

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
ASSETS			
CASH			
CASH-OPERATING ACCT	166,766.30	300,666.80	(133,900.50)
CASH-OPERATING SAVINGS	87,323.55	87,310.17	13.38
CASH-OPERATING SAVINGS	248,422.47	248,298.63	123.84
CASH-DEPOSITORY ACCT	12,884.59	12,884.59	0.00
OPERATING MMKT	245,640.00	245,224.52	415.48
PETTY CASH	1,738.29	1,258.49	479.80
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TOTAL CASH	762,775.20	895,643.20	(132,868.00)
ACCTS RECEIVABLE			
ACCOUNTS RECEIVABLE	146,007.14	180,848.27	(34,841.13)
A/R OTHER	5,711.85	0.00	5,711.85
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(72,675.76)	(72,675.76)	0.00
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TOTAL ACCOUNTS RECEIVABLE	79,043.23	108,172.51	(29,129.28)
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	(1,072,478.89)	(1,066,041.89)	(6,437.00)
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TOTAL FIXED ASSETS	1,506,584.47	1,513,021.47	(6,437.00)
OTHER ASSETS			
PREPAID INSURANCE	2,383.79	4,689.63	(2,305.84)
PREPAID EXPENSE	8,460.84	7,271.72	1,189.12
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TOTAL OTHER ASSETS	10,844.63	11,961.35	(1,116.72)
TOTAL ASSETS	<u>2,359,247.53</u>	<u>2,528,798.53</u>	<u>(169,551.00)</u>

485 MORRISON RANCH COMMUNITY COUNCIL  
BALANCE SHEET OPERATING (UNAUDITED)  
02/28/2019

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
<b>LIABILITIES &amp; FUND BALANCE</b>			
<b>CURRENT LIABILITIES</b>			
ACCRUED EXPENSE	11,693.29	53,569.44	(41,876.15)
ACCRUED LOAN INTEREST	29,913.42	26,317.39	3,596.03
ACCOUNTS PAYABLE	33,440.93	36,923.89	(3,482.96)
FACILITY DEPOSIT	50.00	50.00	0.00
UNEARNED ASSESSMENTS	233,154.95	466,309.90	(233,154.95)
PREPAID ASSESSMENTS	71,932.76	52,040.51	19,892.25
DUE TO RESERVES	2,400.00	3,800.00	(1,400.00)
	382,585.35	639,011.13	(256,425.78)
<b>TOTAL CURRENT LIABILITIES</b>			
<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	161,811.24	0.00
	681,911.73	681,911.73	0.00
<b>TOTAL OTHER LIABILITIES</b>			
<b>TOTAL LIABILITIES</b>			
	1,064,497.08	1,320,922.86	(256,425.78)
<b>FUND BALANCE</b>			
OWNERS EQUITY	1,111,140.16	1,111,140.16	0.00
CURRENT YEAR INCOME (LOSS)	183,610.29	96,735.51	86,874.78
	1,294,750.45	1,207,875.67	86,874.78
<b>TOTAL FUND BALANCE</b>			
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>			
	2,359,247.53	2,528,798.53	(169,551.00)

