

485 MORRISON RANCH COMMUNITY COUNCIL  
BALANCE SHEET OPERATING (UNAUDITED)  
12/31/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH-OPERATING ACCT	386,366.56	289,097.60	97,268.96
CASH-OPERATING SAVINGS	87,295.35	87,280.53	14.82
CASH-OPERATING SAVINGS	248,161.59	248,024.63	136.96
CASH-DEPOSITORY ACCT	12,884.59	12,884.59	0.00
PETTY CASH	381.53	1,337.34	(955.81)
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TOTAL CASH	735,089.62	638,624.69	96,464.93
ACCTS RECEIVABLE			
ACCOUNTS RECEIVABLE	113,072.80	150,695.42	(37,622.62)
A/R OTHER	165.00	8,421.00	(8,256.00)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(73,911.98)	(73,911.98)	0.00
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TOTAL ACCOUNTS RECEIVABLE	39,325.82	85,204.44	(45,878.62)
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	(1,059,604.89)	(1,053,167.89)	(6,437.00)
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TOTAL FIXED ASSETS	1,519,458.47	1,525,895.47	(6,437.00)
OTHER ASSETS			
PREPAID INSURANCE	6,995.47	9,301.31	(2,305.84)
PREPAID EXPENSE	4,184.31	8,903.53	(4,719.22)
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TOTAL OTHER ASSETS	11,179.78	18,204.84	(7,025.06)
TOTAL ASSETS	<u>2,305,053.69</u>	<u>2,267,929.44</u>	<u>37,124.25</u>

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BALANCE SHEET OPERATING (UNAUDITED)  
12/31/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
<b>LIABILITIES &amp; FUND BALANCE</b>			
<b>CURRENT LIABILITIES</b>			
ACCRUED EXPENSE	27,344.97	62,815.63	(35,470.66)
ACCRUED LOAN INTEREST	22,656.62	39,189.59	(16,532.97)
ACCOUNTS PAYABLE	53,371.02	58,839.85	(5,468.83)
FACILITY DEPOSIT	50.00	0.00	50.00
UNEARNED ASSESSMENTS	0.00	231,759.67	(231,759.67)
PREPAID ASSESSMENTS	325,941.26	54,634.88	271,306.38
DUE TO RESERVES	2,000.00	2,000.00	0.00
TOTAL CURRENT LIABILITIES	431,363.87	449,239.62	(17,875.75)
<b>OTHER LIABILITIES</b>			
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	98.00	0.00
OTHER LIABILITY	161,811.24	141,619.83	20,191.41
TOTAL OTHER LIABILITIES	681,911.73	661,720.32	20,191.41
TOTAL LIABILITIES	1,113,275.60	1,110,959.94	2,315.66
<b>FUND BALANCE</b>			
OWNERS EQUITY	1,111,140.16	1,111,140.16	0.00
CURRENT YEAR INCOME (LOSS)	80,637.93	45,829.34	34,808.59
TOTAL FUND BALANCE	1,191,778.09	1,156,969.50	34,808.59
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	2,305,053.69	2,267,929.44	37,124.25

