

485 MORRISON RANCH COMMUNITY COUNCIL
BALANCE SHEET OPERATING (UNAUDITED)
01/31/2019

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH-OPERATING ACCT	300,666.80	386,366.56	(85,699.76)
CASH-OPERATING SAVINGS	87,310.17	87,295.35	14.82
CASH-OPERATING SAVINGS	248,298.63	248,161.59	137.04
CASH-DEPOSITORY ACCT	12,884.59	12,884.59	0.00
OPERATING MMKT	245,224.52	0.00	245,224.52
PETTY CASH	1,258.49	381.53	876.96
	-----	-----	-----
TOTAL CASH	895,643.20	735,089.62	160,553.58
ACCTS RECEIVABLE			
ACCOUNTS RECEIVABLE	180,848.27	113,072.80	67,775.47
A/R OTHER	0.00	165.00	(165.00)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(72,675.76)	(73,911.98)	1,236.22
	-----	-----	-----
TOTAL ACCOUNTS RECEIVABLE	108,172.51	39,325.82	68,846.69
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	(1,066,041.89)	(1,059,604.89)	(6,437.00)
	-----	-----	-----
TOTAL FIXED ASSETS	1,513,021.47	1,519,458.47	(6,437.00)
OTHER ASSETS			
PREPAID INSURANCE	4,689.63	6,995.47	(2,305.84)
PREPAID EXPENSE	7,271.72	4,184.31	3,087.41
	-----	-----	-----
TOTAL OTHER ASSETS	11,961.35	11,179.78	781.57
TOTAL ASSETS	<u>2,528,798.53</u>	<u>2,305,053.69</u>	<u>223,744.84</u>

485 MORRISON RANCH COMMUNITY COUNCIL
BALANCE SHEET OPERATING (UNAUDITED)
01/31/2019

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & FUND BALANCE			
CURRENT LIABILITIES			
ACCRUED EXPENSE	53,569.44	27,344.97	26,224.47
ACCRUED LOAN INTEREST	26,317.39	22,656.62	3,660.77
ACCOUNTS PAYABLE	36,923.89	53,371.02	(16,447.13)
FACILITY DEPOSIT	50.00	50.00	0.00
UNEARNED ASSESSMENTS	466,309.90	0.00	466,309.90
PREPAID ASSESSMENTS	52,040.51	325,941.26	(273,900.75)
DUE TO RESERVES	3,800.00	2,000.00	1,800.00
	-----	-----	-----
TOTAL CURRENT LIABILITIES	639,011.13	431,363.87	207,647.26
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	98.00	0.00
OTHER LIABILITY	161,811.24	161,811.24	0.00
	-----	-----	-----
TOTAL OTHER LIABILITIES	681,911.73	681,911.73	0.00
TOTAL LIABILITIES	1,320,922.86	1,113,275.60	207,647.26
FUND BALANCE			
OWNERS EQUITY	1,111,140.16	1,111,140.16	0.00
CURRENT YEAR INCOME (LOSS)	96,735.51	80,637.93	16,097.58
	-----	-----	-----
TOTAL FUND BALANCE	1,207,875.67	1,191,778.09	16,097.58
TOTAL LIABILITIES & FUND BALANCE	<u>2,528,798.53</u>	<u>2,305,053.69</u>	<u>223,744.84</u>

