)
			NOTE INTEREST EXPENSE					
960.58	0	(960.58)	NOTE 2 INTEREST EXPENSE	1,921.16	0	(1,921.16)	0	(1,921.16)
960.58	0	(960.58)	NOTE 3 INTEREST EXPENSE	1,921.16	0	(1,921.16)	0	(1,921.16)
868.68	0	(868.68)	NOTE 4 INTEREST EXPENSE	1,737.36	0	(1,737.36)	0	(1,737.36)
601.40	0	(601.40)	NOTE 1 INTEREST EXPENSE	1,202.80	0	(1,202.80)	0	(1,202.80)
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3,391.24	0	(3,391.24)	TOTAL NOTES INTEREST EXP	6,782.48	0	(6,782.48)	0	(6,782.48)

MORRISON RANCH COMMUNITY COUNCIL 485 OP STATEMENT - DETAIL (UNAUDITED) 08/31/2018
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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	12,874.00	0	(12,874.00)	0	(12,874.00)
<u>43,781.03</u>	<u>(27,382)</u>	<u>71,163.03</u>	NET INCOME/(LOSS) AFTER DEPR	<u>83,987.19</u>	<u>(762)</u>	<u>84,749.19</u>	<u>(24,365)</u>	<u>(108,352.19)</u>

MORRISON RANCH COMMUNITY COUNCIL  
BALANCE SHEET - RESERVES (UNAUDITED)  
08/31/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
<b>ASSETS</b>			
<b>CASH - RESERVE FUND</b>			
CASH-RESERVES	297,115.80	297,699.24	(583.44)
CASH-RESERVES	247,621.13	247,436.68	184.45
CASH-RESERVES	248,908.56	248,686.78	221.78
CERTIFICATE OF DEPOS	109,563.27	109,433.07	130.20
CERTIFICATE OF DEPOSIT	249,609.96	249,609.96	0.00
CERTIFICATE OF DEPOSIT - MUTUAL OF	246,964.68	246,964.68	0.00
RESERVE CD	217,607.42	217,275.26	332.16
RESERVE CD	227,842.76	227,512.10	330.66
CD RESERVE-MERIDIAN	250,107.38	250,092.91	14.47
CASH ENHANCEMENT FUND	74,062.81	72,930.34	1,132.47
RESERVE MMKT	150,648.42	150,457.90	190.52
RESERVE ICS MMKT	401,668.80	401,160.87	507.93
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<b>TOTAL CASH - RESERVE FUND</b>	<b>2,721,720.99</b>	<b>2,719,259.79</b>	<b>2,461.20</b>
<b>ACCOUNTS RECEIVABLE</b>			
A/R RESERVES	4,800.00	4,800.00	0.00
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<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>4,800.00</b>	<b>4,800.00</b>	<b>0.00</b>
<b>TOTAL ASSETS</b>	<b><u>2,726,520.99</u></b>	<b><u>2,724,059.79</u></b>	<b><u>2,461.20</u></b>

MORRISON RANCH COMMUNITY COUNCIL BALANCE SHEET - RESERVES (UNAUDITED) 08/31/2018
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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & FUND BALANCE			
CURRENT LIABILITIES			
ACCRUALS - RESERVES	0.00	21,446.16	(21,446.16)
ACCOUNTS PAYABLE RESERVES	0.00	5,467.47	(5,467.47)
DUE TO OPERATING FROM RESERVES	0.00	2,483.29	(2,483.29)
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TOTAL CURRENT LIABILITIES	0.00	29,396.92	(29,396.92)
TOTAL LIABILITIES	0.00	29,396.92	(29,396.92)
FUND BALANCE			
RESERVE FUND EQUITY	2,080,380.62	2,080,380.62	0.00
COMMUNITY ENHANCEMENT EQUITY	621,738.49	621,738.49	0.00
NET INCOME (LOSS)	24,401.88	(7,456.24)	31,858.12
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TOTAL FUND BALANCE	2,726,520.99	2,694,662.87	31,858.12
TOTAL LIABILITIES & FUND BALANCE	<u>2,726,520.99</u>	<u>2,724,059.79</u>	<u>2,461.20</u>



MORRISON RANCH COMMUNITY COUNCIL  
RESERVE STATEMENT - DETAIL (UNAUDITED)  
08/31/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
REVENUE								
18,095.00	18,095	0.00	TRANSFER FROM OP'G	36,190.00	36,190	0.00	217,140	180,950.00
4,800.00	5,720	(920.00)	CAPITAL RESERVE TRANSFER	9,600.00	11,440	(1,840.00)	68,640	59,040.00
1,120.00	1,120	0.00	COMMUNITY ENHANCE TRANSFER	2,240.00	2,240	0.00	13,440	11,200.00
2,807.57	0	2,807.57	RESERVE INTEREST	5,885.58	0	5,885.58	0	(5,885.58)
12.47	0	12.47	COMM ENHANCE INTEREST	25.14	0	25.14	0	(25.14)
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26,835.04	24,935	1,900.04	TOTAL INCOME	53,940.72	49,870	4,070.72	299,220	245,279.28
EXPENSES								
0.00	0	0.00	BLOCKWALLS	4,966.58	0	(4,966.58)	0	(4,966.58)
(5,023.08)	0	5,023.08	LIGHTING	16,423.08	0	(16,423.08)	0	(16,423.08)
0.00	0	0.00	CONCRETE REPAIRS	2,984.18	0	(2,984.18)	0	(2,984.18)
0.00	0	0.00	ELECTRICAL METER PEDESTAL	5,165.00	0	(5,165.00)	0	(5,165.00)
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(5,023.08)	0	5,023.08	TOTAL EXPENSES	29,538.84	0	(29,538.84)	0	(29,538.84)
31,858.12	24,935	6,923.12	NET INCOME (LOSS)	24,401.88	49,870	(25,468.12)	299,220	274,818.12
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