485 MORRISON RANCH COMMUNITY COUNCIL  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
02/28/2019

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>								
227,026.06	261,200	(34,173.94)	ASSOCIATION ASSMTS	1,801,000.36	2,089,600	(288,599.64)	3,134,400	1,333,399.64
34,535.89	0	34,535.89	BUILDER/DEVELOPER ASSESSMENTS	288,837.49	0	288,837.49	0	(288,837.49)
6,793.00	6,793	0.00	COMMERCIAL DUES	54,344.00	54,344	0.00	81,516	27,172.00
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)
25.00	0	25.00	FACILITY RENTAL	400.00	0	400.00	0	(400.00)
0.00	(600)	600.00	LESS: BAD DEBT	0.00	(4,800)	4,800.00	(7,200)	(7,200.00)
2,400.00	5,720	(3,320.00)	RESERVE FUND FEES	24,600.00	45,760	(21,160.00)	68,640	44,040.00
2,400.00	5,720	(3,320.00)	WORKING CAPITAL	24,600.00	45,760	(21,160.00)	68,640	44,040.00
2,892.00	2,892	0.00	NEIGHBORHOOD MGMT INCOME	23,136.00	23,136	0.00	34,704	11,568.00
3,882.25	2,450	1,432.25	COLLECTION FEE REVENUE	27,773.75	19,600	8,173.75	29,400	1,626.25
0.00	0	0.00	FILING FEE CHARGES	224.00	0	224.00	0	(224.00)
275.00	0	275.00	SPONSORSHIP	9,851.40	4,200	5,651.40	5,300	(4,551.40)
0.00	0	0.00	DONATIONS	3,603.00	0	3,603.00	0	(3,603.00)
552.70	0	552.70	INTEREST	1,829.26	0	1,829.26	0	(1,829.26)
1,400.00	0	1,400.00	SANCTIONS & FEES	4,605.00	0	4,605.00	0	(4,605.00)
2,642.95	1,500	1,142.95	LEGAL FEE REVENUE	30,836.51	12,000	18,836.51	18,000	(12,836.51)
(18,095.00)	(18,095)	0.00	TRANSFER TO RESERVE	(144,760.00)	(144,760)	0.00	(217,140)	(72,380.00)
(2,400.00)	(5,720)	3,320.00	CAPITAL RESERVE TRANSFER	(24,600.00)	(45,760)	21,160.00	(68,640)	(44,040.00)
(1,120.00)	(1,120)	0.00	COMMUNITY ENHANCE TRANSFER	(8,960.00)	(8,960)	0.00	(13,440)	(4,480.00)
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263,209.85	260,740	2,469.85	NET TOTAL REVENUE	2,119,208.58	2,090,120	29,088.58	3,134,180	1,014,971.42
<b>EXPENSES</b>								
<b>SALARIES &amp; BENEFITS</b>								
19,845.60	20,367	521.40	SALARIES & BENEFITS	164,647.26	163,491	(1,156.26)	248,839	84,191.74
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19,845.60	20,367	521.40	TOTAL SALARIES & BENEF	164,647.26	163,491	(1,156.26)	248,839	84,191.74
<b>ADMINISTRATIVE &amp; GENERAL</b>								
0.00	0	0.00	AUDIT/TAX RETURNS	8,150.00	8,125	(25.00)	8,125	(25.00)
1,200.00	1,200	0.00	DESIGN REVIEW EXPENSE	9,600.00	9,600	0.00	14,400	4,800.00
2,772.95	1,500	(1,272.95)	LEGAL FEES - COLLECTIONS	24,581.08	12,000	(12,581.08)	18,000	(6,581.08)
4,292.50	2,450	(1,842.50)	COLLECTIONS	30,980.50	19,600	(11,380.50)	29,400	(1,580.50)
260.00	1,250	990.00	LEGAL FEES/ATTORNEYS	2,837.50	10,000	7,162.50	15,000	12,162.50
268.10	142	(126.10)	LICENSES, FEES, PERMITS	2,018.19	1,979	(39.19)	2,547	528.81
3,434.00	3,434	0.00	MANAGEMENT FEES	27,472.00	27,472	0.00	41,208	13,736.00
0.00	0	0.00	MEETING EXPENSE	11.13	150	138.87	2,300	2,288.87
75.66	150	74.34	OFFICE SUPPLIES	4,134.86	4,900	765.14	11,050	6,915.14
1,750.00	1,750	0.00	OFFICE EQUIPMENT/RENTAL	14,000.00	14,000	0.00	21,000	7,000.00
0.00	0	0.00	OFFICE EQUIP-USAGE	3,675.81	2,000	(1,675.81)	2,000	(1,675.81)
74.00	190	116.00	LIFESTYLE SUPPLIES	1,322.97	1,520	197.03	2,280	957.03
318.34	0	(318.34)	MUSIC LICENSE	2,491.70	3,710	1,218.30	3,710	1,218.30
82.68	80	(2.68)	POSTAGE	6,756.06	2,840	(3,916.06)	6,260	(496.06)
1,428.22	380	(1,048.22)	TELEPHONE	4,302.21	3,040	(1,262.21)	4,560	257.79
0.00	0	0.00	COMMUNICATIONS	119.65	700	580.35	1,000	880.35