485 MORRISON RANCH COMMUNITY COUNCIL
OPERATING STATEMENT - DETAIL (UNAUDITED)
01/31/2019

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
REVENUE								
226,361.96	261,200	(34,838.04)	ASSOCIATION ASSMTS	1,573,974.30	1,828,400	(254,425.70)	3,062,400	1,488,425.70
34,713.94	0	34,713.94	BUILDER/DEVELOPER ASSESSMENTS	254,301.60	0	254,301.60	0	(254,301.60)
6,793.00	6,793	0.00	COMMERCIAL DUES	47,551.00	47,551	0.00	81,516	33,965.00
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)
0.00	0	0.00	FACILITY RENTAL	375.00	0	375.00	0	(375.00)
0.00	(600)	600.00	LESS: BAD DEBT	0.00	(4,200)	4,200.00	(7,200)	(7,200.00)
3,800.00	5,720	(1,920.00)	RESERVE FUND FEES	22,200.00	40,040	(17,840.00)	68,640	46,440.00
3,800.00	5,720	(1,920.00)	WORKING CAPITAL	22,200.00	40,040	(17,840.00)	68,640	46,440.00
2,892.00	2,892	0.00	NEIGHBORHOOD MGMT INCOME	20,244.00	20,244	0.00	34,704	14,460.00
5,387.50	2,450	2,937.50	COLLECTION FEE REVENUE	23,891.50	17,150	6,741.50	29,400	5,508.50
0.00	0	0.00	FILING FEE CHARGES	224.00	0	224.00	0	(224.00)
0.00	200	(200.00)	SPONSORSHIP	9,576.40	4,200	5,376.40	5,300	(4,276.40)
0.00	0	0.00	DONATIONS	3,603.00	0	3,603.00	0	(3,603.00)
376.38	0	376.38	INTEREST	1,276.56	0	1,276.56	0	(1,276.56)
675.00	0	675.00	SANCTIONS & FEES	3,205.00	0	3,205.00	0	(3,205.00)
1,690.00	1,500	190.00	LEGAL FEE REVENUE	28,193.56	10,500	17,693.56	18,000	(10,193.56)
(18,095.00)	(18,095)	0.00	TRANSFER TO RESERVE	(126,665.00)	(126,665)	0.00	(217,140)	(90,475.00)
(3,800.00)	(5,720)	1,920.00	CAPITAL RESERVE TRANSFER	(22,200.00)	(40,040)	17,840.00	(68,640)	(46,440.00)
(1,120.00)	(1,120)	0.00	COMMUNITY ENHANCE TRANSFER	(7,840.00)	(7,840)	0.00	(13,440)	(5,600.00)
-----	-----	-----		-----	-----	-----	-----	-----
263,474.78	260,940	2,534.78	NET TOTAL REVENUE	1,855,998.73	1,829,380	26,618.73	3,062,180	1,206,181.27
EXPENSES								
SALARIES & BENEFITS								
21,781.92	19,774	(2,007.92)	SALARIES & BENEFITS	144,801.66	143,124	(1,677.66)	248,839	104,037.34
-----	-----	-----		-----	-----	-----	-----	-----
21,781.92	19,774	(2,007.92)	TOTAL SALARIES & BENEF	144,801.66	143,124	(1,677.66)	248,839	104,037.34
ADMINISTRATIVE & GENERAL								
275.00	0	(275.00)	AUDIT/TAX RETURNS	8,150.00	8,125	(25.00)	8,125	(25.00)
1,200.00	1,200	0.00	DESIGN REVIEW EXPENSE	8,400.00	8,400	0.00	14,400	6,000.00
835.70	1,500	664.30	LEGAL FEES - COLLECTIONS	21,808.13	10,500	(11,308.13)	18,000	(3,808.13)
5,787.50	2,450	(3,337.50)	COLLECTIONS	26,688.00	17,150	(9,538.00)	29,400	2,712.00
0.00	1,250	1,250.00	LEGAL FEES/ATTORNEYS	2,577.50	8,750	6,172.50	15,000	12,422.50
342.49	337	(5.49)	LICENSES, FEES, PERMITS	1,750.09	1,837	86.91	2,547	796.91
3,434.00	3,434	0.00	MANAGEMENT FEES	24,038.00	24,038	0.00	41,208	17,170.00
0.00	50	50.00	MEETING EXPENSE	11.13	150	138.87	2,300	2,288.87
291.59	150	(141.59)	OFFICE SUPPLIES	4,059.20	4,750	690.80	11,050	6,990.80
1,652.27	1,750	97.73	OFFICE EQUIPMENT/RENTAL	12,250.00	12,250	0.00	21,000	8,750.00
97.73	0	(97.73)	OFFICE EQUIP-USAGE	3,675.81	2,000	(1,675.81)	2,000	(1,675.81)
49.00	190	141.00	LIFESTYLE SUPPLIES	1,248.97	1,330	81.03	2,280	1,031.03
318.34	0	(318.34)	MUSIC LICENSE	2,173.36	3,710	1,536.64	3,710	1,536.64
426.53	80	(346.53)	POSTAGE	6,673.38	2,760	(3,913.38)	6,260	(413.38)
387.51	380	(7.51)	TELEPHONE	2,873.99	2,660	(213.99)	4,560	1,686.01
0.00	100	100.00	COMMUNICATIONS	119.65	700	580.35	1,000	880.35

