



Desert Color  
Community Master Associations, Inc.  
205 E Tabernacle St. #2  
St. George, Ut  
[desertcolor.com](http://desertcolor.com)

# Desert Color Community Master Association

January 29, 2020  
Board Meeting Packet



Desert Color  
Community Master Associations, Inc.  
205 E Tabernacle St. #2  
St. George, UT 84770  
desertcolor.com

## **BOARD OF DIRECTORS MEETING AGENDA**

**January 29, 2020 3:30 p.m.**

**205 E. Tabernacle St. #2 St. George, Utah 84770**

- I. Call to Order, Establishment of Quorum**
- II. Consent Agenda**
  - a. December Board Meeting Minutes
  - b. Approval of the December 2019 Financials Statement
  - c. Approval of the November 2019 Financials Statement
- III. New Business**
  - a. Selection of Collection Company
    - i. Jenkins Bagley
    - ii. Miller Harrison
  - b. Adoption of Collection Policy
- IV. Unfinished Business**
  - a. Adoption of Procurement Policy
- V. Report from DRC**
- VI. Manager Report**
- VII. Executive Session (If needed)**
- VIII. Adjournment**
  - a. Next Meeting: April 15, 2020 @ 2 pm.

**BOARD OF DIRECTORS**  
**MEETING AGENDA**  
December 16, 2019 10 a.m.  
205 E. Tabernacle St. #2 St. George, Utah 84770

**I. Call to Order, Establishment of Quorum**

Meeting called to order at 12:48 am.

**BOARD OF DIRECTORS:**

**Association Management**

Mitch Dansie, President

Steven Bingham, CCMC

Brook Cole, Vice President –Absent

Jeremy McClain, CCMC

Krista Campbell, Treasure, Secretary – Present telephonically

**II. Consent Agenda**

- a. November Board Meeting Minutes

Mitch motioned to approve the November Board Meeting Minutes, Krista seconded, motion passed

- b. Approval of the October 2019 Financials Statement

- c. Approval of the September 2019 Financials Statement

- d. Approval of the August 2019 Financials Statement

Mitch motioned to approve October, September, and August financial statements. Krista seconded, motion Passes

**III. New Business**

- a. Adoption of 2020 Association Budget

Mitch motioned to increase the proposed budget by \$78,000 in expenses and \$60,000 in revenue to cover DRC revenue/expenses not yet accounted for in the budget. Krista seconded the motion, motion passed.

- b. America First Credit Union

Mitch motioned to make Desert Color Community as a qualifying criteria to be accepted as a member of the American First Credit Union. Krista seconded the motion, motion passed

**IV. Unfinished Business**

- a. Adoption of Procurement Policy

Tabled until the January Board Meeting.

- b. Approval of the Landtrends Maintenance Contract

Mitch motioned to approve the Landtrend Maintenance Contract for Landscaping services as provided for in the proposed contract and exhibit A. Krista seconded the motion, motion passed.

**V. Report from DRC**

**VI. Manager Report**

**VII. Executive Session (If needed)**

**VIII. Adjournment**

**Meeting adjourned at 1pm**

# Desert Color Community Master Association

Professionally Managed by:

CCMC

December 2019

COMMUNITY MANAGER: STEVEN BINGHAM



CCMC

*Now this feels like home.<sup>®</sup>*

Posted 12/31/2019

## Desert Color Community Master Association

### 01-Operating

	12/2019	11/2019	Variance
<b>Assets</b>			
<u>Cash</u>			
Cash - Operating Union	18,672.69	3,866.42	14,806.27
Cash Constr Dep ckg Union	40,000.00	0.00	40,000.00
<u>Total Cash</u>	<u>58,672.69</u>	<u>3,866.42</u>	<u>54,806.27</u>
<u>Accounts Receivable</u>			
Accounts Receivable	843.78	843.78	0.00
AR Other	4,580.98	3,779.40	801.58
<u>Total Accounts Receivable</u>	<u>5,424.76</u>	<u>4,623.18</u>	<u>801.58</u>
<u>Other Assets</u>			
Deposits	100.00	100.00	0.00
Prepaid Expense	69.12	0.00	69.12
<u>Total Other Assets</u>	<u>169.12</u>	<u>100.00</u>	<u>69.12</u>
<u>Total Assets</u>	<u>64,266.57</u>	<u>8,589.60</u>	<u>55,676.97</u>
<b>Liabilities &amp; Equity</b>			
<u>Current Liabilities</u>			
Accounts Payable - Other	18,171.64	403.14	17,768.50
Prepaid Assessments	1,599.53	1,599.53	0.00
Construction Deposit	40,000.00	0.00	40,000.00
<u>Total Current Liabilities</u>	<u>59,771.17</u>	<u>2,002.67</u>	<u>57,768.50</u>
<u>Liability</u>			
Accrued Expense	8,802.50	2,087.71	6,714.79
Accounts Payable	499.60	19,565.54	(19,065.94)
<u>Total Liability</u>	<u>9,302.10</u>	<u>21,653.25</u>	<u>(12,351.15)</u>
<u>Notes Payable - Non-Current</u>			
Note Payable - Developer	61,820.00	5,000.00	56,820.00
<u>Total Notes Payable - Non-Current</u>	<u>61,820.00</u>	<u>5,000.00</u>	<u>56,820.00</u>
<u>Unearned Revenue</u>			
Unearned Assessments	0.00	442.11	(442.11)
<u>Total Unearned Revenue</u>	<u>0.00</u>	<u>442.11</u>	<u>(442.11)</u>
<u>Equity</u>			
Net Income (Loss)	(66,626.70)	(20,508.43)	(46,118.27)
<u>Total Equity</u>	<u>(66,626.70)</u>	<u>(20,508.43)</u>	<u>(46,118.27)</u>
<u>Total Liabilities &amp; Equity</u>	<u>64,266.57</u>	<u>8,589.60</u>	<u>55,676.97</u>

Posted 12/31/2019

Desert Color Community Master Association  
02-Combined Neighborhood

	12/2019	11/2019	Variance
<b>Assets</b>			
<u>Accounts Receivable</u>			
AR Other	1,200.00	0.00	1,200.00
<u>Total Accounts Receivable</u>	<u>1,200.00</u>	<u>0.00</u>	<u>1,200.00</u>
<i>Total Assets</i>	<u><u>1,200.00</u></u>	<u><u>0.00</u></u>	<u><u>1,200.00</u></u>
<b>Liabilities &amp; Equity</b>			
<u>Equity</u>			
Net Income (Loss)	1,200.00	0.00	1,200.00
<u>Total Equity</u>	<u>1,200.00</u>	<u>0.00</u>	<u>1,200.00</u>
<i>Total Liabilities &amp; Equity</i>	<u><u>1,200.00</u></u>	<u><u>0.00</u></u>	<u><u>1,200.00</u></u>

Posted 12/31/2019

Desert Color Community Master Association  
05-Town Center Commercial

	12/2019	11/2019	Variance
<b>Assets</b>			
<u>Accounts Receivable</u>			
Accounts Receivable	3,939.00	3,939.00	0.00
AR Other	3,939.00	3,939.00	0.00
<u>Total Accounts Receivable</u>	<u>7,878.00</u>	<u>7,878.00</u>	<u>0.00</u>
<i>Total Assets</i>	<i><u>7,878.00</u></i>	<i><u>7,878.00</u></i>	<i><u>0.00</u></i>
<b>Liabilities &amp; Equity</b>			
<u>Unearned Revenue</u>			
Unearned Assessments	0.00	1,313.00	(1,313.00)
<u>Total Unearned Revenue</u>	<u>0.00</u>	<u>1,313.00</u>	<u>(1,313.00)</u>
<u>Equity</u>			
Net Income (Loss)	7,878.00	6,565.00	1,313.00
<u>Total Equity</u>	<u>7,878.00</u>	<u>6,565.00</u>	<u>1,313.00</u>
<i>Total Liabilities &amp; Equity</i>	<i><u>7,878.00</u></i>	<i><u>7,878.00</u></i>	<i><u>0.00</u></i>

**Desert Color Community Master Association**  
**Income Statement**  
**01-Operating**

Posted 12/1/2019 To 12/31/2019 11:59:00 PM

	Current Period 01-Operating			Year to Date 01-Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b>Income</b>							
401 Association Dues	0.00	263.00	(263.00)	0.00	1,588.00	(1,588.00)	1,588.00
402 Commercial Dues	442.11	0.00	442.11	2,652.72	0.00	2,652.72	0.00
40501 Design Review Fee	2,873.00	0.00	2,873.00	6,527.00	0.00	6,527.00	0.00
40505 Reinvestment Fee	800.00	2,305.00	(1,505.00)	800.00	13,845.00	(13,045.00)	13,845.00
419 Cost Share	0.00	1,812.00	(1,812.00)	0.00	10,867.00	(10,867.00)	10,867.00
423 Bad Debt Expense	0.00	(10.00)	10.00	0.00	(50.00)	50.00	(50.00)
TOTAL Income	4,115.11	4,370.00	(254.89)	9,979.72	26,250.00	(16,270.28)	26,250.00
TOTAL Income	4,115.11	4,370.00	(254.89)	9,979.72	26,250.00	(16,270.28)	26,250.00
<b>Expense</b>							
<b>Administrative</b>							
562 Legal Fees - Attorney	792.00	0.00	(792.00)	792.00	0.00	(792.00)	0.00
563 Licenses/Fees/Permits	7.67	0.00	(7.67)	23.03	0.00	(23.03)	0.00
565 Community Management Fees	1,000.00	1,750.00	750.00	6,000.00	10,500.00	4,500.00	10,500.00
56602 Computer Equipment	0.00	0.00	0.00	1,417.11	0.00	(1,417.11)	0.00
567 Meeting Expense	0.00	10.00	10.00	0.00	60.00	60.00	60.00
569 Office Supplies	160.11	130.00	(30.11)	244.94	780.00	535.06	780.00
572 Postage	0.00	30.00	30.00	0.00	180.00	180.00	180.00
573 Telephone	251.34	100.00	(151.34)	667.99	600.00	(67.99)	600.00
57901 Mileage/Auto	499.60	30.00	(469.60)	499.60	180.00	(319.60)	180.00
590 Web Hosting	0.00	250.00	250.00	0.00	1,500.00	1,500.00	1,500.00
59401 Decorations	0.00	500.00	500.00	0.00	3,000.00	3,000.00	3,000.00
TOTAL Administrative	2,710.72	2,800.00	89.28	9,644.67	16,800.00	7,155.33	16,800.00
<b>Contract Services</b>							
505 Onsite Services	9,639.00	5,284.00	(4,355.00)	28,274.40	31,719.00	3,444.60	31,719.00
607 Internet	0.00	100.00	100.00	0.00	600.00	600.00	600.00
619 Landscape Contract	2,658.86	0.00	(2,658.86)	3,014.86	0.00	(3,014.86)	0.00
620 Office Rental	0.00	1,000.00	1,000.00	0.00	6,000.00	6,000.00	6,000.00
622 Design Review Contract	34,998.08	0.00	(34,998.08)	34,998.08	0.00	(34,998.08)	0.00
625 Pest Control	0.00	50.00	50.00	0.00	300.00	300.00	300.00
TOTAL Contract Services	47,295.94	6,434.00	(40,861.94)	66,287.34	38,619.00	(27,668.34)	38,619.00
<b>Insurance</b>							
851 Insurance - D&O	0.00	135.00	135.00	0.00	800.00	800.00	800.00
853 Insurance - Master Policy	164.92	1,335.00	1,170.08	164.92	8,000.00	7,835.08	8,000.00
855 Insurance - Excess Liability	0.00	100.00	100.00	0.00	600.00	600.00	600.00
857 Workers Compensation	0.00	25.00	25.00	0.00	150.00	150.00	150.00
TOTAL Insurance	164.92	1,595.00	1,430.08	164.92	9,550.00	9,385.08	9,550.00
<b>Parts &amp; Supplies</b>							
709 Electrical Supplies	0.00	25.00	25.00	0.00	150.00	150.00	150.00

