

485 MORRISON RANCH COMMUNITY COUNCIL
BALANCE SHEET OPERATING (UNAUDITED)
10/31/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH-OPERATING ACCT	437,591.81	296,227.48	141,364.33
CASH-OPERATING SAVINGS	87,266.19	87,250.42	15.77
CASH-OPERATING SAVINGS	247,892.16	247,755.35	136.81
CASH-DEPOSITORY ACCT	12,884.59	9,301.23	3,583.36
PETTY CASH	95.14	1,740.45	(1,645.31)
TOTAL CASH	785,729.89	642,274.93	143,454.96
ACCTS RECEIVABLE			
ACCOUNTS RECEIVABLE	188,283.38	135,490.67	52,792.71
A/R OTHER	198.19	0.00	198.19
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(73,934.48)	(73,934.48)	0.00
TOTAL ACCOUNTS RECEIVABLE	114,547.09	61,556.19	52,990.90
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	(1,046,730.89)	(1,040,293.89)	(6,437.00)
TOTAL FIXED ASSETS	1,532,332.47	1,538,769.47	(6,437.00)
OTHER ASSETS			
PREPAID INSURANCE	11,607.15	13,912.99	(2,305.84)
PREPAID EXPENSE	5,793.62	16,220.13	(10,426.51)
TOTAL OTHER ASSETS	17,400.77	30,133.12	(12,732.35)
TOTAL ASSETS	<u>2,450,010.22</u>	<u>2,272,733.71</u>	<u>177,276.51</u>

485 MORRISON RANCH COMMUNITY COUNCIL
BALANCE SHEET OPERATING (UNAUDITED)
10/31/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & FUND BALANCE			
CURRENT LIABILITIES			
ACCRUED EXPENSE	40,114.54	6,319.62	33,794.92
ACCRUED LOAN INTEREST	35,629.44	32,048.92	3,580.52
ACCOUNTS PAYABLE	45,326.58	88,816.02	(43,489.44)
UNEARNED ASSESSMENTS	463,519.34	0.00	463,519.34
PREPAID ASSESSMENTS	37,875.02	296,171.44	(258,296.42)
DUE TO RESERVES	2,000.00	2,800.00	(800.00)
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TOTAL CURRENT LIABILITIES	624,464.92	426,156.00	198,308.92
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	98.00	393.00	(295.00)
OTHER LIABILITY	141,619.83	141,619.83	0.00
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TOTAL OTHER LIABILITIES	661,720.32	662,015.32	(295.00)
TOTAL LIABILITIES	1,286,185.24	1,088,171.32	198,013.92
FUND BALANCE			
OWNERS EQUITY	1,111,140.16	1,111,140.16	0.00
CURRENT YEAR INCOME (LOSS)	52,684.82	73,422.23	(20,737.41)
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TOTAL FUND BALANCE	1,163,824.98	1,184,562.39	(20,737.41)
TOTAL LIABILITIES & FUND BALANCE	<u>2,450,010.22</u>	<u>2,272,733.71</u>	<u>177,276.51</u>

485 MORRISON RANCH COMMUNITY COUNCIL
OPERATING STATEMENT - DETAIL (UNAUDITED)
10/31/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
REVENUE								
224,966.66	261,200	(36,233.34)	ASSOCIATION ASSMTS	897,579.00	1,044,800	(147,221.00)	3,062,400	2,164,821.00
36,300.00	0	36,300.00	BUILDER/DEVELOPER ASSESSMENTS	147,287.66	0	147,287.66	0	(147,287.66)