485 MORRISON RANCH COMMUNITY COUNCIL
OPERATING STATEMENT - DETAIL (UNAUDITED)
01/31/2019

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
67.22	1,600	1,532.78	SOCIAL EVENTS	34,871.70	19,550	(15,321.70)	28,750	(6,121.70)
0.00	3,600	3,600.00	FLAG	0.00	3,600	3,600.00	3,600	3,600.00
0.00	40	40.00	MISCELLANEOUS	5,603.00	2,240	(3,363.00)	2,440	(3,163.00)
51.62	100	48.38	MILEAGE/AUTO	545.74	700	154.26	1,200	654.26
50.00	0	(50.00)	MISC ACTIVITY EXP	50.00	0	(50.00)	0	(50.00)
715.32	647	(68.32)	WEB HOSTING	4,957.24	4,529	(428.24)	7,764	2,806.76
-----	-----	-----		-----	-----	-----	-----	-----
15,981.82	18,858	2,876.18	TOTAL ADMIN & GENERAL	172,524.89	139,729	(32,795.89)	226,594	54,069.11
			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	609,495.00	607,495	(2,000.00)	1,041,420	431,925.00
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
2,675.00	2,925	250.00	TOT LOT MAINT	19,785.00	20,975	1,190.00	36,850	17,065.00
2,487.00	11,288	8,801.00	LANDSCAPE MAINT LVTS	12,435.00	79,016	66,581.00	135,456	123,021.00
382.00	455	73.00	PEST CONTROL	2,228.00	3,555	1,327.00	6,230	4,002.00
9,720.00	5,720	(4,000.00)	WEED CONTROL	23,495.00	17,160	(6,335.00)	45,320	21,825.00
0.00	0	0.00	GRUB CONTROL	0.00	0	0.00	19,171	19,171.00
40,750.00	0	(40,750.00)	STORM DRAIN MAINT	40,750.00	35,000	(5,750.00)	35,000	(5,750.00)
0.00	550	550.00	PATROL SERVICE	415.00	3,850	3,435.00	6,600	6,185.00
1,346.00	1,346	0.00	LAKEVIEW VILLAGE	8,572.00	9,422	850.00	16,152	7,580.00
-----	-----	-----		-----	-----	-----	-----	-----
144,145.00	109,069	(35,076.00)	TOTAL CONTRACT SERVICES	750,696.27	803,973	53,276.73	1,563,355	812,658.73
			REPAIRS & MAINTENANCE					
0.00	225	225.00	GROUNDS MAINTENANCE	2,399.15	1,575	(824.15)	2,700	300.85
1,970.98	375	(1,595.98)	LIGHTING	11,010.71	2,625	(8,385.71)	4,500	(6,510.71)
0.00	300	300.00	FENCES/WALLS	1,093.98	2,100	1,006.02	3,400	2,306.02
812.03	450	(362.03)	TOT LOT REPAIRS/MAINT	4,958.03	3,150	(1,808.03)	5,400	441.97
0.00	0	0.00	MISCELLANEOUS REPAIRS	151.34	0	(151.34)	0	(151.34)
-----	-----	-----		-----	-----	-----	-----	-----
2,783.01	1,350	(1,433.01)	TOTAL REPAIRS & MAINT	19,613.21	9,450	(10,163.21)	16,000	(3,613.21)
			PARTS & SUPPLIES					
400.00	400	0.00	DOGGIE STATION BAGS	1,200.00	1,200	0.00	1,600	400.00
2,301.70	225	(2,076.70)	ELECTRICAL SUPPLIES	3,443.99	1,575	(1,868.99)	2,700	(743.99)
8,200.00	8,000	(200.00)	PERENNIAL RYE SEED	144,762.50	183,600	38,837.50	188,400	43,637.50
-----	-----	-----		-----	-----	-----	-----	-----
10,901.70	8,625	(2,276.70)	TOTAL PARTS & SUPPLIES	149,406.49	186,375	36,968.51	192,700	43,293.51
			UTILITIES					
2,554.08	2,679	124.92	ELECTRICITY	17,464.49	18,241	776.51	29,039	11,574.51
65.55	173	107.45	WATER/SEWER	1,230.83	1,214	(16.83)	2,036	805.17
36,760.51	41,445	4,684.49	WATER-IRRIG	384,660.35	457,025	72,364.65	753,634	368,973.65
-----	-----	-----		-----	-----	-----	-----	-----
39,380.14	44,297	4,916.86	TOTAL UTILITIES	403,355.67	476,480	73,124.33	784,709	381,353.33