485 MORRISON RANCH COMMUNITY COUNCIL  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
12/31/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
<b>REVENUE</b>								
225,066.67	261,200	(36,133.33)	ASSOCIATION ASSMTS	1,347,612.34	1,567,200	(219,587.66)	3,062,400	1,714,787.66
36,100.00	0	36,100.00	BUILDER/DEVELOPER ASSESSMENTS	219,587.66	0	219,587.66	0	(219,587.66)
6,793.00	6,793	0.00	COMMERCIAL DUES	40,758.00	40,758	0.00	81,516	40,758.00
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)
50.00	0	50.00	FACILITY RENTAL	375.00	0	375.00	0	(375.00)
0.00	(600)	600.00	LESS: BAD DEBT	0.00	(3,600)	3,600.00	(7,200)	(7,200.00)
2,000.00	5,720	(3,720.00)	RESERVE FUND FEES	18,400.00	34,320	(15,920.00)	68,640	50,240.00
2,000.00	5,720	(3,720.00)	WORKING CAPITAL	18,400.00	34,320	(15,920.00)	68,640	50,240.00
2,892.00	2,892	0.00	NEIGHBORHOOD MGMT INCOME	17,352.00	17,352	0.00	34,704	17,352.00
(321.00)	2,450	(2,771.00)	COLLECTION FEE REVENUE	18,504.00	14,700	3,804.00	29,400	10,896.00
0.00	0	0.00	FILING FEE CHARGES	224.00	0	224.00	0	(224.00)
2,032.06	500	1,532.06	SPONSORSHIP	9,576.40	4,000	5,576.40	5,300	(4,276.40)
0.00	0	0.00	DONATIONS	3,603.00	0	3,603.00	0	(3,603.00)
151.78	0	151.78	INTEREST	900.18	0	900.18	0	(900.18)
805.00	0	805.00	SANCTIONS & FEES	2,530.00	0	2,530.00	0	(2,530.00)
1,928.10	1,500	428.10	LEGAL FEE REVENUE	26,503.56	9,000	17,503.56	18,000	(8,503.56)
(18,095.00)	(18,095)	0.00	TRANSFER TO RESERVE	(108,570.00)	(108,570)	0.00	(217,140)	(108,570.00)
(2,000.00)	(5,720)	3,720.00	CAPITAL RESERVE TRANSFER	(18,400.00)	(34,320)	15,920.00	(68,640)	(50,240.00)
(1,120.00)	(1,120)	0.00	COMMUNITY ENHANCE TRANSFER	(6,720.00)	(6,720)	0.00	(13,440)	(6,720.00)
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258,282.61	261,240	(2,957.39)	NET TOTAL REVENUE	1,592,523.95	1,568,440	24,083.95	3,062,180	1,469,656.05
<b>EXPENSES</b>								
<b>SALARIES &amp; BENEFITS</b>								
19,887.84	20,715	827.16	SALARIES & BENEFITS	123,019.74	123,350	330.26	248,839	125,819.26
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19,887.84	20,715	827.16	TOTAL SALARIES & BENEF	123,019.74	123,350	330.26	248,839	125,819.26
<b>ADMINISTRATIVE &amp; GENERAL</b>								
3,937.00	4,125	188.00	AUDIT/TAX RETURNS	7,875.00	8,125	250.00	8,125	250.00
1,200.00	1,200	0.00	DESIGN REVIEW EXPENSE	7,200.00	7,200	0.00	14,400	7,200.00
1,928.10	1,500	(428.10)	LEGAL FEES - COLLECTIONS	20,972.43	9,000	(11,972.43)	18,000	(2,972.43)
(43.50)	2,450	2,493.50	COLLECTIONS	20,900.50	14,700	(6,200.50)	29,400	8,499.50
1,300.00	1,250	(50.00)	LEGAL FEES/ATTORNEYS	2,577.50	7,500	4,922.50	15,000	12,422.50
232.32	142	(90.32)	LICENSES, FEES, PERMITS	1,407.60	1,500	92.40	2,547	1,139.40
3,434.00	3,434	0.00	MANAGEMENT FEES	20,604.00	20,604	0.00	41,208	20,604.00
0.00	0	0.00	MEETING EXPENSE	11.13	100	88.87	2,300	2,288.87
871.00	2,000	1,129.00	OFFICE SUPPLIES	3,767.61	4,600	832.39	11,050	7,282.39
1,750.00	1,750	0.00	OFFICE EQUIPMENT/RENTAL	10,597.73	10,500	(97.73)	21,000	10,402.27
1,563.32	0	(1,563.32)	OFFICE EQUIP-USAGE	3,578.08	2,000	(1,578.08)	2,000	(1,578.08)
104.78	190	85.22	LIFESTYLE SUPPLIES	1,199.97	1,140	(59.97)	2,280	1,080.03
309.17	0	(309.17)	MUSIC LICENSE	1,855.02	3,710	1,854.98	3,710	1,854.98
878.84	1,180	301.16	POSTAGE	6,246.85	2,680	(3,566.85)	6,260	13.15
368.07	380	11.93	TELEPHONE	2,486.48	2,280	(206.48)	4,560	2,073.52
0.00	100	100.00	COMMUNICATIONS	119.65	600	480.35	1,000	880.35