Desert Color Community Master Association  
Income Statement  
01-Operating

Posted 12/1/2019 To 12/31/2019 11:59:00 PM

	Current Period 01-Operating			Year to Date 01-Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
718 Landscape Supplies	0.00	50.00	50.00	0.00	300.00	300.00	300.00
<b>TOTAL Parts &amp; Supplies</b>	<b>0.00</b>	<b>75.00</b>	<b>75.00</b>	<b>0.00</b>	<b>450.00</b>	<b>450.00</b>	<b>450.00</b>
<b><u>Repairs &amp; Maintenance</u></b>							
61907 Landscape R&M	0.00	50.00	50.00	0.00	300.00	300.00	300.00
661 Fences/Walls	0.00	50.00	50.00	0.00	300.00	300.00	300.00
69901 Vandalism	0.00	25.00	25.00	0.00	150.00	150.00	150.00
702 Signs	0.00	50.00	50.00	0.00	300.00	300.00	300.00
<b>TOTAL Repairs &amp; Maintenar</b>	<b>0.00</b>	<b>175.00</b>	<b>175.00</b>	<b>0.00</b>	<b>1,050.00</b>	<b>1,050.00</b>	<b>1,050.00</b>
<b><u>Repairs and Maintenance</u></b>							
61957 Irrigation Repairs	0.00	50.00	50.00	0.00	300.00	300.00	300.00
67205 Electrical R&M	0.00	50.00	50.00	0.00	300.00	300.00	300.00
<b>TOTAL Repairs and Mainter</b>	<b>0.00</b>	<b>100.00</b>	<b>100.00</b>	<b>0.00</b>	<b>600.00</b>	<b>600.00</b>	<b>600.00</b>
<b><u>Taxes</u></b>							
805 Real Estate Tax	0.00	40.00	40.00	0.00	250.00	250.00	250.00
<b>TOTAL Taxes</b>	<b>0.00</b>	<b>40.00</b>	<b>40.00</b>	<b>0.00</b>	<b>250.00</b>	<b>250.00</b>	<b>250.00</b>
<b><u>Utilities</u></b>							
615 Refuse Removal	0.00	50.00	50.00	0.00	300.00	300.00	300.00
751 Electricity	61.80	50.00	(11.80)	509.49	300.00	(209.49)	300.00
<b>TOTAL Utilities</b>	<b>61.80</b>	<b>100.00</b>	<b>38.20</b>	<b>509.49</b>	<b>600.00</b>	<b>90.51</b>	<b>600.00</b>
<b>TOTAL Expense</b>	<b>50,233.38</b>	<b>11,319.00</b>	<b>(38,914.38)</b>	<b>76,606.42</b>	<b>67,919.00</b>	<b>(8,687.42)</b>	<b>67,919.00</b>
<b>Excess Revenue / Expense</b>	<b>(46,118.27)</b>	<b>(6,949.00)</b>	<b>(39,169.27)</b>	<b>(66,626.70)</b>	<b>(41,669.00)</b>	<b>(24,957.70)</b>	<b>(41,669.00)</b>

**Desert Color Community Master Association**  
**Income Statement**  
**02-Combined Neighborhood**

Posted 12/1/2019 To 12/31/2019 11:59:00 PM

	Current Period 02-Combined Neighborhood			Year to Date 02-Combined Neighborhood			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b>Income</b>							
401 Association Dues	0.00	744.00	(744.00)	0.00	4,464.00	(4,464.00)	4,464.00
40505 Reinvestment Fee	1,200.00	3,425.00	(2,225.00)	1,200.00	20,550.00	(19,350.00)	20,550.00
419 Cost Share	0.00	877.00	(877.00)	0.00	5,277.00	(5,277.00)	5,277.00
423 Bad Debt Expense	0.00	(24.00)	24.00	0.00	(134.00)	134.00	(134.00)
TOTAL Income	1,200.00	5,022.00	(3,822.00)	1,200.00	30,157.00	(28,957.00)	30,157.00
TOTAL Income	1,200.00	5,022.00	(3,822.00)	1,200.00	30,157.00	(28,957.00)	30,157.00
<b>Expense</b>							
<b>Utilities</b>							
75104 Electricity - Lagoon/Common	0.00	400.00	400.00	0.00	2,400.00	2,400.00	2,400.00
TOTAL Utilities	0.00	400.00	400.00	0.00	2,400.00	2,400.00	2,400.00
<b>Administrative</b>							
51901 Cost Share - Master Association	0.00	1,132.00	1,132.00	0.00	6,792.00	6,792.00	6,792.00
563 Licenses/Fees/Permits	0.00	85.00	85.00	0.00	500.00	500.00	500.00
565 Community Management Fees	0.00	5.00	5.00	0.00	20.00	20.00	20.00
569 Office Supplies	0.00	25.00	25.00	0.00	150.00	150.00	150.00
572 Postage	0.00	25.00	25.00	0.00	150.00	150.00	150.00
573 Telephone	0.00	200.00	200.00	0.00	1,200.00	1,200.00	1,200.00
575 Social Events	0.00	3,000.00	3,000.00	0.00	18,000.00	18,000.00	18,000.00
57901 Mileage/Auto	0.00	25.00	25.00	0.00	150.00	150.00	150.00
590 Web Hosting	0.00	35.00	35.00	0.00	200.00	200.00	200.00
59401 Decorations	0.00	335.00	335.00	0.00	2,000.00	2,000.00	2,000.00
59402 Community Welcoming	0.00	35.00	35.00	0.00	200.00	200.00	200.00
TOTAL Administrative	0.00	4,902.00	4,902.00	0.00	29,362.00	29,362.00	29,362.00
<b>Contract Services</b>							
60401 Gate Maintenance	0.00	500.00	500.00	0.00	3,000.00	3,000.00	3,000.00
605 Janitor Contract	0.00	250.00	250.00	0.00	1,500.00	1,500.00	1,500.00
619 Landscape Contract	0.00	4,375.00	4,375.00	0.00	26,240.00	26,240.00	26,240.00
625 Pest Control	0.00	50.00	50.00	0.00	300.00	300.00	300.00
629 Pool Maintenance	0.00	2,500.00	2,500.00	0.00	15,000.00	15,000.00	15,000.00
TOTAL Contract Services	0.00	7,675.00	7,675.00	0.00	46,040.00	46,040.00	46,040.00
<b>Parts &amp; Supplies</b>							
709 Electrical Supplies	0.00	25.00	25.00	0.00	150.00	150.00	150.00
710 Club Supplies	0.00	335.00	335.00	0.00	2,000.00	2,000.00	2,000.00
718 Landscape Supplies	0.00	50.00	50.00	0.00	300.00	300.00	300.00
TOTAL Parts & Supplies	0.00	410.00	410.00	0.00	2,450.00	2,450.00	2,450.00
<b>Parts and Supplies</b>							
719 Pool Supplies/Chemicals	0.00	150.00	150.00	0.00	900.00	900.00	900.00

**Desert Color Community Master Association**  
**Income Statement**  
**02-Combined Neighborhood**

Posted 12/1/2019 To 12/31/2019 11:59:00 PM

	Current Period 02-Combined Neighborhood			Year to Date 02-Combined Neighborhood			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Parts and Supplies	0.00	150.00	150.00	0.00	900.00	900.00	900.00
<b><u>Repairs &amp; Maintenance</u></b>							
61907 Landscape R&M	0.00	50.00	50.00	0.00	300.00	300.00	300.00
661 Fences/Walls	0.00	25.00	25.00	0.00	150.00	150.00	150.00
679 Self Help	0.00	10.00	10.00	0.00	60.00	60.00	60.00
695 Club R&M	0.00	100.00	100.00	0.00	600.00	600.00	600.00
69901 Vandalism	0.00	10.00	10.00	0.00	60.00	60.00	60.00
702 Signs	0.00	10.00	10.00	0.00	60.00	60.00	60.00
72001 Pool R&M	0.00	150.00	150.00	0.00	900.00	900.00	900.00
TOTAL Repairs & Maintenar	0.00	355.00	355.00	0.00	2,130.00	2,130.00	2,130.00
<b><u>Repairs and Maintenance</u></b>							
61957 Irrigation Repairs	0.00	50.00	50.00	0.00	300.00	300.00	300.00
67205 Electrical R&M	0.00	25.00	25.00	0.00	150.00	150.00	150.00
TOTAL Repairs and Mainter	0.00	75.00	75.00	0.00	450.00	450.00	450.00
<b><u>Utilities</u></b>							
615 Refuse Removal	0.00	50.00	50.00	0.00	300.00	300.00	300.00
75102 Electricity - Club	0.00	835.00	835.00	0.00	5,000.00	5,000.00	5,000.00
75301 Gas - Club	0.00	1,665.00	1,665.00	0.00	10,000.00	10,000.00	10,000.00
75802 Water - Club	0.00	665.00	665.00	0.00	4,000.00	4,000.00	4,000.00
75804 Water - Irrigation	0.00	419.00	419.00	0.00	2,514.00	2,514.00	2,514.00
TOTAL Utilities	0.00	3,634.00	3,634.00	0.00	21,814.00	21,814.00	21,814.00
TOTAL Expense	0.00	17,601.00	17,601.00	0.00	105,546.00	105,546.00	105,546.00
Excess Revenue / Expense	1,200.00	(12,579.00)	13,779.00	1,200.00	(75,389.00)	76,589.00	(75,389.00)