6,793.00	6,793	0.00	COMMERCIAL DUES	27,172.00	27,172	0.00	81,516	54,344.00
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)
250.00	0	250.00	FACILITY RENTAL	325.00	0	325.00	0	(325.00)
0.00	(600)	600.00	LESS: BAD DEBT	0.00	(2,400)	2,400.00	(7,200)	(7,200.00)
2,000.00	5,720	(3,720.00)	RESERVE FUND FEES	14,400.00	22,880	(8,480.00)	68,640	54,240.00
2,000.00	5,720	(3,720.00)	WORKING CAPITAL	14,400.00	22,880	(8,480.00)	68,640	54,240.00
2,892.00	2,892	0.00	NEIGHBORHOOD MGMT INCOME	11,568.00	11,568	0.00	34,704	23,136.00
5,920.50	2,450	3,470.50	COLLECTION FEE REVENUE	16,457.50	9,800	6,657.50	29,400	12,942.50
112.00	0	112.00	FILING FEE CHARGES	224.00	0	224.00	0	(224.00)
3,638.36	3,000	638.36	SPONSORSHIP	6,444.34	3,000	3,444.34	5,300	(1,144.34)
490.00	0	490.00	DONATIONS	3,603.00	0	3,603.00	0	(3,603.00)
152.58	0	152.58	INTEREST	601.59	0	601.59	0	(601.59)
(50.00)	0	(50.00)	SANCTIONS & FEES	1,375.00	0	1,375.00	0	(1,375.00)
2,328.49	1,500	828.49	LEGAL FEE REVENUE	15,185.96	6,000	9,185.96	18,000	2,814.04
(18,095.00)	(18,095)	0.00	TRANSFER TO RESERVE	(72,380.00)	(72,380)	0.00	(217,140)	(144,760.00)
(2,000.00)	(5,720)	3,720.00	CAPITAL RESERVE TRANSFER	(14,400.00)	(22,880)	8,480.00	(68,640)	(54,240.00)
(1,120.00)	(1,120)	0.00	COMMUNITY ENHANCE TRANSFER	(4,480.00)	(4,480)	0.00	(13,440)	(8,960.00)
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266,578.59	263,740	2,838.59	NET TOTAL REVENUE	1,067,250.86	1,045,960	21,290.86	3,062,180	1,994,929.14
EXPENSES								
SALARIES & BENEFITS								
20,739.42	19,774	(965.42)	SALARIES & BENEFITS	82,297.02	81,920	(377.02)	248,839	166,541.98
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20,739.42	19,774	(965.42)	TOTAL SALARIES & BENEF	82,297.02	81,920	(377.02)	248,839	166,541.98
ADMINISTRATIVE & GENERAL								
0.00	0	0.00	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	4,800.00	4,800	0.00	14,400	9,600.00
2,857.10	1,500	(1,357.10)	LEGAL FEES - COLLECTIONS	12,910.63	6,000	(6,910.63)	18,000	5,089.37
6,470.00	2,450	(4,020.00)	COLLECTIONS	18,449.50	9,800	(8,649.50)	29,400	10,950.50
144.00	1,250	1,106.00	LEGAL FEES/ATTORNEYS	734.00	5,000	4,266.00	15,000	14,266.00
460.73	142	(318.73)	LICENSES, FEES, PERMITS	1,038.96	1,216	177.04	2,547	1,508.04
3,434.00	3,434	0.00	MANAGEMENT FEES	13,736.00	13,736	0.00	41,208	27,472.00
11.13	50	38.87	MEETING EXPENSE	11.13	100	88.87	2,300	2,288.87
482.12	150	(332.12)	OFFICE SUPPLIES	2,839.49	2,450	(389.49)	11,050	8,210.51
1,750.00	1,750	0.00	OFFICE EQUIPMENT/RENTAL	7,097.73	7,000	(97.73)	21,000	13,902.27
0.00	0	0.00	OFFICE EQUIP-USAGE	2,014.76	2,000	(14.76)	2,000	(14.76)
945.13	190	(755.13)	LIFESTYLE SUPPLIES	945.13	760	(185.13)	2,280	1,334.87