485 MORRISON RANCH COMMUNITY COUNCIL  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
12/31/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
7,160.28	4,000	(3,160.28)	SOCIAL EVENTS	34,804.48	17,950	(16,854.48)	28,750	(6,054.48)
0.00	0	0.00	FLAG	0.00	0	0.00	3,600	3,600.00
0.00	40	40.00	MISCELLANEOUS	5,603.00	2,200	(3,403.00)	2,440	(3,163.00)
(43.60)	100	143.60	MILEAGE/AUTO	494.12	600	105.88	1,200	705.88
715.32	647	(68.32)	WEB HOSTING	4,241.92	3,882	(359.92)	7,764	3,522.08
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25,665.10	24,488	(1,177.10)	TOTAL ADMIN & GENERAL	156,543.07	120,871	(35,672.07)	226,594	70,050.93
			CONTRACT SERVICES					
0.00	0	0.00	RESERVE STUDY	1,750.00	3,500	1,750.00	3,500	1,750.00
88,785.00	86,785	(2,000.00)	LANDSCAPE MAINT	522,710.00	520,710	(2,000.00)	1,041,420	518,710.00
0.00	0	0.00	LANDSCAPE REPLACEMENT	1,475.00	0	(1,475.00)	67,300	65,825.00
0.00	0	0.00	TREE MAINTENANCE	30,296.27	24,000	(6,296.27)	150,356	120,059.73
3,060.00	2,925	(135.00)	TOT LOT MAINT	17,110.00	18,050	940.00	36,850	19,740.00
2,487.00	11,288	8,801.00	LANDSCAPE MAINT LVTS	9,948.00	67,728	57,780.00	135,456	125,508.00
292.00	455	163.00	PEST CONTROL	1,846.00	3,100	1,254.00	6,230	4,384.00
0.00	0	0.00	WEED CONTROL	13,775.00	11,440	(2,335.00)	45,320	31,545.00
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
415.00	550	135.00	PATROL SERVICE	415.00	3,300	2,885.00	6,600	6,185.00
1,346.00	1,346	0.00	LAKEVIEW VILLAGE	7,226.00	8,076	850.00	16,152	8,926.00
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96,385.00	103,349	6,964.00	TOTAL CONTRACT SERVICES	606,551.27	694,904	88,352.73	1,563,355	956,803.73
			REPAIRS & MAINTENANCE					
0.00	225	225.00	GROUND MAINTENANCE	2,399.15	1,350	(1,049.15)	2,700	300.85
0.00	375	375.00	LIGHTING	9,039.73	2,250	(6,789.73)	4,500	(4,539.73)
388.98	300	(88.98)	FENCES/WALLS	1,093.98	1,800	706.02	3,400	2,306.02
371.00	450	79.00	TOT LOT REPAIRS/MAINT	4,146.00	2,700	(1,446.00)	5,400	1,254.00
0.00	0	0.00	MISCELLANEOUS REPAIRS	151.34	0	(151.34)	0	(151.34)
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759.98	1,350	590.02	TOTAL REPAIRS & MAINT	16,830.20	8,100	(8,730.20)	16,000	(830.20)
			PARTS & SUPPLIES					
0.00	0	0.00	DOGGIE STATION BAGS	800.00	800	0.00	1,600	800.00
0.00	225	225.00	ELECTRICAL SUPPLIES	1,142.29	1,350	207.71	2,700	1,557.71
14,000.00	28,600	14,600.00	PERENNIAL RYE SEED	136,562.50	175,600	39,037.50	188,400	51,837.50
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14,000.00	28,825	14,825.00	TOTAL PARTS & SUPPLIES	138,504.79	177,750	39,245.21	192,700	54,195.21
			UTILITIES					
2,592.40	2,730	137.60	ELECTRICITY	14,910.41	15,562	651.59	29,039	14,128.59
242.12	177	(65.12)	WATER/SEWER	1,165.28	1,041	(124.28)	2,036	870.72
51,540.30	48,407	(3,133.30)	WATER-IRRIG	347,899.84	415,580	67,680.16	753,634	405,734.16
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54,374.82	51,314	(3,060.82)	TOTAL UTILITIES	363,975.53	432,183	68,207.47	784,709	420,733.47
			TAXES					

