

485 MORRISON RANCH COMMUNITY COUNCIL  
BALANCE SHEET OPERATING (UNAUDITED)  
11/30/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH-OPERATING ACCT	289,097.60	437,591.81	(148,494.21)
CASH-OPERATING SAVINGS	87,280.53	87,266.19	14.34
CASH-OPERATING SAVINGS	248,024.63	247,892.16	132.47
CASH-DEPOSITORY ACCT	12,884.59	12,884.59	0.00
PETTY CASH	1,337.34	95.14	1,242.20
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TOTAL CASH	638,624.69	785,729.89	(147,105.20)
ACCTS RECEIVABLE			
ACCOUNTS RECEIVABLE	150,695.42	188,283.38	(37,587.96)
A/R OTHER	8,421.00	198.19	8,222.81
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(73,911.98)	(73,934.48)	22.50
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TOTAL ACCOUNTS RECEIVABLE	85,204.44	114,547.09	(29,342.65)
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	(1,053,167.89)	(1,046,730.89)	(6,437.00)
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TOTAL FIXED ASSETS	1,525,895.47	1,532,332.47	(6,437.00)
OTHER ASSETS			
PREPAID INSURANCE	9,301.31	11,607.15	(2,305.84)
PREPAID EXPENSE	8,903.53	5,793.62	3,109.91
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TOTAL OTHER ASSETS	18,204.84	17,400.77	804.07
TOTAL ASSETS	2,267,929.44	2,450,010.22	(182,080.78)
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485 MORRISON RANCH COMMUNITY COUNCIL  
BALANCE SHEET OPERATING (UNAUDITED)  
11/30/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & FUND BALANCE			
CURRENT LIABILITIES			
ACCRUED EXPENSE	62,815.63	40,114.54	22,701.09
ACCRUED LOAN INTEREST	39,189.59	35,629.44	3,560.15
ACCOUNTS PAYABLE	58,839.85	45,326.58	13,513.27
UNEARNED ASSESSMENTS	231,759.67	463,519.34	(231,759.67)
PREPAID ASSESSMENTS	54,634.88	37,875.02	16,759.86
DUE TO RESERVES	2,000.00	2,000.00	0.00
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TOTAL CURRENT LIABILITIES	449,239.62	624,464.92	(175,225.30)
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	141,619.83	141,619.83	0.00
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TOTAL OTHER LIABILITIES	661,720.32	661,720.32	0.00
TOTAL LIABILITIES	1,110,959.94	1,286,185.24	(175,225.30)
FUND BALANCE			
OWNERS EQUITY	1,111,140.16	1,111,140.16	0.00
CURRENT YEAR INCOME (LOSS)	45,829.34	52,684.82	(6,855.48)
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TOTAL FUND BALANCE	1,156,969.50	1,163,824.98	(6,855.48)
TOTAL LIABILITIES & FUND BALANCE	<u>2,267,929.44</u>	<u>2,450,010.22</u>	<u>(182,080.78)</u>