**Desert Color Community Master Association**  
**Income Statement**  
**03-Traditional Neighborhood**

Posted 12/1/2019 To 12/31/2019 11:59:00 PM

	Current Period 03-Traditional Neighborhood			Year to Date 03-Traditional Neighborhood			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b>Income</b>							
401 Association Dues	0.00	148.00	(148.00)	0.00	893.00	(893.00)	893.00
40505 Reinvestment Fee	0.00	136.00	(136.00)	0.00	801.00	(801.00)	801.00
423 Bad Debt Expense	0.00	(7.00)	7.00	0.00	(27.00)	27.00	(27.00)
TOTAL Income	0.00	277.00	(277.00)	0.00	1,667.00	(1,667.00)	1,667.00
TOTAL Income	0.00	277.00	(277.00)	0.00	1,667.00	(1,667.00)	1,667.00
<b>Expense</b>							
<b>Administrative</b>							
51901 Cost Share - Master Association	0.00	566.00	566.00	0.00	3,396.00	3,396.00	3,396.00
51902 Cost Share - Combined Neighborho	0.00	877.00	877.00	0.00	5,277.00	5,277.00	5,277.00
565 Community Management Fees	0.00	2.00	2.00	0.00	7.00	7.00	7.00
569 Office Supplies	0.00	10.00	10.00	0.00	60.00	60.00	60.00
572 Postage	0.00	10.00	10.00	0.00	60.00	60.00	60.00
TOTAL Administrative	0.00	1,465.00	1,465.00	0.00	8,800.00	8,800.00	8,800.00
<b>Contract Services</b>							
619 Landscape Contract	0.00	1,352.00	1,352.00	0.00	8,127.00	8,127.00	8,127.00
TOTAL Contract Services	0.00	1,352.00	1,352.00	0.00	8,127.00	8,127.00	8,127.00
<b>Parts &amp; Supplies</b>							
709 Electrical Supplies	0.00	25.00	25.00	0.00	150.00	150.00	150.00
718 Landscape Supplies	0.00	50.00	50.00	0.00	300.00	300.00	300.00
TOTAL Parts & Supplies	0.00	75.00	75.00	0.00	450.00	450.00	450.00
<b>Repairs &amp; Maintenance</b>							
61907 Landscape R&M	0.00	150.00	150.00	0.00	900.00	900.00	900.00
661 Fences/Walls	0.00	25.00	25.00	0.00	150.00	150.00	150.00
TOTAL Repairs & Maintenanar	0.00	175.00	175.00	0.00	1,050.00	1,050.00	1,050.00
<b>Repairs and Maintenance</b>							
61957 Irrigation Repairs	0.00	25.00	25.00	0.00	150.00	150.00	150.00
67205 Electrical R&M	0.00	25.00	25.00	0.00	150.00	150.00	150.00
TOTAL Repairs and Mainter	0.00	50.00	50.00	0.00	300.00	300.00	300.00
<b>Utilities</b>							
75804 Water - Irrigation	0.00	133.00	133.00	0.00	798.00	798.00	798.00
TOTAL Utilities	0.00	133.00	133.00	0.00	798.00	798.00	798.00
TOTAL Expense	0.00	3,250.00	3,250.00	0.00	19,525.00	19,525.00	19,525.00
Excess Revenue / Expense	0.00	(2,973.00)	2,973.00	0.00	(17,858.00)	17,858.00	(17,858.00)

**Desert Color Community Master Association**  
**Income Statement**  
**05-Town Center Commercial**

Posted 12/1/2019 To 12/31/2019 11:59:00 PM

	Current Period 05-Town Center Commercial			Year to Date 05-Town Center Commercial			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b>Income</b>							
402 Commercial Dues	1,313.00	3,900.00	(2,587.00)	7,878.00	23,400.00	(15,522.00)	23,400.00
40505 Reinvestment Fee	0.00	5,000.00	(5,000.00)	0.00	30,000.00	(30,000.00)	30,000.00
498 Reserve Fund Transfer	0.00	(2,170.00)	2,170.00	0.00	(13,015.00)	13,015.00	(13,015.00)
TOTAL Income	1,313.00	6,730.00	(5,417.00)	7,878.00	40,385.00	(32,507.00)	40,385.00
TOTAL Income	1,313.00	6,730.00	(5,417.00)	7,878.00	40,385.00	(32,507.00)	40,385.00
<b>Expense</b>							
<b>Administrative</b>							
51901 Cost Share - Master Association	0.00	114.00	114.00	0.00	679.00	679.00	679.00
565 Community Management Fees	0.00	2.00	2.00	0.00	15.00	15.00	15.00
TOTAL Administrative	0.00	116.00	116.00	0.00	694.00	694.00	694.00
<b>Contract Services</b>							
619 Landscape Contract	0.00	600.00	600.00	0.00	3,600.00	3,600.00	3,600.00
642 Street Sweeping	0.00	250.00	250.00	0.00	1,500.00	1,500.00	1,500.00
67206 Lights & Transformer	0.00	50.00	50.00	0.00	300.00	300.00	300.00
TOTAL Contract Services	0.00	900.00	900.00	0.00	5,400.00	5,400.00	5,400.00
<b>Insurance</b>							
853 Insurance - Master Policy	0.00	50.00	50.00	0.00	300.00	300.00	300.00
TOTAL Insurance	0.00	50.00	50.00	0.00	300.00	300.00	300.00
<b>Repairs &amp; Maintenance</b>							
61907 Landscape R&M	0.00	50.00	50.00	0.00	300.00	300.00	300.00
TOTAL Repairs & Maintenanar	0.00	50.00	50.00	0.00	300.00	300.00	300.00
<b>Repairs and Maintenance</b>							
67205 Electrical R&M	0.00	50.00	50.00	0.00	300.00	300.00	300.00
TOTAL Repairs and Maintenar	0.00	50.00	50.00	0.00	300.00	300.00	300.00
<b>Taxes</b>							
805 Real Estate Tax	0.00	25.00	25.00	0.00	150.00	150.00	150.00
TOTAL Taxes	0.00	25.00	25.00	0.00	150.00	150.00	150.00
<b>Utilities</b>							
751 Electricity	0.00	1,350.00	1,350.00	0.00	8,100.00	8,100.00	8,100.00
TOTAL Utilities	0.00	1,350.00	1,350.00	0.00	8,100.00	8,100.00	8,100.00
TOTAL Expense	0.00	2,541.00	2,541.00	0.00	15,244.00	15,244.00	15,244.00
Excess Revenue / Expense	1,313.00	4,189.00	(2,876.00)	7,878.00	25,141.00	(17,263.00)	25,141.00

# Desert Color Community Master Association Income Statement

## 11-Reserves Town Center Commercial

Posted 12/1/2019 To 12/31/2019 11:59:00 PM

Current Period 11-Reserves Town Center Commercial Year to Date 11-Reserves Town Center Commercial

	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
<b>Income</b>							
<b><u>Income</u></b>							
498 Reserve Fund Transfer	0.00	2,170.00	(2,170.00)	0.00	13,015.00	(13,015.00)	13,015.00
TOTAL Income	<u>0.00</u>	<u>2,170.00</u>	<u>(2,170.00)</u>	<u>0.00</u>	<u>13,015.00</u>	<u>(13,015.00)</u>	<u>13,015.00</u>
TOTAL Income	<u>0.00</u>	<u>2,170.00</u>	<u>(2,170.00)</u>	<u>0.00</u>	<u>13,015.00</u>	<u>(13,015.00)</u>	<u>13,015.00</u>
Excess Revenue / Expense	<u>0.00</u>	<u>2,170.00</u>	<u>(2,170.00)</u>	<u>0.00</u>	<u>13,015.00</u>	<u>(13,015.00)</u>	<u>13,015.00</u>

# YTD Income Statement Activity

Monday, January 20, 2020 12:19

Posted 12/1/2019 To 12/31/2019 11:59:00 PM

## Desert Color Community Master Association

### 01-Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>INCOME</b>													
<b><u>Income</u></b>													
401 Association Dues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
402 Commercial Dues	0.00	0.00	0.00	0.00	0.00	0.00	442.14	442.11	442.11	442.14	442.11	442.11	2,652.72
40501 Design Review Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,654.00	2,873.00	6,527.00
40505 Reinvestment Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00	800.00
419 Cost Share	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
423 Bad Debt Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
430 Developer Subsidy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	(5,000.00)	0.00	0.00
TOTAL Income	0.00	0.00	0.00	0.00	0.00	0.00	442.14	5,442.11	442.11	442.14	(903.89)	4,115.11	9,979.72
TOTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00	442.14	5,442.11	442.11	442.14	(903.89)	4,115.11	9,979.72
<b>EXPENSES</b>													
<b><u>Administrative</u></b>													
562 Legal Fees - Attorney	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	792.00	792.00
563 Licenses/Fees/Permits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.36	7.67	23.03
565 Community Management F	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	6,000.00
56602 Computer Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,417.11	0.00	0.00	1,417.11
567 Meeting Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
569 Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	84.83	160.11	244.94
572 Postage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
573 Telephone	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	416.65	251.34	667.99
57901 Mileage/Auto	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	499.60	499.60
590 Web Hosting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
59401 Decorations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Administrative	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00	2,417.11	1,516.84	2,710.72	9,644.67
<b><u>Contract Services</u></b>													
505 Onsite Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,853.20	8,782.20	9,639.00	28,274.40
607 Internet	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
619 Landscape Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	356.00	2,658.86	3,014.86