485 MORRISON RANCH COMMUNITY COUNCIL
OPERATING STATEMENT - DETAIL (UNAUDITED)
01/31/2019

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
			TAXES					
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)
-----	-----	-----		-----	-----	-----	-----	-----
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	1,301.44	1,267	(34.44)	2,172	870.56
2,041.92	2,041	(0.92)	ASSOC MASTER POLICY	14,293.44	14,287	(6.44)	24,492	10,198.56
78.00	82	4.00	WORKERS COMPENSATION	(78.00)	574	652.00	984	1,062.00
-----	-----	-----		-----	-----	-----	-----	-----
2,305.84	2,304	(1.84)	TOTAL INSURANCE	15,516.88	16,128	611.12	27,648	12,131.12
237,279.43	204,277	(33,002.43)	TOTAL OPER EXPENSES	1,689,577.46	1,801,259	111,681.54	3,086,545	1,396,967.54
26,195.35	56,663	(30,467.65)	NET INCOME/(LOSS) BEFORE DEPR	166,421.27	28,121	138,300.27	(24,365)	(190,786.27)
			NOTE INTEREST EXPENSE					
1,011.98	0	(1,011.98)	NOTE 2 INTEREST EXPENSE	6,909.62	0	(6,909.62)	0	(6,909.62)
1,011.98	0	(1,011.98)	NOTE 3 INTEREST EXPENSE	6,909.62	0	(6,909.62)	0	(6,909.62)
967.83	0	(967.83)	NOTE 4 INTEREST EXPENSE	6,463.21	0	(6,463.21)	0	(6,463.21)
668.98	0	(668.98)	NOTE 1 INTEREST EXPENSE	4,344.31	0	(4,344.31)	0	(4,344.31)
-----	-----	-----		-----	-----	-----	-----	-----
3,660.77	0	(3,660.77)	TOTAL NOTES INTEREST EXP	24,626.76	0	(24,626.76)	0	(24,626.76)
6,437.00	0	(6,437.00)	DEPRECIATION EXPENSE	45,059.00	0	(45,059.00)	0	(45,059.00)
16,097.58	56,663	(40,565.42)	NET INCOME/(LOSS) AFTER DEPR	96,735.51	28,121	68,614.51	(24,365)	(121,100.51)
16,097.58	56,663	(40,565.42)	TOTAL NET INCOME (LOSS)	96,735.51	28,121	68,614.51	(24,365)	(121,100.51)
=====	=====	=====		=====	=====	=====	=====	=====