485 MORRISON RANCH COMMUNITY COUNCIL  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
02/28/2019

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
4,262.22	450	(3,812.22)	SOCIAL EVENTS	39,133.92	20,000	(19,133.92)	28,750	(10,383.92)
0.00	0	0.00	FLAG	0.00	3,600	3,600.00	3,600	3,600.00
0.00	40	40.00	MISCELLANEOUS	5,603.00	2,280	(3,323.00)	2,440	(3,163.00)
102.08	100	(2.08)	MILEAGE/AUTO	647.82	800	152.18	1,200	552.18
0.00	0	0.00	MISC ACTIVITY EXP	50.00	0	(50.00)	0	(50.00)
705.32	647	(58.32)	WEB HOSTING	5,662.56	5,176	(486.56)	7,764	2,101.44
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21,026.07	13,763	(7,263.07)	TOTAL ADMIN & GENERAL	193,550.96	153,492	(40,058.96)	226,594	33,043.04
			CONTRACT SERVICES					
0.00	0	0.00	RESERVE STUDY	1,750.00	3,500	1,750.00	3,500	1,750.00
88,410.00	86,785	(1,625.00)	LANDSCAPE MAINT	697,905.00	694,280	(3,625.00)	1,041,420	343,515.00
0.00	32,000	32,000.00	LANDSCAPE REPLACEMENT	1,475.00	32,000	30,525.00	67,300	65,825.00
0.00	102,356	102,356.00	TREE MAINTENANCE	30,296.27	126,356	96,059.73	150,356	120,059.73
1,700.00	3,675	1,975.00	TOT LOT MAINT	21,485.00	24,650	3,165.00	36,850	15,365.00
2,487.00	11,288	8,801.00	LANDSCAPE MAINT LVTS	14,922.00	90,304	75,382.00	135,456	120,534.00
382.00	455	73.00	PEST CONTROL	2,610.00	4,010	1,400.00	6,230	3,620.00
3,625.00	5,720	2,095.00	WEED CONTROL	27,120.00	22,880	(4,240.00)	45,320	18,200.00
0.00	0	0.00	GRUB CONTROL	0.00	0	0.00	19,171	19,171.00
(13,625.00)	0	13,625.00	STORM DRAIN MAINT	27,125.00	35,000	7,875.00	35,000	7,875.00
630.00	550	(80.00)	PATROL SERVICE	1,045.00	4,400	3,355.00	6,600	5,555.00
1,496.00	1,346	(150.00)	LAKEVIEW VILLAGE	10,068.00	10,768	700.00	16,152	6,084.00
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85,105.00	244,175	159,070.00	TOTAL CONTRACT SERVICES	835,801.27	1,048,148	212,346.73	1,563,355	727,553.73
			REPAIRS & MAINTENANCE					
0.00	225	225.00	GROUNDS MAINTENANCE	2,399.15	1,800	(599.15)	2,700	300.85
0.00	375	375.00	LIGHTING	11,010.71	3,000	(8,010.71)	4,500	(6,510.71)
0.00	300	300.00	FENCES/WALLS	1,093.98	2,400	1,306.02	3,400	2,306.02
2,232.00	450	(1,782.00)	TOT LOT REPAIRS/MAINT	7,190.03	3,600	(3,590.03)	5,400	(1,790.03)
0.00	0	0.00	MISCELLANEOUS REPAIRS	151.34	0	(151.34)	0	(151.34)
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2,232.00	1,350	(882.00)	TOTAL REPAIRS & MAINT	21,845.21	10,800	(11,045.21)	16,000	(5,845.21)
			PARTS & SUPPLIES					
0.00	0	0.00	DOGGIE STATION BAGS	1,200.00	1,200	0.00	1,600	400.00
0.00	225	225.00	ELECTRICAL SUPPLIES	3,443.99	1,800	(1,643.99)	2,700	(743.99)
0.00	0	0.00	PERENNIAL RYE SEED	144,762.50	183,600	38,837.50	188,400	43,637.50
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0.00	225	225.00	TOTAL PARTS & SUPPLIES	149,406.49	186,600	37,193.51	192,700	43,293.51
			UTILITIES					
2,372.13	2,183	(189.13)	ELECTRICITY	19,836.62	20,424	587.38	29,039	9,202.38
246.56	173	(73.56)	WATER/SEWER	1,477.39	1,387	(90.39)	2,036	558.61
33,168.84	42,515	9,346.16	WATER-IRRIG	417,829.19	499,540	81,710.81	753,634	335,804.81
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35,787.53	44,871	9,083.47	TOTAL UTILITIES	439,143.20	521,351	82,207.80	784,709	345,565.80

485 MORRISON RANCH COMMUNITY COUNCIL  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
02/28/2019

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)
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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	1,487.36	1,448	(39.36)	2,172	684.64
2,041.92	2,041	(0.92)	ASSOC MASTER POLICY	16,335.36	16,328	(7.36)	24,492	8,156.64
78.00	82	4.00	WORKERS COMPENSATION	0.00	656	656.00	984	984.00
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2,305.84	2,304	(1.84)	TOTAL INSURANCE	17,822.72	18,432	609.28	27,648	9,825.28
166,302.04	327,055	160,752.96	TOTAL OPER EXPENSES	1,855,879.50	2,128,314	272,434.50	3,086,545	1,230,665.50
96,907.81	(66,315)	163,222.81	NET INCOME/(LOSS) BEFORE DEPR	263,329.08	(38,194)	301,523.08	47,635	(215,694.08)
			NOTE INTEREST EXPENSE					
1,011.98	0	(1,011.98)	NOTE 2 INTEREST EXPENSE	7,921.60	0	(7,921.60)	0	(7,921.60)
1,011.98	0	(1,011.98)	NOTE 3 INTEREST EXPENSE	7,921.60	0	(7,921.60)	0	(7,921.60)
967.83	0	(967.83)	NOTE 4 INTEREST EXPENSE	7,431.04	0	(7,431.04)	0	(7,431.04)
604.24	0	(604.24)	NOTE 1 INTEREST EXPENSE	4,948.55	0	(4,948.55)	0	(4,948.55)
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3,596.03	0	(3,596.03)	TOTAL NOTES INTEREST EXP	28,222.79	0	(28,222.79)	0	(28,222.79)
6,437.00	0	(6,437.00)	DEPRECIATION EXPENSE	51,496.00	0	(51,496.00)	0	(51,496.00)
86,874.78	(66,315)	153,189.78	NET INCOME/(LOSS) AFTER DEPR	183,610.29	(38,194)	221,804.29	47,635	(135,975.29)
86,874.78	(66,315)	153,189.78	TOTAL NET INCOME (LOSS)	183,610.29	(38,194)	221,804.29	47,635	(135,975.29)
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485 MORRISON RANCH COMMUNITY COUNCIL  
BALANCE SHEET - RESERVES (UNAUDITED)  
02/28/2019