# YTD Income Statement Activity

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## Desert Color Community Master Association

### 01-Operating

		January	February	March	April	May	June	July	August	September	October	November	December	Total
620	Office Rental	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
622	Design Review Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34,998.08	34,998.08
625	Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Contract Services		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,853.20	9,138.20	47,295.94	66,287.34

### Insurance

851	Insurance - D&O	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
853	Insurance - Master Policy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	164.92	164.92
855	Insurance - Excess Liability	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
857	Workers Compensation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Insurance		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	164.92	164.92

### Parts & Supplies

709	Electrical Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
718	Landscape Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Parts & Supplies		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

### Repairs & Maintenance

61907	Landscape R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
661	Fences/Walls	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
69901	Vandalism	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
702	Signs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Repairs & Maintenanar		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

### Repairs and Maintenance

61957	Irrigation Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
67205	Electrical R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Repairs and Maintaner		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

### Taxes

805	Real Estate Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Taxes		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

### Utilities

# YTD Income Statement Activity

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## Desert Color Community Master Association

### 01-Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
615 Refuse Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
751 Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	388.14	59.55	61.80	509.49
<b>TOTAL Utilities</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	388.14	59.55	61.80	509.49
<b>TOTAL EXPENSES</b>	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00	12,658.45	10,714.59	50,233.38	76,606.42
<b>Excess Revenue / Expense</b>	0.00	0.00	0.00	0.00	0.00	0.00	(557.86)	4,442.11	(557.89)	(12,216.31)	(11,618.48)	(46,118.27)	(66,626.70)

# YTD Income Statement Activity

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## Desert Color Community Master Association

### 02-Combined Neighborhood

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>INCOME</b>													
<b><u>Income</u></b>													
401 Association Dues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
40505 Reinvestment Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00
419 Cost Share	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
423 Bad Debt Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00
TOTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00
<b>EXPENSES</b>													
<b><u>Administrative</u></b>													
51901 Cost Share - Master Associ	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
563 Licenses/Fees/Permits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
565 Community Management F	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
569 Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
572 Postage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
573 Telephone	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
575 Social Events	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
57901 Mileage/Auto	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
590 Web Hosting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
59401 Decorations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
59402 Community Welcoming	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Administrative	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Contract Services</u></b>													
60401 Gate Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
605 Janitor Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
619 Landscape Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
625 Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
629 Pool Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Contract Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

# YTD Income Statement Activity

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## Desert Color Community Master Association

### 02-Combined Neighborhood

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b><u>Parts &amp; Supplies</u></b>													
709 Electrical Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
710 Club Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
718 Landscape Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Parts & Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Parts and Supplies</u></b>													
719 Pool Supplies/Chemicals	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Parts and Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Repairs &amp; Maintenance</u></b>													
61907 Landscape R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
661 Fences/Walls	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
679 Self Help	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
695 Club R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
69901 Vandalism	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
702 Signs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
72001 Pool R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Repairs & Maintenan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Repairs and Maintenance</u></b>													
61957 Irrigation Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
67205 Electrical R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Repairs and Mainter	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Utilities</u></b>													
615 Refuse Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
75102 Electricity - Club	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
75104 Electricity - Lagoon/Commc	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
75301 Gas - Club	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
75802 Water - Club	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
75804 Water - Irrigation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

# YTD Income Statement Activity

Posted 12/1/2019 To 12/31/2019 11:59:00 PM

## Desert Color Community Master Association

### 02-Combined Neighborhood

	January	February	March	April	May	June	July	August	September	October	November	December	Total
TOTAL Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Excess Revenue / Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00

# YTD Income Statement Activity

Posted 12/1/2019 To 12/31/2019 11:59:00 PM

## Desert Color Community Master Association

### 03-Traditional Neighborhood

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>INCOME</b>													
<b><u>Income</u></b>													
401 Association Dues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
40505 Reinvestment Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
423 Bad Debt Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>EXPENSES</b>													
<b><u>Administrative</u></b>													
51901 Cost Share - Master Associ	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
51902 Cost Share - Combined Ne	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
565 Community Management F	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
569 Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
572 Postage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Administrative	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Contract Services</u></b>													
619 Landscape Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Contract Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Parts &amp; Supplies</u></b>													
709 Electrical Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
718 Landscape Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Parts & Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Repairs &amp; Maintenance</u></b>													
61907 Landscape R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
661 Fences/Walls	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Repairs & Maintenan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Repairs and Maintenance</u></b>													
61957 Irrigation Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
67205 Electrical R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

# YTD Income Statement Activity

Posted 12/1/2019 To 12/31/2019 11:59:00 PM

## Desert Color Community Master Association

### 03-Traditional Neighborhood

	January	February	March	April	May	June	July	August	September	October	November	December	Total
TOTAL Repairs and Mainter	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Utilities</b>													
75804 Water - Irrigation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Excess Revenue / Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

# YTD Income Statement Activity

Posted 12/1/2019 To 12/31/2019 11:59:00 PM

## Desert Color Community Master Association

### 05-Town Center Commercial

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>INCOME</b>													
<b><u>Income</u></b>													
402 Commercial Dues	0.00	0.00	0.00	0.00	0.00	0.00	1,313.00	1,313.00	1,313.00	1,313.00	1,313.00	1,313.00	7,878.00
40505 Reinvestment Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
498 Reserve Fund Transfer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Income	0.00	0.00	0.00	0.00	0.00	0.00	1,313.00	1,313.00	1,313.00	1,313.00	1,313.00	1,313.00	7,878.00
TOTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00	1,313.00	1,313.00	1,313.00	1,313.00	1,313.00	1,313.00	7,878.00
<b>EXPENSES</b>													
<b><u>Administrative</u></b>													
51901 Cost Share - Master Associ	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
565 Community Management F	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Administrative	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Contract Services</u></b>													
619 Landscape Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
642 Street Sweeping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
67206 Lights & Transformer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Contract Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Insurance</u></b>													
853 Insurance - Master Policy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Repairs &amp; Maintenance</u></b>													
61907 Landscape R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Repairs & Maintenar	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Repairs and Maintenance</u></b>													
67205 Electrical R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Repairs and Mainter	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Taxes</u></b>													
805 Real Estate Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

# YTD Income Statement Activity

Posted 12/1/2019 To 12/31/2019 11:59:00 PM

## Desert Color Community Master Association

### 05-Town Center Commercial

	January	February	March	April	May	June	July	August	September	October	November	December	Total
TOTAL Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Utilities</b>													
751 Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Excess Revenue / Expense	0.00	0.00	0.00	0.00	0.00	0.00	1,313.00	1,313.00	1,313.00	1,313.00	1,313.00	1,313.00	7,878.00

YTD Income Statement Activity

Posted 12/1/2019 To 12/31/2019 11:59:00 PM

Desert Color Community Master Association

11-Reserves Town Center Commercial

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>INCOME</b>													
<b><u>Income</u></b>													
498 Reserve Fund Transfer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Excess Revenue / Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

# AR Delinquent Report - No Owner Names

Monday, January 20, 2020 12:17

Posted Date 12/31/2019

## Desert Color Community Master Association

Acct #	Status	Current	30 - 59 Days	60 - 89 Days	90 Days	120 Days	150 Days	>180 Days	Balance
<b>Desert Color- Commercial</b>									
76602	Owner	0.00	0.00	4,151.10	0.00	0.00	4,151.10	0.00	8,302.20
76604	Owner	0.00	0.00	0.00	209.79	0.00	209.79	0.00	419.58
		0.00	0.00	4,151.10	209.79	0.00	4,360.89	0.00	8,721.78

# AR Delinquent Report - No Owner Names

Posted Date 12/31/2019

## Desert Color Community Master Association

Acct #	Status	Current	30 - 59 Days	60 - 89 Days	90 Days	120 Days	150 Days	>180 Days	Balance
<b>Count:</b>	2	0.00	0.00	4,151.10	209.79	0.00	4,360.89	0.00	8,721.78

### Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
12	0	12	12	0	100.00%

## Charge Code Summary

Description	G/L Acct #	Current	30 - 59 Days	60 - 89 Days	90 Days	120 Days	150 Days	>180 Days	Balance
Commercial Dues	111	0.00	0.00	212.10	209.79	0.00	4,360.89	0.00	4,782.78
Town Center Assessment	111	0.00	0.00	3,939.00	0.00	0.00	0.00	0.00	3,939.00
		0.00	0.00	4,151.10	209.79	0.00	4,360.89	0.00	8,721.78

# AR Prepaid Report - No Owner Names

Posted Date 12/31/2019

## Desert Color Community Master Association

Acct #	Status	Current	30 - 59 Days	60 - 89 Days	90 Days	120 Days	150 Days	>180 Days	Balance
<b>Desert Color- Builder Billing</b>									
152500	Refunda	-10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	-10,000.00
152501	Refunda	-10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	-10,000.00
152499	Refunda	-10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	-10,000.00
152502	Refunda	-10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	-10,000.00
		-40,000.00	0.00	0.00	0.00	0.00	0.00	0.00	-40,000.00

# AR Prepaid Report - No Owner Names

Monday, January 20, 2020 12:18

Posted Date 12/31/2019

## Desert Color Community Master Association

Acct #	Status	Current	30 - 59 Days	60 - 89 Days	90 Days	120 Days	150 Days	>180 Days	Balance
<b>Desert Color- Commercial</b>									
76603	Owner	0.00	0.00	-1,599.53	0.00	0.00	0.00	0.00	-1,599.53
		0.00	0.00	-1,599.53	0.00	0.00	0.00	0.00	-1,599.53

# AR Prepaid Report - No Owner Names

Posted Date 12/31/2019

## Desert Color Community Master Association

Acct #	Status	Current	30 - 59 Days	60 - 89 Days	90 Days	120 Days	150 Days	>180 Days	Balance
<b>Count:</b>	5	-40,000.00	0.00	-1,599.53	0.00	0.00	0.00	0.00	-41,599.53

### Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
12	0	12	12	0	100.00%

## Charge Code Summary

Description	G/L Acct #	Current	30 - 59 Days	60 - 89 Days	90 Days	120 Days	150 Days	>180 Days	Balance
*Union Bank - Construction Deposit	103	-40,000.00	0.00	0.00	0.00	0.00	0.00	0.00	-40,000.00
*Union Bank payments	101	0.00	0.00	-1,599.53	0.00	0.00	0.00	0.00	-1,599.53
		-40,000.00	0.00	-1,599.53	0.00	0.00	0.00	0.00	-41,599.53