485 MORRISON RANCH COMMUNITY COUNCIL  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
11/30/2018

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>								
224,966.67	261,200	(36,233.33)	ASSOCIATION ASSMTS	1,122,545.67	1,306,000	(183,454.33)	3,062,400	1,939,854.33
36,200.00	0	36,200.00	BUILDER/DEVELOPER ASSESSMENTS	183,487.66	0	183,487.66	0	(183,487.66)
6,793.00	6,793	0.00	COMMERCIAL DUES	33,965.00	33,965	0.00	81,516	47,551.00
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	325.00	0	325.00	0	(325.00)
0.00	(600)	600.00	LESS: BAD DEBT	0.00	(3,000)	3,000.00	(7,200)	(7,200.00)
2,000.00	5,720	(3,720.00)	RESERVE FUND FEES	16,400.00	28,600	(12,200.00)	68,640	52,240.00
2,000.00	5,720	(3,720.00)	WORKING CAPITAL	16,400.00	28,600	(12,200.00)	68,640	52,240.00
2,892.00	2,892	0.00	NEIGHBORHOOD MGMT INCOME	14,460.00	14,460	0.00	34,704	20,244.00
2,367.50	2,450	(82.50)	COLLECTION FEE REVENUE	18,825.00	12,250	6,575.00	29,400	10,575.00
0.00	0	0.00	FILING FEE CHARGES	224.00	0	224.00	0	(224.00)
1,100.00	500	600.00	SPONSORSHIP	7,544.34	3,500	4,044.34	5,300	(2,244.34)
0.00	0	0.00	DONATIONS	3,603.00	0	3,603.00	0	(3,603.00)
146.81	0	146.81	INTEREST	748.40	0	748.40	0	(748.40)
350.00	0	350.00	SANCTIONS & FEES	1,725.00	0	1,725.00	0	(1,725.00)
9,389.50	1,500	7,889.50	LEGAL FEE REVENUE	24,575.46	7,500	17,075.46	18,000	(6,575.46)
(18,095.00)	(18,095)	0.00	TRANSFER TO RESERVE	(90,475.00)	(90,475)	0.00	(217,140)	(126,665.00)
(2,000.00)	(5,720)	3,720.00	CAPITAL RESERVE TRANSFER	(16,400.00)	(28,600)	12,200.00	(68,640)	(52,240.00)
(1,120.00)	(1,120)	0.00	COMMUNITY ENHANCE TRANSFER	(5,600.00)	(5,600)	0.00	(13,440)	(7,840.00)
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266,990.48	261,240	5,750.48	NET TOTAL REVENUE	1,334,241.34	1,307,200	27,041.34	3,062,180	1,727,938.66
<b>EXPENSES</b>								
<b>SALARIES &amp; BENEFITS</b>								
20,834.88	20,715	(119.88)	SALARIES & BENEFITS	103,131.90	102,635	(496.90)	248,839	145,707.10
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20,834.88	20,715	(119.88)	TOTAL SALARIES & BENEF	103,131.90	102,635	(496.90)	248,839	145,707.10
<b>ADMINISTRATIVE &amp; GENERAL</b>								
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	6,000.00	6,000	0.00	14,400	8,400.00
6,133.70	1,500	(4,633.70)	LEGAL FEES - COLLECTIONS	19,044.33	7,500	(11,544.33)	18,000	(1,044.33)
2,494.50	2,450	(44.50)	COLLECTIONS	20,944.00	12,250	(8,694.00)	29,400	8,456.00
543.50	1,250	706.50	LEGAL FEES/ATTORNEYS	1,277.50	6,250	4,972.50	15,000	13,722.50
136.32	142	5.68	LICENSES, FEES, PERMITS	1,175.28	1,358	182.72	2,547	1,371.72
3,434.00	3,434	0.00	MANAGEMENT FEES	17,170.00	17,170	0.00	41,208	24,038.00
0.00	0	0.00	MEETING EXPENSE	11.13	100	88.87	2,300	2,288.87
57.12	150	92.88	OFFICE SUPPLIES	2,896.61	2,600	(296.61)	11,050	8,153.39
1,750.00	1,750	0.00	OFFICE EQUIPMENT/RENTAL	8,847.73	8,750	(97.73)	21,000	12,152.27
0.00	0	0.00	OFFICE EQUIP-USAGE	2,014.76	2,000	(14.76)	2,000	(14.76)
150.06	190	39.94	LIFESTYLE SUPPLIES	1,095.19	950	(145.19)	2,280	1,184.81
309.17	0	(309.17)	MUSIC LICENSE	1,545.85	3,710	2,164.15	3,710	2,164.15
149.57	80	(69.57)	POSTAGE	5,368.01	1,500	(3,868.01)	6,260	891.99
437.80	380	(57.80)	TELEPHONE	2,118.41	1,900	(218.41)	4,560	2,441.59
0.00	100	100.00	COMMUNICATIONS	119.65	500	380.35	1,000	880.35