309.17	0	(309.17)	MUSIC LICENSE	1,236.68	3,710	2,473.32	3,710	2,473.32
253.66	80	(173.66)	POSTAGE	5,218.44	1,420	(3,798.44)	6,260	1,041.56
313.64	380	66.36	TELEPHONE	1,680.61	1,520	(160.61)	4,560	2,879.39
20.00	100	80.00	COMMUNICATIONS	119.65	400	280.35	1,000	880.35

485 MORRISON RANCH COMMUNITY COUNCIL
OPERATING STATEMENT - DETAIL (UNAUDITED)
10/31/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
16,243.69	8,000	(8,243.69)	SOCIAL EVENTS	21,844.10	9,750	(12,094.10)	28,750	6,905.90
0.00	0	0.00	FLAG	0.00	0	0.00	3,600	3,600.00
0.00	40	40.00	MISCELLANEOUS	5,170.00	2,120	(3,050.00)	2,440	(2,730.00)
120.45	100	(20.45)	MILEAGE/AUTO	325.92	400	74.08	1,200	874.08
705.32	647	(58.32)	WEB HOSTING	2,821.28	2,588	(233.28)	7,764	4,942.72
35,720.14	21,463	(14,257.14)	TOTAL ADMIN & GENERAL	106,932.01	78,770	(28,162.01)	226,594	119,661.99
			CONTRACT SERVICES					
0.00	0	0.00	RESERVE STUDY	1,750.00	3,500	1,750.00	3,500	1,750.00
86,785.00	86,785	0.00	LANDSCAPE MAINT	347,140.00	347,140	0.00	1,041,420	694,280.00
1,475.00	0	(1,475.00)	LANDSCAPE REPLACEMENT	3,075.00	0	(3,075.00)	67,300	64,225.00
2,388.02	0	(2,388.02)	TREE MAINTENANCE	26,321.27	24,000	(2,321.27)	150,356	124,034.73
2,675.00	2,925	250.00	TOT LOT MAINT	11,375.00	11,950	575.00	36,850	25,475.00
2,487.00	11,288	8,801.00	LANDSCAPE MAINT LVTS	4,974.00	45,152	40,178.00	135,456	130,482.00
391.00	685	294.00	PEST CONTROL	1,262.00	2,190	928.00	6,230	4,968.00
0.00	0	0.00	WEED CONTROL	10,397.50	11,440	1,042.50	45,320	34,922.50
0.00	0	0.00	GRUB CONTROL	0.00	0	0.00	19,171	19,171.00
0.00	0	0.00	STORM DRAIN MAINT	0.00	35,000	35,000.00	35,000	35,000.00
0.00	550	550.00	PATROL SERVICE	0.00	2,200	2,200.00	6,600	6,600.00
(1,104.00)	1,346	2,450.00	LAKEVIEW VILLAGE	2,934.00	5,384	2,450.00	16,152	13,218.00
95,097.02	103,579	8,481.98	TOTAL CONTRACT SERVICES	409,228.77	487,956	78,727.23	1,563,355	1,154,126.23
			REPAIRS & MAINTENANCE					
991.19	225	(766.19)	GROUND MAINTENANCE	2,399.15	900	(1,499.15)	2,700	300.85
1,923.98	375	(1,548.98)	LIGHTING	5,709.73	1,500	(4,209.73)	4,500	(1,209.73)
0.00	300	300.00	FENCES/WALLS	50.00	1,200	1,150.00	3,400	3,350.00
375.00	450	75.00	TOT LOT REPAIRS/MAINT	3,775.00	1,800	(1,975.00)	5,400	1,625.00
0.00	0	0.00	MISCELLANEOUS REPAIRS	151.34	0	(151.34)	0	(151.34)
3,290.17	1,350	(1,940.17)	TOTAL REPAIRS & MAINT	12,085.22	5,400	(6,685.22)	16,000	3,914.78
			PARTS & SUPPLIES					
400.00	400	0.00	DOGGIE STATION BAGS	800.00	800	0.00	1,600	800.00
220.64	225	4.36	ELECTRICAL SUPPLIES	1,142.29	900	(242.29)	2,700	1,557.71
40,000.00	75,000	35,000.00	PERENNIAL RYE SEED	72,212.50	97,000	24,787.50	188,400	116,187.50