# AP DS Aging Detail Accrual

Monday, January 20, 2020 12:16:10 PM

Period 12/31/2019

## Desert Color Community Master Associatio

Vendor	Date	Invoice #	Current	31-60	61-90	Over 90
<b>101 Cash - Operating Union *****8905</b>						
Steven Bingham	12/31/2019	MIL10252019 MIL10292019	446.19	0.00	0.00	0.00
Steven Bingham	12/31/2019	MIL11302019 MIL11302019	32.94	0.00	0.00	0.00
Steven Bingham	12/31/2019	MIL12312019 MIL12312019	20.47	0.00	0.00	0.00
<b>101 Cash - Operating Union *****8905 Totals:</b>			499.60	0.00	0.00	0.00
<b>101 Cash - Operating Union *****8905 Cash Balance:\$18,672.69</b>						
<b>103 Cash Constr Dep ckg Union *****5712</b>						
<b>103 Cash Constr Dep ckg Union *****5712 Totals:</b>			0.00	0.00	0.00	0.00
<b>103 Cash Constr Dep ckg Union *****5712 Cash Balance:\$40,000.00</b>						
<b>Desert Color Community Master Association Totals:</b>			499.60	0.00	0.00	0.00
<b>Total: \$499.60</b>						

GL Ledger Summary

Monday, January 20, 2020

12:19

Posted 12/1/2019 To 12/31/2019 11:59:00 PM

Desert Color Community Master Association

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
<b>101 Cash - Operating Union *****8905 - 01-Operating</b>							<b>3,866.42</b>
12/2/2019	12/2/2019	A/P	01-Operating	A/P Voucher Post: Chk# 6: CCMC		1,000.00	2,866.42
12/5/2019	12/5/2019	A/P	01-Operating	A/P Voucher Post: Chk# 7: Dixie Power		109.73	2,756.69
12/11/2019	12/11/2019	A/R	01-Operating	Adjustment Batch	56,820.00		59,576.69
12/18/2019	12/18/2019	A/P	01-Operating	A/P Voucher Post: Chk# 8: Dixie Power		3.78	59,572.91
12/19/2019	12/19/2019	A/P	01-Operating	A/P Voucher Post: Chk# 9: CCMC		10,556.71	49,016.20
12/19/2019	12/19/2019	A/P	01-Operating	A/P Voucher Post: Chk# 10: CCMC		8,568.00	40,448.20
12/19/2019	12/19/2019	A/P	01-Operating	A/P Voucher Post: Chk# 11: Landtrends Inc		356.00	40,092.20
12/19/2019	12/19/2019	A/P	01-Operating	A/P Voucher Post: Chk# 12: CCMC		84.83	40,007.37
12/19/2019	12/19/2019	A/P	01-Operating	A/P Voucher Post: Chk# 13: CCMC		4,284.00	35,723.37
12/19/2019	12/19/2019	A/P	01-Operating	A/P Voucher Post: Chk# 14: Langvardt Design Group		405.00	35,318.37
12/19/2019	12/19/2019	A/P	01-Operating	A/P Voucher Post: Chk# 15: P3 - Planning & Property Services		14,982.42	20,335.95
12/20/2019	12/20/2019	A/P	01-Operating	A/P Voucher Post: Chk# 16: CCMC		4,284.00	16,051.95
12/23/2019	12/23/2019	A/P	01-Operating	A/P Voucher Post: Chk# 17: CCMC		252.26	15,799.69
12/30/2019	12/30/2019	A/R	01-Operating	Lockbox	2,873.00		18,672.69
01-Operating - Net Change: 14,806.27					59,693.00	44,886.73	18,672.69
<b>103 Cash Constr Dep ckg Union *****5712 - 01-Operating</b>							<b>0.00</b>
12/27/2019	12/27/2019	A/R	01-Operating	Adjustment Batch	40,000.00		40,000.00
12/27/2019	12/27/2019	A/R	01-Operating	Batch Void: Void Transaction		40,000.00	0.00
12/27/2019	12/27/2019	A/R	01-Operating	Adjustment Batch	40,000.00		40,000.00
01-Operating - Net Change: 40,000.00					80,000.00	40,000.00	40,000.00
<b>111 Accounts Receivable - 01-Operating</b>							<b>843.78</b>
12/11/2019	12/11/2019	A/R	01-Operating	New Resident	56,820.00		57,663.78
12/11/2019	12/11/2019	A/R	01-Operating	Apply Credit		56,820.00	843.78
12/27/2019	12/27/2019	A/R	01-Operating	Adjustment Batch	1,170.00		2,013.78
12/27/2019	12/27/2019	A/R	01-Operating	New Resident	852.00		2,865.78
12/27/2019	12/27/2019	A/R	01-Operating	New Resident	851.00		3,716.78
12/30/2019	12/30/2019	A/R	01-Operating	Apply Credit		2,873.00	843.78
01-Operating - Net Change: 0.00					59,693.00	59,693.00	843.78
<b>111 Accounts Receivable - 05-Town Center Commercial</b>							<b>3,939.00</b>
<b>112 AR Other - 01-Operating</b>							<b>3,779.40</b>
12/5/2019	11/15/2019	A/P	01-Operating	A/P Voucher Post: Dixie Power	1.58		3,780.98
12/31/2019	12/31/2019	G/L	01-Operating	Accrued Revenue - 2 closings in December not recorded until January	800.00		4,580.98
01-Operating - Net Change: 801.58					801.58	0.00	4,580.98
<b>112 AR Other - 02-Combined Neighborhood</b>							<b>0.00</b>
12/31/2019	12/31/2019	G/L	02-Combined Neighbor	Accrued Revenue - 2 closings in December not recorded until January	1,200.00		1,200.00
02-Combined Neighborhood - Net Change: 1,200.00					1,200.00	0.00	1,200.00

# GL Ledger Summary

Monday, January 20, 2020

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Posted 12/1/2019 To 12/31/2019 11:59:00 PM

## Desert Color Community Master Association

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
<b>112 AR Other - 05-Town Center Commercial</b>							<b>3,939.00</b>
<b>131 Deposits - 01-Operating</b>							<b>100.00</b>
<b>134 Prepaid Expense - 01-Operating</b>							<b>0.00</b>
12/23/2019	12/20/2019	A/P	01-Operating	A/P Voucher Post: CCMC	92.15		92.15
12/31/2019	12/31/2019	G/L	01-Operating	Record Oct & Nov & Dec MS License		23.03	69.12
01-Operating - Net Change: 69.12					92.15	23.03	69.12
<b>180 Suspense - 01-Operating</b>							<b>0.00</b>
12/23/2019	12/20/2019	A/P	01-Operating	A/P Voucher Post: CCMC	160.11		160.11
12/31/2019	12/31/2019	G/L	01-Operating	CCMC Chargeback - Best Buy office supplies/equipment purchase		160.11	0.00
01-Operating - Net Change: 0.00					160.11	160.11	0.00
<b>210 Accrued Expense - 01-Operating</b>							<b>(2,087.71)</b>
12/1/2019	12/1/2019	G/L	01-Operating	REV November Payroll Accrual	1,927.80		(159.91)
12/1/2019	12/1/2019	G/L	01-Operating	REV November Utility Accrual	144.55		(15.36)
12/1/2019	12/1/2019	G/L	01-Operating	REV Oct & Nov MS License Accrual	15.36		0.00
12/31/2019	12/31/2019	G/L	01-Operating	December Concur Accruals		1,234.86	(1,234.86)
12/31/2019	12/31/2019	G/L	01-Operating	December Payroll Accrual		2,998.80	(4,233.66)
12/31/2019	12/31/2019	G/L	01-Operating	December Accrual		4,052.47	(8,286.13)
12/31/2019	12/31/2019	G/L	01-Operating	December Utility Accruals		40.11	(8,326.24)
12/31/2019	12/31/2019	G/L	01-Operating	December Accruals		251.34	(8,577.58)
12/31/2019	12/31/2019	G/L	01-Operating	December Accruals		224.92	(8,802.50)
01-Operating - Net Change: (6,714.79)					2,087.71	8,802.50	(8,802.50)
<b>211 Accounts Payable - 01-Operating</b>							<b>(19,565.54)</b>
12/5/2019	11/15/2019	A/P	01-Operating	A/P Voucher Post: Dixie Power		109.73	(19,675.27)
12/19/2019	11/17/2019	A/P	01-Operating	A/P Voucher Post: Langvardt Design Group		405.00	(20,080.27)
12/12/2019	11/30/2019	A/P	01-Operating	A/P Voucher Post: P3 - Planning & Property Services		8,128.36	(28,208.63)
12/2/2019	12/2/2019	A/P	01-Operating	A/P Voucher Post: CCMC		1,000.00	(29,208.63)
12/2/2019	12/2/2019	A/P	01-Operating	A/P Voucher Post: Chk# 6: CCMC	1,000.00		(28,208.63)
12/5/2019	12/5/2019	A/P	01-Operating	A/P Voucher Post: Chk# 7: Dixie Power	109.73		(28,098.90)
12/12/2019	12/6/2019	A/P	01-Operating	A/P Voucher Post: P3 - Planning & Property Services		6,854.06	(34,952.96)
12/9/2019	12/9/2019	A/P	01-Operating	A/P Voucher Post: CCMC		4,284.00	(39,236.96)
12/18/2019	12/15/2019	A/P	01-Operating	A/P Voucher Post: Dixie Power		3.78	(39,240.74)
12/18/2019	12/18/2019	A/P	01-Operating	A/P Voucher Post: Chk# 8: Dixie Power	3.78		(39,236.96)
12/19/2019	12/19/2019	A/P	01-Operating	A/P Voucher Post: Chk# 9: CCMC	10,556.71		(28,680.25)
12/19/2019	12/19/2019	A/P	01-Operating	A/P Voucher Post: Chk# 10: CCMC	8,568.00		(20,112.25)
12/19/2019	12/19/2019	A/P	01-Operating	A/P Voucher Post: Chk# 11: Landtrends Inc	356.00		(19,756.25)
12/19/2019	12/19/2019	A/P	01-Operating	A/P Voucher Post: Chk# 12: CCMC	84.83		(19,671.42)
12/19/2019	12/19/2019	A/P	01-Operating	A/P Voucher Post: Chk# 13: CCMC	4,284.00		(15,387.42)
12/19/2019	12/19/2019	A/P	01-Operating	A/P Voucher Post: Chk# 14: Langvardt Design Group	405.00		(14,982.42)