485 MORRISON RANCH COMMUNITY COUNCIL  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
11/30/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
5,800.10	4,200	(1,600.10)	SOCIAL EVENTS	27,644.20	13,950	(13,694.20)	28,750	1,105.80
0.00	0	0.00	FLAG	0.00	0	0.00	3,600	3,600.00
433.00	40	(393.00)	MISCELLANEOUS	5,603.00	2,160	(3,443.00)	2,440	(3,163.00)
211.80	100	(111.80)	MILEAGE/AUTO	537.72	500	(37.72)	1,200	662.28
705.32	647	(58.32)	WEB HOSTING	3,526.60	3,235	(291.60)	7,764	4,237.40
23,945.96	17,613	(6,332.96)	TOTAL ADMIN & GENERAL	130,877.97	96,383	(34,494.97)	226,594	95,716.03
			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	433,925.00	433,925	0.00	1,041,420	607,495.00
(1,600.00)	0	1,600.00	LANDSCAPE REPLACEMENT	1,475.00	0	(1,475.00)	67,300	65,825.00
3,975.00	0	(3,975.00)	TREE MAINTENANCE	30,296.27	24,000	(6,296.27)	150,356	120,059.73
2,675.00	3,175	500.00	TOT LOT MAINT	14,050.00	15,125	1,075.00	36,850	22,800.00
2,487.00	11,288	8,801.00	LANDSCAPE MAINT LVTS	7,461.00	56,440	48,979.00	135,456	127,995.00
292.00	455	163.00	PEST CONTROL	1,554.00	2,645	1,091.00	6,230	4,676.00
3,377.50	0	(3,377.50)	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
0.00	550	550.00	PATROL SERVICE	0.00	2,750	2,750.00	6,600	6,600.00
2,946.00	1,346	(1,600.00)	LAKEVIEW VILLAGE	5,880.00	6,730	850.00	16,152	10,272.00
100,937.50	103,599	2,661.50	TOTAL CONTRACT SERVICES	510,166.27	591,555	81,388.73	1,563,355	1,053,188.73
			REPAIRS & MAINTENANCE					
0.00	225	225.00	GROUND MAINTENANCE	2,399.15	1,125	(1,274.15)	2,700	300.85
3,330.00	375	(2,955.00)	LIGHTING	9,039.73	1,875	(7,164.73)	4,500	(4,539.73)
655.00	300	(355.00)	FENCES/WALLS	705.00	1,500	795.00	3,400	2,695.00
0.00	450	450.00	TOT LOT REPAIRS/MAINT	3,775.00	2,250	(1,525.00)	5,400	1,625.00
0.00	0	0.00	MISCELLANEOUS REPAIRS	151.34	0	(151.34)	0	(151.34)
3,985.00	1,350	(2,635.00)	TOTAL REPAIRS & MAINT	16,070.22	6,750	(9,320.22)	16,000	(70.22)
			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	1,125	(17.29)	2,700	1,557.71
50,350.00	50,000	(350.00)	PERENNIAL RYE SEED	122,562.50	147,000	24,437.50	188,400	65,837.50
50,350.00	50,225	(125.00)	TOTAL PARTS & SUPPLIES	124,504.79	148,925	24,420.21	192,700	68,195.21
			UTILITIES					
2,521.72	2,593	71.28	ELECTRICITY	12,318.01	12,832	513.99	29,039	16,720.99
176.57	177	0.43	WATER/SEWER	923.16	864	(59.16)	2,036	1,112.84
58,791.34	61,483	2,691.66	WATER-IRRIG	296,359.54	367,173	70,813.46	753,634	457,274.46
61,489.63	64,253	2,763.37	TOTAL UTILITIES	309,600.71	380,869	71,268.29	784,709	475,108.29
			TAXES					

485 MORRISON RANCH COMMUNITY COUNCIL  
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11/30/2018

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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	929.60	905	(24.60)	2,172	1,242.40
2,041.92	2,041	(0.92)	ASSOC MASTER POLICY	10,209.60	10,205	(4.60)	24,492	14,282.40
78.00	82	4.00	WORKERS COMPENSATION	(234.00)	410	644.00	984	1,218.00
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2,305.84	2,304	(1.84)	TOTAL INSURANCE	10,905.20	11,520	614.80	27,648	16,742.80
263,848.81	260,059	(3,789.81)	TOTAL OPER EXPENSES	1,238,919.45	1,364,637	125,717.55	3,086,545	1,847,625.55
3,141.67	1,181	1,960.67	NET INCOME/(LOSS) BEFORE DEPR	95,321.89	(57,437)	152,758.89	(24,365)	(119,686.89)
			NOTE INTEREST EXPENSE					
997.52	0	(997.52)	NOTE 2 INTEREST EXPENSE	4,878.32	0	(4,878.32)	0	(4,878.32)
997.52	0	(997.52)	NOTE 3 INTEREST EXPENSE	4,878.32	0	(4,878.32)	0	(4,878.32)
954.01	0	(954.01)	NOTE 4 INTEREST EXPENSE	4,520.63	0	(4,520.63)	0	(4,520.63)
611.10	0	(611.10)	NOTE 1 INTEREST EXPENSE	3,030.28	0	(3,030.28)	0	(3,030.28)
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3,560.15	0	(3,560.15)	TOTAL NOTES INTEREST EXP	17,307.55	0	(17,307.55)	0	(17,307.55)
6,437.00	0	(6,437.00)	DEPRECIATION EXPENSE	32,185.00	0	(32,185.00)	0	(32,185.00)
(6,855.48)	1,181	(8,036.48)	NET INCOME/(LOSS) AFTER DEPR	45,829.34	(57,437)	103,266.34	(24,365)	(70,194.34)
<u>(6,855.48)</u>	<u>1,181</u>	<u>(8,036.48)</u>	TOTAL NET INCOME (LOSS)	<u>45,829.34</u>	<u>(57,437)</u>	<u>103,266.34</u>	<u>(24,365)</u>	<u>(70,194.34)</u>