485 MORRISON RANCH COMMUNITY COUNCIL
BALANCE SHEET - RESERVES (UNAUDITED)
01/31/2019

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH - RESERVE FUND			
CASH-RESERVES	347,347.68	326,964.47	20,383.21
CASH-RESERVES	249,138.07	248,789.19	348.88
CASH-RESERVES	248,005.57	249,783.27	(1,777.70)
CERTIFICATE OF DEPOSIT	110,340.25	110,077.24	263.01
CERTIFICATE OF DEPOSIT	249,609.96	249,609.96	0.00
CERTIFICATE OF DEPOSIT - MUTUAL OF	249,089.72	248,371.48	718.24
RESERVE CD	219,254.28	218,919.60	334.68
RESERVE CD	229,809.40	229,294.72	514.68
CD RESERVE-MERIDIAN	249,672.23	249,672.23	0.00
CASH ENHANCEMENT FUND	79,727.16	78,593.78	1,133.38
RESERVE MMKT	151,592.25	151,400.54	191.71
RESERVE ICS MMKT	404,185.10	403,673.97	511.13
	-----	-----	-----
TOTAL CASH - RESERVE FUND	2,787,771.67	2,765,150.45	22,621.22
ACCOUNTS RECEIVABLE			
A/R RESERVES	3,800.00	2,000.00	1,800.00
	-----	-----	-----
TOTAL ACCOUNTS RECEIVABLE	3,800.00	2,000.00	1,800.00
TOTAL ASSETS	<u>2,791,571.67</u>	<u>2,767,150.45</u>	<u>24,421.22</u>

485 MORRISON RANCH COMMUNITY COUNCIL
BALANCE SHEET - RESERVES (UNAUDITED)
01/31/2019

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & FUND BALANCE			
TOTAL LIABILITIES	0.00	0.00	0.00
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)	89,452.56	65,031.34	24,421.22
TOTAL FUND BALANCE	2,791,571.67	2,767,150.45	24,421.22
TOTAL LIABILITIES & FUND BALANCE	<u>2,791,571.67</u>	<u>2,767,150.45</u>	<u>24,421.22</u>

485 MORRISON RANCH COMMUNITY COUNCIL
RESERVE STATEMENT - DETAIL (UNAUDITED)
01/31/2019

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	126,665.00	126,665	0.00	217,140	90,475.00
3,800.00	5,720	(1,920.00)	CAPITAL RESERVE TRANSFER	22,200.00	40,040	(17,840.00)	68,640	46,440.00
1,120.00	1,120	0.00	COMMUNITY ENHANCE TRANSFER	7,840.00	7,840	0.00	13,440	5,600.00
4,020.34	0	4,020.34	RESERVE INTEREST	22,980.41	0	22,980.41	0	(22,980.41)
13.38	0	13.38	COMM ENHANCE INTEREST	89.49	0	89.49	0	(89.49)
-----	-----	-----		-----	-----	-----	-----	-----
27,048.72	24,935	2,113.72	TOTAL INCOME	179,774.90	174,545	5,229.90	299,220	119,445.10
EXPENSES								
2,627.50	0	(2,627.50)	PLAY AREAS	2,627.50	0	(2,627.50)	0	(2,627.50)
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)
-----	-----	-----		-----	-----	-----	-----	-----
2,627.50	0	(2,627.50)	TOTAL EXPENSES	90,322.34	0	(90,322.34)	0	(90,322.34)
24,421.22	24,935	(513.78)	NET INCOME (LOSS)	89,452.56	174,545	(85,092.44)	299,220	209,767.44
=====	=====	=====		=====	=====	=====	=====	=====