# GL Ledger Summary

Monday, January 20, 2020

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## Desert Color Community Master Association

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
12/19/2019	12/19/2019	A/P	01-Operating	A/P Voucher Post: Chk# 15: P3 - Planning & Property Services	14,982.42		0.00
12/20/2019	12/20/2019	A/P	01-Operating	A/P Voucher Post: CCMC		4,284.00	(4,284.00)
12/20/2019	12/20/2019	A/P	01-Operating	A/P Voucher Post: Chk# 16: CCMC	4,284.00		0.00
12/23/2019	12/20/2019	A/P	01-Operating	A/P Voucher Post: CCMC		252.26	(252.26)
12/23/2019	12/23/2019	A/P	01-Operating	A/P Voucher Post: Chk# 17: CCMC	252.26		0.00
12/31/2019	12/31/2019	A/P	01-Operating	A/P Voucher Post: Steven Bingham		499.60	(499.60)
01-Operating - Net Change: 19,065.94					44,886.73	25,820.79	(499.60)
<b>21101 Accounts Payable - Other - 01-Operating</b>							<b>(403.14)</b>
12/31/2019	12/31/2019	G/L	01-Operating	December Accruals - Developer Invoice		17,768.50	(18,171.64)
01-Operating - Net Change: (17,768.50)					0.00	17,768.50	(18,171.64)
<b>213 Unearned Assessments - 01-Operating</b>							<b>(442.11)</b>
12/31/2019	12/31/2019	G/L	01-Operating	Earn December Income	442.11		0.00
01-Operating - Net Change: 442.11					442.11	0.00	0.00
<b>213 Unearned Assessments - 05-Town Center Commercial</b>							<b>(1,313.00)</b>
12/31/2019	12/31/2019	G/L	05-Town Center Comm	Earn December Income	1,313.00		0.00
05-Town Center Commercial - Net Change: 1,313.00					1,313.00	0.00	0.00
<b>214 Prepaid Assessments - 01-Operating</b>							<b>(1,599.53)</b>
12/11/2019	12/11/2019	A/R	01-Operating	Adjustment Batch		56,820.00	(58,419.53)
12/11/2019	12/11/2019	A/R	01-Operating	Apply Credit	56,820.00		(1,599.53)
12/30/2019	12/30/2019	A/R	01-Operating	Lockbox		2,873.00	(4,472.53)
12/30/2019	12/30/2019	A/R	01-Operating	Apply Credit	2,873.00		(1,599.53)
01-Operating - Net Change: 0.00					59,693.00	59,693.00	(1,599.53)
<b>221 Construction Deposit - 01-Operating</b>							<b>0.00</b>
12/27/2019	12/27/2019	A/R	01-Operating	Adjustment Batch		40,000.00	(40,000.00)
12/27/2019	12/27/2019	A/R	01-Operating	Batch Void: Void Transaction	40,000.00		0.00
12/27/2019	12/27/2019	A/R	01-Operating	Adjustment Batch		40,000.00	(40,000.00)
01-Operating - Net Change: (40,000.00)					40,000.00	80,000.00	(40,000.00)
<b>238 Note Payable - Developer - 01-Operating</b>							<b>(5,000.00)</b>
12/31/2019	12/31/2019	G/L	01-Operating	Reclass to Loan per Developer		56,820.00	(61,820.00)
01-Operating - Net Change: (56,820.00)					0.00	56,820.00	(61,820.00)
<b>402 Commercial Dues - 01-Operating</b>							<b>(2,210.61)</b>
12/31/2019	12/31/2019	G/L	01-Operating	Earn December Income		442.11	(2,652.72)
01-Operating - Net Change: (442.11)					0.00	442.11	(2,652.72)
<b>402 Commercial Dues - 05-Town Center Commercial</b>							<b>(6,565.00)</b>
12/31/2019	12/31/2019	G/L	05-Town Center Comm	Earn December Income		1,313.00	(7,878.00)
05-Town Center Commercial - Net Change: (1,313.00)					0.00	1,313.00	(7,878.00)
<b>40501 Design Review Fee - 01-Operating</b>							<b>(3,654.00)</b>
12/27/2019	12/27/2019	A/R	01-Operating	Adjustment Batch		1,170.00	(4,824.00)
12/27/2019	12/27/2019	A/R	01-Operating	New Resident		852.00	(5,676.00)
12/27/2019	12/27/2019	A/R	01-Operating	New Resident		851.00	(6,527.00)

# GL Ledger Summary

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## Desert Color Community Master Association

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
			01-Operating - Net Change: (2,873.00)		0.00	2,873.00	(6,527.00)
<b>40505 Reinvestment Fee - 01-Operating</b>							<b>0.00</b>
12/31/2019	12/31/2019	G/L	01-Operating	Accrued Revenue - 2 closings in December not recorded until January		800.00	(800.00)
			01-Operating - Net Change: (800.00)		0.00	800.00	(800.00)
<b>40505 Reinvestment Fee - 02-Combined Neighborhood</b>							<b>0.00</b>
12/31/2019	12/31/2019	G/L	02-Combined Neighbor	Accrued Revenue - 2 closings in December not recorded until January		1,200.00	(1,200.00)
			02-Combined Neighborhood - Net Change: (1,200.00)		0.00	1,200.00	(1,200.00)
<b>430 Developer Subsidy - 01-Operating</b>							<b>0.00</b>
12/11/2019	12/11/2019	A/R	01-Operating	New Resident		56,820.00	(56,820.00)
12/31/2019	12/31/2019	G/L	01-Operating	Reclass to Loan per Developer	56,820.00		0.00
			01-Operating - Net Change: 0.00		56,820.00	56,820.00	0.00
<b>505 Onsite Services - 01-Operating</b>							<b>18,635.40</b>
12/1/2019	12/1/2019	G/L	01-Operating	REV November Payroll Accrual		1,927.80	16,707.60
12/9/2019	12/9/2019	A/P	01-Operating	A/P Voucher Post: CCMC	4,284.00		20,991.60
12/20/2019	12/20/2019	A/P	01-Operating	A/P Voucher Post: CCMC	4,284.00		25,275.60
12/31/2019	12/31/2019	G/L	01-Operating	December Payroll Accrual	2,998.80		28,274.40
			01-Operating - Net Change: 9,639.00		11,566.80	1,927.80	28,274.40
<b>562 Legal Fees - Attorney - 01-Operating</b>							<b>0.00</b>
12/31/2019	12/31/2019	G/L	01-Operating	December Accruals - Developer Invoice	732.00		732.00
12/31/2019	12/31/2019	G/L	01-Operating	December Accruals	60.00		792.00
			01-Operating - Net Change: 792.00		792.00	0.00	792.00
<b>563 Licenses/Fees/Permits - 01-Operating</b>							<b>15.36</b>
12/1/2019	12/1/2019	G/L	01-Operating	REV Oct & Nov MS License Accrual		15.36	0.00
12/31/2019	12/31/2019	G/L	01-Operating	Record Oct & Nov & Dec MS License	23.03		23.03
			01-Operating - Net Change: 7.67		23.03	15.36	23.03
<b>565 Community Management Fees - 01-Operating</b>							<b>5,000.00</b>
12/2/2019	12/2/2019	A/P	01-Operating	A/P Voucher Post: CCMC	1,000.00		6,000.00
			01-Operating - Net Change: 1,000.00		1,000.00	0.00	6,000.00
<b>56602 Computer Equipment - 01-Operating</b>							<b>1,417.11</b>
<b>569 Office Supplies - 01-Operating</b>							<b>84.83</b>
12/31/2019	12/31/2019	G/L	01-Operating	CCMC Chargeback - Best Buy office supplies/equipment purchase	160.11		244.94
			01-Operating - Net Change: 160.11		160.11	0.00	244.94
<b>573 Telephone - 01-Operating</b>							<b>416.65</b>
12/31/2019	12/31/2019	G/L	01-Operating	December Accruals	251.34		667.99
			01-Operating - Net Change: 251.34		251.34	0.00	667.99
<b>57901 Mileage/Auto - 01-Operating</b>							<b>0.00</b>

# GL Ledger Summary

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## Desert Color Community Master Association

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
12/31/2019	12/31/2019	A/P	01-Operating	A/P Voucher Post: Steven Bingham	499.60		499.60
			01-Operating - Net Change: 499.60		499.60	0.00	499.60
<b>619 Landscape Contract - 01-Operating</b>							<b>356.00</b>
12/31/2019	12/31/2019	G/L	01-Operating	December Concur Accruals	1,234.86		1,590.86
12/31/2019	12/31/2019	G/L	01-Operating	December Accruals - Developer Invoice	1,424.00		3,014.86
			01-Operating - Net Change: 2,658.86		2,658.86	0.00	3,014.86
<b>622 Design Review Contract - 01-Operating</b>							<b>0.00</b>
12/19/2019	11/17/2019	A/P	01-Operating	A/P Voucher Post: Langvardt Design Group	405.00		405.00
12/12/2019	12/6/2019	A/P	01-Operating	A/P Voucher Post: P3 - Planning & Property Services	14,982.42		15,387.42
12/31/2019	12/31/2019	G/L	01-Operating	December Accrual	4,052.47		19,439.89
12/31/2019	12/31/2019	G/L	01-Operating	December Accruals - Developer Invoice	15,558.19		34,998.08
			01-Operating - Net Change: 34,998.08		34,998.08	0.00	34,998.08
<b>751 Electricity - 01-Operating</b>							<b>447.69</b>
12/5/2019	11/15/2019	A/P	01-Operating	A/P Voucher Post: Dixie Power	108.15		555.84
12/1/2019	12/1/2019	G/L	01-Operating	REV November Utility Accrual		144.55	411.29
12/18/2019	12/15/2019	A/P	01-Operating	A/P Voucher Post: Dixie Power	3.78		415.07
12/31/2019	12/31/2019	G/L	01-Operating	December Accruals - Developer Invoice	54.31		469.38
12/31/2019	12/31/2019	G/L	01-Operating	December Utility Accruals	40.11		509.49
			01-Operating - Net Change: 61.80		206.35	144.55	509.49
<b>853 Insurance - Master Policy - 01-Operating</b>							<b>0.00</b>
12/31/2019	12/31/2019	G/L	01-Operating	December Accruals	164.92		164.92
			01-Operating - Net Change: 164.92		164.92	0.00	164.92