40,620.64	75,625	35,004.36	TOTAL PARTS & SUPPLIES	74,154.79	98,700	24,545.21	192,700	118,545.21
			UTILITIES					
2,546.74	2,675	128.26	ELECTRICITY	9,796.29	10,239	442.71	29,039	19,242.71
224.17	177	(47.17)	WATER/SEWER	746.59	687	(59.59)	2,036	1,289.41
46,011.14	67,989	21,977.86	WATER-IRRIG	237,568.20	305,690	68,121.80	753,634	516,065.80
48,782.05	70,841	22,058.95	TOTAL UTILITIES	248,111.08	316,616	68,504.92	784,709	536,597.92
			TAXES					

485 MORRISON RANCH COMMUNITY COUNCIL
OPERATING STATEMENT - DETAIL (UNAUDITED)
10/31/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
30,743.20	26,000	(4,743.20)	REAL ESTATE TAXES	30,743.20	26,000	(4,743.20)	26,000	(4,743.20)
0.00	0	0.00	INCOME TAXES	2,919.19	0	(2,919.19)	700	(2,219.19)
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30,743.20	26,000	(4,743.20)	TOTAL TAXES	33,662.39	26,000	(7,662.39)	26,700	(6,962.39)
			INSURANCE					
185.92	181	(4.92)	DIRECTORS & OFFICERS	743.68	724	(19.68)	2,172	1,428.32
2,041.92	2,041	(0.92)	ASSOC MASTER POLICY	8,167.68	8,164	(3.68)	24,492	16,324.32
78.00	82	4.00	WORKERS COMPENSATION	(312.00)	328	640.00	984	1,296.00
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2,305.84	2,304	(1.84)	TOTAL INSURANCE	8,599.36	9,216	616.64	27,648	19,048.64
277,298.48	320,936	43,637.52	TOTAL OPER EXPENSES	975,070.64	1,104,578	129,507.36	3,086,545	2,111,474.36
(10,719.89)	(57,196)	46,476.11	NET INCOME/(LOSS) BEFORE DEPR	92,180.22	(58,618)	150,798.22	(24,365)	(116,545.22)
			NOTE INTEREST EXPENSE					
997.52	0	(997.52)	NOTE 2 INTEREST EXPENSE	3,880.80	0	(3,880.80)	0	(3,880.80)
997.52	0	(997.52)	NOTE 3 INTEREST EXPENSE	3,880.80	0	(3,880.80)	0	(3,880.80)
954.01	0	(954.01)	NOTE 4 INTEREST EXPENSE	3,566.62	0	(3,566.62)	0	(3,566.62)
631.47	0	(631.47)	NOTE 1 INTEREST EXPENSE	2,419.18	0	(2,419.18)	0	(2,419.18)
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3,580.52	0	(3,580.52)	TOTAL NOTES INTEREST EXP	13,747.40	0	(13,747.40)	0	(13,747.40)
6,437.00	0	(6,437.00)	DEPRECIATION EXPENSE	25,748.00	0	(25,748.00)	0	(25,748.00)
(20,737.41)	(57,196)	36,458.59	NET INCOME/(LOSS) AFTER DEPR	52,684.82	(58,618)	111,302.82	(24,365)	(77,049.82)
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485 MORRISON RANCH COMMUNITY COUNCIL
BALANCE SHEET - RESERVES (UNAUDITED)
10/31/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH - RESERVE FUND			
CASH-RESERVES	293,137.43	315,751.95	(22,614.52)
CASH-RESERVES	248,106.65	247,767.71	338.94
CASH-RESERVES	249,345.53	249,123.37	222.16
CERTIFICATE OF DEPOSIT	109,819.91	109,689.41	130.50
CERTIFICATE OF DEPOSIT	249,609.96	249,609.96	0.00