485 MORRISON RANCH COMMUNITY COUNCIL  
BALANCE SHEET - RESERVES (UNAUDITED)  
11/30/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
<b>ASSETS</b>			
<b>CASH - RESERVE FUND</b>			
CASH-RESERVES	314,141.37	293,137.43	21,003.94
CASH-RESERVES	248,463.26	248,106.65	356.61
CASH-RESERVES	249,560.72	249,345.53	215.19
CERTIFICATE OF DEPOSIT	109,946.35	109,819.91	126.44
CERTIFICATE OF DEPOSIT	249,609.96	249,609.96	0.00
CERTIFICATE OF DEPOSIT - MUTUAL OF	248,371.48	247,678.35	693.13
RESERVE CD	218,585.43	218,262.52	322.91
RESERVE CD	228,816.16	228,494.80	321.36
CD RESERVE-MERIDIAN	249,672.23	249,672.23	0.00
CASH ENHANCEMENT FUND	77,460.55	76,327.92	1,132.63
RESERVE MMKT	151,209.07	151,024.01	185.06
RESERVE ICS MMKT	403,163.52	402,670.11	493.41
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TOTAL CASH - RESERVE FUND	2,749,000.10	2,724,149.42	24,850.68
<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>2,751,000.10</u>	<u>2,726,149.42</u>	<u>24,850.68</u>

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BALANCE SHEET - RESERVES (UNAUDITED)  
11/30/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & FUND BALANCE			
CURRENT LIABILITIES			
ACCRUALS - RESERVES	0.00	4,865.00	(4,865.00)
DUE TO OPERATING FROM RESERVES	8,157.50	0.00	8,157.50
TOTAL CURRENT LIABILITIES	8,157.50	4,865.00	3,292.50
TOTAL LIABILITIES	8,157.50	4,865.00	3,292.50
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)	40,723.49	19,165.31	21,558.18
TOTAL FUND BALANCE	2,742,842.60	2,721,284.42	21,558.18
TOTAL LIABILITIES & FUND BALANCE	2,751,000.10	2,726,149.42	24,850.68

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RESERVE STATEMENT - DETAIL (UNAUDITED)  
11/30/2018

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	90,475.00	90,475	0.00	217,140	126,665.00
2,000.00	5,720	(3,720.00)	CAPITAL RESERVE TRANSFER	16,400.00	28,600	(12,200.00)	68,640	52,240.00
1,120.00	1,120	0.00	COMMUNITY ENHANCE TRANSFER	5,600.00	5,600	0.00	13,440	7,840.00
3,623.05	0	3,623.05	RESERVE INTEREST	15,880.45	0	15,880.45	0	(15,880.45)
12.63	0	12.63	COMM ENHANCE INTEREST	62.88	0	62.88	0	(62.88)
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24,850.68	24,935	(84.32)	TOTAL INCOME	128,418.33	124,675	3,743.33	299,220	170,801.67
<b>EXPENSES</b>								
0.00	0	0.00	BLOCKWALLS	4,966.58	0	(4,966.58)	0	(4,966.58)
3,292.50	0	(3,292.50)	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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3,292.50	0	(3,292.50)	TOTAL EXPENSES	87,694.84	0	(87,694.84)	0	(87,694.84)
21,558.18	24,935	(3,376.82)	NET INCOME (LOSS)	40,723.49	124,675	(83,951.51)	299,220	258,496.51
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