# Desert Color Community Master Association

Professionally Managed by:

CCMC

November 2019

COMMUNITY MANAGER: STEVEN BINGHAM



CCMC

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Posted 11/30/2019

## Desert Color Community Master Association

### 01-Operating

	11/2019	10/2019	Variance
<b>Assets</b>			
<u>Cash</u>			
Cash - Operating Union	3,866.42	5,408.47	(1,542.05)
<u>Total Cash</u>	<u>3,866.42</u>	<u>5,408.47</u>	<u>(1,542.05)</u>
<u>Accounts Receivable</u>			
Accounts Receivable	843.78	843.78	0.00
AR Other	3,779.40	0.00	3,779.40
<u>Total Accounts Receivable</u>	<u>4,623.18</u>	<u>843.78</u>	<u>3,779.40</u>
<u>Other Assets</u>			
Deposits	100.00	100.00	0.00
<u>Total Other Assets</u>	<u>100.00</u>	<u>100.00</u>	<u>0.00</u>
<b>Total Assets</b>	<b><u>8,589.60</u></b>	<b><u>6,352.25</u></b>	<b><u>2,237.35</u></b>
<b>Liabilities &amp; Equity</b>			
<u>Current Liabilities</u>			
Accounts Payable - Other	403.14	403.14	0.00
Prepaid Assessments	1,599.53	1,599.53	0.00
<u>Total Current Liabilities</u>	<u>2,002.67</u>	<u>2,002.67</u>	<u>0.00</u>
<u>Liability</u>			
Accrued Expense	2,087.71	1,798.60	289.11
Accounts Payable	19,565.54	10,556.71	9,008.83
<u>Total Liability</u>	<u>21,653.25</u>	<u>12,355.31</u>	<u>9,297.94</u>
<u>Notes Payable - Non-Current</u>			
Note Payable - Developer	5,000.00	0.00	5,000.00
<u>Total Notes Payable - Non-Current</u>	<u>5,000.00</u>	<u>0.00</u>	<u>5,000.00</u>
<u>Unearned Revenue</u>			
Unearned Assessments	442.11	884.22	(442.11)
<u>Total Unearned Revenue</u>	<u>442.11</u>	<u>884.22</u>	<u>(442.11)</u>
<u>Equity</u>			
Net Income (Loss)	(20,508.43)	(8,889.95)	(11,618.48)
<u>Total Equity</u>	<u>(20,508.43)</u>	<u>(8,889.95)</u>	<u>(11,618.48)</u>
<b>Total Liabilities &amp; Equity</b>	<b><u>8,589.60</u></b>	<b><u>6,352.25</u></b>	<b><u>2,237.35</u></b>

Posted 11/30/2019

Desert Color Community Master Association  
05-Town Center Commercial

	11/2019	10/2019	Variance
<b>Assets</b>			
<u>Accounts Receivable</u>			
Accounts Receivable	3,939.00	3,939.00	0.00
AR Other	3,939.00	3,939.00	0.00
<u>Total Accounts Receivable</u>	<u>7,878.00</u>	<u>7,878.00</u>	<u>0.00</u>
<i>Total Assets</i>	<u><u>7,878.00</u></u>	<u><u>7,878.00</u></u>	<u><u>0.00</u></u>
<b>Liabilities &amp; Equity</b>			
<u>Unearned Revenue</u>			
Unearned Assessments	1,313.00	2,626.00	(1,313.00)
<u>Total Unearned Revenue</u>	<u>1,313.00</u>	<u>2,626.00</u>	<u>(1,313.00)</u>
<u>Equity</u>			
Net Income (Loss)	6,565.00	5,252.00	1,313.00
<u>Total Equity</u>	<u>6,565.00</u>	<u>5,252.00</u>	<u>1,313.00</u>
<i>Total Liabilities &amp; Equity</i>	<u><u>7,878.00</u></u>	<u><u>7,878.00</u></u>	<u><u>0.00</u></u>

**Desert Color Community Master Association**  
**Income Statement**  
**01-Operating**

Posted 11/1/2019 To 11/30/2019 11:59:00 PM

	Current Period 01-Operating			Year to Date 01-Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b>Income</b>							
401 Association Dues	0.00	265.00	(265.00)	0.00	1,325.00	(1,325.00)	1,588.00
402 Commercial Dues	442.11	0.00	442.11	2,210.61	0.00	2,210.61	0.00
40501 Design Review Fee	3,654.00	0.00	3,654.00	3,654.00	0.00	3,654.00	0.00
40505 Reinvestment Fee	0.00	2,308.00	(2,308.00)	0.00	11,540.00	(11,540.00)	13,845.00
419 Cost Share	0.00	1,811.00	(1,811.00)	0.00	9,055.00	(9,055.00)	10,867.00
423 Bad Debt Expense	0.00	(8.00)	8.00	0.00	(40.00)	40.00	(50.00)
430 Developer Subsidy	(5,000.00)	0.00	(5,000.00)	0.00	0.00	0.00	0.00
TOTAL Income	(903.89)	4,376.00	(5,279.89)	5,864.61	21,880.00	(16,015.39)	26,250.00
TOTAL Income	(903.89)	4,376.00	(5,279.89)	5,864.61	21,880.00	(16,015.39)	26,250.00
<b>Expense</b>							
<b>Administrative</b>							
563 Licenses/Fees/Permits	15.36	0.00	(15.36)	15.36	0.00	(15.36)	0.00
565 Community Management Fees	1,000.00	1,750.00	750.00	5,000.00	8,750.00	3,750.00	10,500.00
56602 Computer Equipment	0.00	0.00	0.00	1,417.11	0.00	(1,417.11)	0.00
567 Meeting Expense	0.00	10.00	10.00	0.00	50.00	50.00	60.00
569 Office Supplies	84.83	130.00	45.17	84.83	650.00	565.17	780.00
572 Postage	0.00	30.00	30.00	0.00	150.00	150.00	180.00
573 Telephone	416.65	100.00	(316.65)	416.65	500.00	83.35	600.00
57901 Mileage/Auto	0.00	30.00	30.00	0.00	150.00	150.00	180.00
590 Web Hosting	0.00	250.00	250.00	0.00	1,250.00	1,250.00	1,500.00
59401 Decorations	0.00	500.00	500.00	0.00	2,500.00	2,500.00	3,000.00
TOTAL Administrative	1,516.84	2,800.00	1,283.16	6,933.95	14,000.00	7,066.05	16,800.00
<b>Contract Services</b>							
505 Onsite Services	8,782.20	5,287.00	(3,495.20)	18,635.40	26,435.00	7,799.60	31,719.00
607 Internet	0.00	100.00	100.00	0.00	500.00	500.00	600.00
619 Landscape Contract	356.00	0.00	(356.00)	356.00	0.00	(356.00)	0.00
620 Office Rental	0.00	1,000.00	1,000.00	0.00	5,000.00	5,000.00	6,000.00
625 Pest Control	0.00	50.00	50.00	0.00	250.00	250.00	300.00
TOTAL Contract Services	9,138.20	6,437.00	(2,701.20)	18,991.40	32,185.00	13,193.60	38,619.00
<b>Insurance</b>							
851 Insurance - D&O	0.00	133.00	133.00	0.00	665.00	665.00	800.00
853 Insurance - Master Policy	0.00	1,333.00	1,333.00	0.00	6,665.00	6,665.00	8,000.00
855 Insurance - Excess Liability	0.00	100.00	100.00	0.00	500.00	500.00	600.00
857 Workers Compensation	0.00	25.00	25.00	0.00	125.00	125.00	150.00
TOTAL Insurance	0.00	1,591.00	1,591.00	0.00	7,955.00	7,955.00	9,550.00
<b>Parts &amp; Supplies</b>							
709 Electrical Supplies	0.00	25.00	25.00	0.00	125.00	125.00	150.00
718 Landscape Supplies	0.00	50.00	50.00	0.00	250.00	250.00	300.00

Desert Color Community Master Association  
Income Statement  
01-Operating

Posted 11/1/2019 To 11/30/2019 11:59:00 PM

	Current Period 01-Operating			Year to Date 01-Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Parts & Supplies	0.00	75.00	75.00	0.00	375.00	375.00	450.00
<b>Repairs &amp; Maintenance</b>							
61907 Landscape R&M	0.00	50.00	50.00	0.00	250.00	250.00	300.00
661 Fences/Walls	0.00	50.00	50.00	0.00	250.00	250.00	300.00
69901 Vandalism	0.00	25.00	25.00	0.00	125.00	125.00	150.00
702 Signs	0.00	50.00	50.00	0.00	250.00	250.00	300.00
TOTAL Repairs & Maintenar	0.00	175.00	175.00	0.00	875.00	875.00	1,050.00
<b>Repairs and Maintenance</b>							
61957 Irrigation Repairs	0.00	50.00	50.00	0.00	250.00	250.00	300.00
67205 Electrical R&M	0.00	50.00	50.00	0.00	250.00	250.00	300.00
TOTAL Repairs and Maintenar	0.00	100.00	100.00	0.00	500.00	500.00	600.00
<b>Taxes</b>							
805 Real Estate Tax	0.00	42.00	42.00	0.00	210.00	210.00	250.00
TOTAL Taxes	0.00	42.00	42.00	0.00	210.00	210.00	250.00
<b>Utilities</b>							
615 Refuse Removal	0.00	50.00	50.00	0.00	250.00	250.00	300.00
751 Electricity	59.55	50.00	(9.55)	447.69	250.00	(197.69)	300.00
TOTAL Utilities	59.55	100.00	40.45	447.69	500.00	52.31	600.00
TOTAL Expense	10,714.59	11,320.00	605.41	26,373.04	56,600.00	30,226.96	67,919.00
Excess Revenue / Expense	(11,618.48)	(6,944.00)	(4,674.48)	(20,508.43)	(34,720.00)	14,211.57	(41,669.00)