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0.00	0	0.00	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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0.00	0	0.00	TOTAL TAXES	33,662.39	26,000	(7,662.39)	26,700	(6,962.39)
			INSURANCE					
185.92	181	(4.92)	DIRECTORS & OFFICERS	1,115.52	1,086	(29.52)	2,172	1,056.48
2,041.92	2,041	(0.92)	ASSOC MASTER POLICY	12,251.52	12,246	(5.52)	24,492	12,240.48
78.00	82	4.00	WORKERS COMPENSATION	(156.00)	492	648.00	984	1,140.00
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2,305.84	2,304	(1.84)	TOTAL INSURANCE	13,211.04	13,824	612.96	27,648	14,436.96
213,378.58	232,345	18,966.42	TOTAL OPER EXPENSES	1,452,298.03	1,596,982	144,683.97	3,086,545	1,634,246.97
44,904.03	28,895	16,009.03	NET INCOME/(LOSS) BEFORE DEPR	140,225.92	(28,542)	168,767.92	(24,365)	(164,590.92)
			NOTE INTEREST EXPENSE					
1,019.32	0	(1,019.32)	NOTE 2 INTEREST EXPENSE	5,897.64	0	(5,897.64)	0	(5,897.64)
1,019.32	0	(1,019.32)	NOTE 3 INTEREST EXPENSE	5,897.64	0	(5,897.64)	0	(5,897.64)
974.75	0	(974.75)	NOTE 4 INTEREST EXPENSE	5,495.38	0	(5,495.38)	0	(5,495.38)
645.05	0	(645.05)	NOTE 1 INTEREST EXPENSE	3,675.33	0	(3,675.33)	0	(3,675.33)
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3,658.44	0	(3,658.44)	TOTAL NOTES INTEREST EXP	20,965.99	0	(20,965.99)	0	(20,965.99)
6,437.00	0	(6,437.00)	DEPRECIATION EXPENSE	38,622.00	0	(38,622.00)	0	(38,622.00)
34,808.59	28,895	5,913.59	NET INCOME/(LOSS) AFTER DEPR	80,637.93	(28,542)	109,179.93	(24,365)	(105,002.93)
34,808.59	28,895	5,913.59	TOTAL NET INCOME (LOSS)	80,637.93	(28,542)	109,179.93	(24,365)	(105,002.93)
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485 MORRISON RANCH COMMUNITY COUNCIL  
BALANCE SHEET - RESERVES (UNAUDITED)  
12/31/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
<b>ASSETS</b>			
<b>CASH - RESERVE FUND</b>			
CASH-RESERVES	326,964.47	314,141.37	12,823.10
CASH-RESERVES	248,789.19	248,463.26	325.93
CASH-RESERVES	249,783.27	249,560.72	222.55
CERTIFICATE OF DEPOSIT	110,077.24	109,946.35	130.89
CERTIFICATE OF DEPOSIT	249,609.96	249,609.96	0.00
CERTIFICATE OF DEPOSIT - MUTUAL OF	248,371.48	248,371.48	0.00
RESERVE CD	218,919.60	218,585.43	334.17
RESERVE CD	229,294.72	228,816.16	478.56
CD RESERVE-MERIDIAN	249,672.23	249,672.23	0.00
CASH ENHANCEMENT FUND	78,593.78	77,460.55	1,133.23
RESERVE MMKT	151,400.54	151,209.07	191.47
RESERVE ICS MMKT	403,673.97	403,163.52	510.45
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TOTAL CASH - RESERVE FUND	2,765,150.45	2,749,000.10	16,150.35
<b>ACCOUNTS RECEIVABLE</b>			
A/R RESERVES	2,000.00	2,000.00	0.00
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TOTAL ACCOUNTS RECEIVABLE	2,000.00	2,000.00	0.00
TOTAL ASSETS	<u>2,767,150.45</u>	<u>2,751,000.10</u>	<u>16,150.35</u>

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BALANCE SHEET - RESERVES (UNAUDITED)  
12/31/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & FUND BALANCE			
CURRENT LIABILITIES			
DUE TO OPERATING FROM RESERVES	0.00	8,157.50	(8,157.50)
TOTAL CURRENT LIABILITIES	0.00	8,157.50	(8,157.50)
TOTAL LIABILITIES	0.00	8,157.50	(8,157.50)
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)	65,031.34	40,723.49	24,307.85
TOTAL FUND BALANCE	2,767,150.45	2,742,842.60	24,307.85
TOTAL LIABILITIES & FUND BALANCE	<u>2,767,150.45</u>	<u>2,751,000.10</u>	<u>16,150.35</u>

485 MORRISON RANCH COMMUNITY COUNCIL  
RESERVE STATEMENT - DETAIL (UNAUDITED)  
12/31/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
<b>REVENUE</b>								
18,095.00	18,095	0.00	TRANSFER FROM OP'G	108,570.00	108,570	0.00	217,140	108,570.00
2,000.00	5,720	(3,720.00)	CAPITAL RESERVE TRANSFER	18,400.00	34,320	(15,920.00)	68,640	50,240.00
1,120.00	1,120	0.00	COMMUNITY ENHANCE TRANSFER	6,720.00	6,720	0.00	13,440	6,720.00
3,079.62	0	3,079.62	RESERVE INTEREST	18,960.07	0	18,960.07	0	(18,960.07)
13.23	0	13.23	COMM ENHANCE INTEREST	76.11	0	76.11	0	(76.11)
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24,307.85	24,935	(627.15)	TOTAL INCOME	152,726.18	149,610	3,116.18	299,220	146,493.82
<b>EXPENSES</b>								
0.00	0	0.00	BLOCKWALLS	4,966.58	0	(4,966.58)	0	(4,966.58)
0.00	0	0.00	LIGHTING	12,285.00	0	(12,285.00)	0	(12,285.00)
0.00	0	0.00	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)
0.00	0	0.00	ELECTRICAL METER PEDESTAL	20,060.00	0	(20,060.00)	0	(20,060.00)
0.00	0	0.00	ENHANCEMENT FUND	10,723.08	0	(10,723.08)	0	(10,723.08)
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0.00	0	0.00	TOTAL EXPENSES	87,694.84	0	(87,694.84)	0	(87,694.84)
24,307.85	24,935	(627.15)	NET INCOME (LOSS)	65,031.34	149,610	(84,578.66)	299,220	234,188.66
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