CERTIFICATE OF DEPOSIT - MUTUAL OF	247,678.35	247,678.35	0.00
RESERVE CD	218,262.52	217,929.36	333.16
RESERVE CD	228,494.80	228,141.82	352.98
CD RESERVE-MERIDIAN	249,672.23	249,672.23	0.00
CASH ENHANCEMENT FUND	76,327.92	75,194.22	1,133.70
RESERVE MMKT	151,024.01	150,833.02	190.99
RESERVE ICS MMKT	402,670.11	402,160.95	509.16
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TOTAL CASH - RESERVE FUND	2,724,149.42	2,743,552.35	(19,402.93)
ACCOUNTS RECEIVABLE			
A/R RESERVES	2,000.00	2,800.00	(800.00)
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TOTAL ACCOUNTS RECEIVABLE	2,000.00	2,800.00	(800.00)
TOTAL ASSETS	<u>2,726,149.42</u>	<u>2,746,352.35</u>	<u>(20,202.93)</u>

485 MORRISON RANCH COMMUNITY COUNCIL
BALANCE SHEET - RESERVES (UNAUDITED)
10/31/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & FUND BALANCE			
CURRENT LIABILITIES			
ACCRUALS - RESERVES	4,865.00	0.00	4,865.00
TOTAL CURRENT LIABILITIES	4,865.00	0.00	4,865.00
TOTAL LIABILITIES	4,865.00	0.00	4,865.00
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)	19,165.31	44,233.24	(25,067.93)
TOTAL FUND BALANCE	2,721,284.42	2,746,352.35	(25,067.93)
TOTAL LIABILITIES & FUND BALANCE	<u>2,726,149.42</u>	<u>2,746,352.35</u>	<u>(20,202.93)</u>

485 MORRISON RANCH COMMUNITY COUNCIL
RESERVE STATEMENT - DETAIL (UNAUDITED)
10/31/2018

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	72,380.00	72,380	0.00	217,140	144,760.00
2,000.00	5,720	(3,720.00)	CAPITAL RESERVE TRANSFER	14,400.00	22,880	(8,480.00)	68,640	54,240.00
1,120.00	1,120	0.00	COMMUNITY ENHANCE TRANSFER	4,480.00	4,480	0.00	13,440	8,960.00
3,401.87	0	3,401.87	RESERVE INTEREST	12,257.40	0	12,257.40	0	(12,257.40)
13.70	0	13.70	COMM ENHANCE INTEREST	50.25	0	50.25	0	(50.25)
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24,630.57	24,935	(304.43)	TOTAL INCOME	103,567.65	99,740	3,827.65	299,220	195,652.35
EXPENSES								
0.00	0	0.00	BLOCKWALLS	4,966.58	0	(4,966.58)	0	(4,966.58)
(7,430.58)	0	7,430.58	LIGHTING	8,992.50	0	(8,992.50)	0	(8,992.50)
36,676.00	0	(36,676.00)	PAINTING	36,676.00	0	(36,676.00)	0	(36,676.00)
0.00	0	0.00	CONCRETE REPAIRS	2,984.18	0	(2,984.18)	0	(2,984.18)
9,730.00	0	(9,730.00)	ELECTRICAL METER PEDESTAL	20,060.00	0	(20,060.00)	0	(20,060.00)
10,723.08	0	(10,723.08)	ENHANCEMENT FUND	10,723.08	0	(10,723.08)	0	(10,723.08)
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49,698.50	0	(49,698.50)	TOTAL EXPENSES	84,402.34	0	(84,402.34)	0	(84,402.34)
(25,067.93)	24,935	(50,002.93)	NET INCOME (LOSS)	19,165.31	99,740	(80,574.69)	299,220	280,054.69
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