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
<b>ASSETS</b>			
<b>CASH - RESERVE FUND</b>			
CASH-RESERVES	311,546.88	347,347.68	(35,800.80)
CASH-RESERVES	249,453.61	249,138.07	315.54
CASH-RESERVES	248,205.33	248,005.57	199.76
CERTIFICATE OF DEPOSIT	110,578.35	110,340.25	238.10
CERTIFICATE OF DEPOSIT	249,609.96	249,609.96	0.00
CERTIFICATE OF DEPOSIT - MUTUAL OF	249,449.37	249,089.72	359.65
RESERVE CD	219,557.03	219,254.28	302.75
RESERVE CD	230,275.26	229,809.40	465.86
CD RESERVE-MERIDIAN	249,672.23	249,672.23	0.00
CASH ENHANCEMENT FUND	80,859.43	79,727.16	1,132.27
RESERVE MMKT	151,765.62	151,592.25	173.37
RESERVE ICS MMKT	404,647.29	404,185.10	462.19
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TOTAL CASH - RESERVE FUND	2,755,620.36	2,787,771.67	(32,151.31)
<b>ACCOUNTS RECEIVABLE</b>			
A/R RESERVES	2,400.00	3,800.00	(1,400.00)
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TOTAL ACCOUNTS RECEIVABLE	2,400.00	3,800.00	(1,400.00)
TOTAL ASSETS	<u>2,758,020.36</u>	<u>2,791,571.67</u>	<u>(33,551.31)</u>

485 MORRISON RANCH COMMUNITY COUNCIL  
BALANCE SHEET - RESERVES (UNAUDITED)  
02/28/2019

	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)	55,901.25	89,452.56	(33,551.31)
TOTAL FUND BALANCE	2,758,020.36	2,791,571.67	(33,551.31)
TOTAL LIABILITIES & FUND BALANCE	<u>2,758,020.36</u>	<u>2,791,571.67</u>	<u>(33,551.31)</u>

485 MORRISON RANCH COMMUNITY COUNCIL  
RESERVE STATEMENT - DETAIL (UNAUDITED)  
02/28/2019

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	144,760.00	144,760	0.00	217,140	72,380.00
2,400.00	5,720	(3,320.00)	CAPITAL RESERVE TRANSFER	24,600.00	45,760	(21,160.00)	68,640	44,040.00
1,120.00	1,120	0.00	COMMUNITY ENHANCE TRANSFER	8,960.00	8,960	0.00	13,440	4,480.00
3,429.20	0	3,429.20	RESERVE INTEREST	26,409.61	0	26,409.61	0	(26,409.61)
12.27	0	12.27	COMM ENHANCE INTEREST	101.76	0	101.76	0	(101.76)
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25,056.47	24,935	121.47	TOTAL INCOME	204,831.37	199,480	5,351.37	299,220	94,388.63
<b>EXPENSES</b>								
0.00	0	0.00	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)
666.78	0	(666.78)	FURNITURE REPLACE	666.78	0	(666.78)	0	(666.78)
36,676.00	0	(36,676.00)	PAINTING	73,352.00	0	(73,352.00)	0	(73,352.00)
0.00	0	0.00	CONCRETE REPAIRS	2,984.18	0	(2,984.18)	0	(2,984.18)
4,865.00	0	(4,865.00)	ELECTRICAL METER PEDESTAL	24,925.00	0	(24,925.00)	0	(24,925.00)
16,400.00	0	(16,400.00)	ENHANCEMENT FUND	27,123.08	0	(27,123.08)	0	(27,123.08)
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58,607.78	0	(58,607.78)	TOTAL EXPENSES	148,930.12	0	(148,930.12)	0	(148,930.12)
(33,551.31)	24,935	(58,486.31)	NET INCOME (LOSS)	55,901.25	199,480	(143,578.75)	299,220	243,318.75
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