**Desert Color Community Master Association**  
**Income Statement**  
**02-Combined Neighborhood**

Posted 11/1/2019 To 11/30/2019 11:59:00 PM

	Current Period 02-Combined Neighborhood			Year to Date 02-Combined Neighborhood			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b>Income</b>							
401 Association Dues	0.00	744.00	(744.00)	0.00	3,720.00	(3,720.00)	4,464.00
40505 Reinvestment Fee	0.00	3,425.00	(3,425.00)	0.00	17,125.00	(17,125.00)	20,550.00
419 Cost Share	0.00	880.00	(880.00)	0.00	4,400.00	(4,400.00)	5,277.00
423 Bad Debt Expense	0.00	(22.00)	22.00	0.00	(110.00)	110.00	(134.00)
TOTAL Income	0.00	5,027.00	(5,027.00)	0.00	25,135.00	(25,135.00)	30,157.00
TOTAL Income	0.00	5,027.00	(5,027.00)	0.00	25,135.00	(25,135.00)	30,157.00
<b>Expense</b>							
<b>Utilities</b>							
75104 Electricity - Lagoon/Common	0.00	400.00	400.00	0.00	2,000.00	2,000.00	2,400.00
TOTAL Utilities	0.00	400.00	400.00	0.00	2,000.00	2,000.00	2,400.00
<b>Administrative</b>							
51901 Cost Share - Master Association	0.00	1,132.00	1,132.00	0.00	5,660.00	5,660.00	6,792.00
563 Licenses/Fees/Permits	0.00	83.00	83.00	0.00	415.00	415.00	500.00
565 Community Management Fees	0.00	3.00	3.00	0.00	15.00	15.00	20.00
569 Office Supplies	0.00	25.00	25.00	0.00	125.00	125.00	150.00
572 Postage	0.00	25.00	25.00	0.00	125.00	125.00	150.00
573 Telephone	0.00	200.00	200.00	0.00	1,000.00	1,000.00	1,200.00
575 Social Events	0.00	3,000.00	3,000.00	0.00	15,000.00	15,000.00	18,000.00
57901 Mileage/Auto	0.00	25.00	25.00	0.00	125.00	125.00	150.00
590 Web Hosting	0.00	33.00	33.00	0.00	165.00	165.00	200.00
59401 Decorations	0.00	333.00	333.00	0.00	1,665.00	1,665.00	2,000.00
59402 Community Welcoming	0.00	33.00	33.00	0.00	165.00	165.00	200.00
TOTAL Administrative	0.00	4,892.00	4,892.00	0.00	24,460.00	24,460.00	29,362.00
<b>Contract Services</b>							
60401 Gate Maintenance	0.00	500.00	500.00	0.00	2,500.00	2,500.00	3,000.00
605 Janitor Contract	0.00	250.00	250.00	0.00	1,250.00	1,250.00	1,500.00
619 Landscape Contract	0.00	4,373.00	4,373.00	0.00	21,865.00	21,865.00	26,240.00
625 Pest Control	0.00	50.00	50.00	0.00	250.00	250.00	300.00
629 Pool Maintenance	0.00	2,500.00	2,500.00	0.00	12,500.00	12,500.00	15,000.00
TOTAL Contract Services	0.00	7,673.00	7,673.00	0.00	38,365.00	38,365.00	46,040.00
<b>Parts &amp; Supplies</b>							
709 Electrical Supplies	0.00	25.00	25.00	0.00	125.00	125.00	150.00
710 Club Supplies	0.00	333.00	333.00	0.00	1,665.00	1,665.00	2,000.00
718 Landscape Supplies	0.00	50.00	50.00	0.00	250.00	250.00	300.00
TOTAL Parts & Supplies	0.00	408.00	408.00	0.00	2,040.00	2,040.00	2,450.00
<b>Parts and Supplies</b>							
719 Pool Supplies/Chemicals	0.00	150.00	150.00	0.00	750.00	750.00	900.00

**Desert Color Community Master Association**  
**Income Statement**  
**02-Combined Neighborhood**

Posted 11/1/2019 To 11/30/2019 11:59:00 PM

	Current Period 02-Combined Neighborhood			Year to Date 02-Combined Neighborhood			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Parts and Supplies	0.00	150.00	150.00	0.00	750.00	750.00	900.00
<b><u>Repairs &amp; Maintenance</u></b>							
61907 Landscape R&M	0.00	50.00	50.00	0.00	250.00	250.00	300.00
661 Fences/Walls	0.00	25.00	25.00	0.00	125.00	125.00	150.00
679 Self Help	0.00	10.00	10.00	0.00	50.00	50.00	60.00
695 Club R&M	0.00	100.00	100.00	0.00	500.00	500.00	600.00
69901 Vandalism	0.00	10.00	10.00	0.00	50.00	50.00	60.00
702 Signs	0.00	10.00	10.00	0.00	50.00	50.00	60.00
72001 Pool R&M	0.00	150.00	150.00	0.00	750.00	750.00	900.00
TOTAL Repairs & Maintenanar	0.00	355.00	355.00	0.00	1,775.00	1,775.00	2,130.00
<b><u>Repairs and Maintenance</u></b>							
61957 Irrigation Repairs	0.00	50.00	50.00	0.00	250.00	250.00	300.00
67205 Electrical R&M	0.00	25.00	25.00	0.00	125.00	125.00	150.00
TOTAL Repairs and Maintenar	0.00	75.00	75.00	0.00	375.00	375.00	450.00
<b><u>Utilities</u></b>							
615 Refuse Removal	0.00	50.00	50.00	0.00	250.00	250.00	300.00
75102 Electricity - Club	0.00	833.00	833.00	0.00	4,165.00	4,165.00	5,000.00
75301 Gas - Club	0.00	1,667.00	1,667.00	0.00	8,335.00	8,335.00	10,000.00
75802 Water - Club	0.00	667.00	667.00	0.00	3,335.00	3,335.00	4,000.00
75804 Water - Irrigation	0.00	419.00	419.00	0.00	2,095.00	2,095.00	2,514.00
TOTAL Utilities	0.00	3,636.00	3,636.00	0.00	18,180.00	18,180.00	21,814.00
TOTAL Expense	0.00	17,589.00	17,589.00	0.00	87,945.00	87,945.00	105,546.00
Excess Revenue / Expense	0.00	(12,562.00)	12,562.00	0.00	(62,810.00)	62,810.00	(75,389.00)

**Desert Color Community Master Association**  
**Income Statement**  
**03-Traditional Neighborhood**

Posted 11/1/2019 To 11/30/2019 11:59:00 PM

	Current Period 03-Traditional Neighborhood			Year to Date 03-Traditional Neighborhood			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b>Income</b>							
401 Association Dues	0.00	149.00	(149.00)	0.00	745.00	(745.00)	893.00
40505 Reinvestment Fee	0.00	133.00	(133.00)	0.00	665.00	(665.00)	801.00
423 Bad Debt Expense	0.00	(4.00)	4.00	0.00	(20.00)	20.00	(27.00)
TOTAL Income	0.00	278.00	(278.00)	0.00	1,390.00	(1,390.00)	1,667.00
TOTAL Income	0.00	278.00	(278.00)	0.00	1,390.00	(1,390.00)	1,667.00
<b>Expense</b>							
<b>Administrative</b>							
51901 Cost Share - Master Association	0.00	566.00	566.00	0.00	2,830.00	2,830.00	3,396.00
51902 Cost Share - Combined Neighborho	0.00	880.00	880.00	0.00	4,400.00	4,400.00	5,277.00
565 Community Management Fees	0.00	1.00	1.00	0.00	5.00	5.00	7.00
569 Office Supplies	0.00	10.00	10.00	0.00	50.00	50.00	60.00
572 Postage	0.00	10.00	10.00	0.00	50.00	50.00	60.00
TOTAL Administrative	0.00	1,467.00	1,467.00	0.00	7,335.00	7,335.00	8,800.00
<b>Contract Services</b>							
619 Landscape Contract	0.00	1,355.00	1,355.00	0.00	6,775.00	6,775.00	8,127.00
TOTAL Contract Services	0.00	1,355.00	1,355.00	0.00	6,775.00	6,775.00	8,127.00
<b>Parts &amp; Supplies</b>							
709 Electrical Supplies	0.00	25.00	25.00	0.00	125.00	125.00	150.00
718 Landscape Supplies	0.00	50.00	50.00	0.00	250.00	250.00	300.00
TOTAL Parts & Supplies	0.00	75.00	75.00	0.00	375.00	375.00	450.00
<b>Repairs &amp; Maintenance</b>							
61907 Landscape R&M	0.00	150.00	150.00	0.00	750.00	750.00	900.00
661 Fences/Walls	0.00	25.00	25.00	0.00	125.00	125.00	150.00
TOTAL Repairs & Maintenanar	0.00	175.00	175.00	0.00	875.00	875.00	1,050.00
<b>Repairs and Maintenance</b>							
61957 Irrigation Repairs	0.00	25.00	25.00	0.00	125.00	125.00	150.00
67205 Electrical R&M	0.00	25.00	25.00	0.00	125.00	125.00	150.00
TOTAL Repairs and Maintenar	0.00	50.00	50.00	0.00	250.00	250.00	300.00
<b>Utilities</b>							
75804 Water - Irrigation	0.00	133.00	133.00	0.00	665.00	665.00	798.00
TOTAL Utilities	0.00	133.00	133.00	0.00	665.00	665.00	798.00
TOTAL Expense	0.00	3,255.00	3,255.00	0.00	16,275.00	16,275.00	19,525.00
Excess Revenue / Expense	0.00	(2,977.00)	2,977.00	0.00	(14,885.00)	14,885.00	(17,858.00)

**Desert Color Community Master Association**  
**Income Statement**  
**05-Town Center Commercial**

Posted 11/1/2019 To 11/30/2019 11:59:00 PM

	Current Period 05-Town Center Commercial			Year to Date 05-Town Center Commercial			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b>Income</b>							
402 Commercial Dues	1,313.00	3,900.00	(2,587.00)	6,565.00	19,500.00	(12,935.00)	23,400.00
40505 Reinvestment Fee	0.00	5,000.00	(5,000.00)	0.00	25,000.00	(25,000.00)	30,000.00
498 Reserve Fund Transfer	0.00	(2,169.00)	2,169.00	0.00	(10,845.00)	10,845.00	(13,015.00)
TOTAL Income	1,313.00	6,731.00	(5,418.00)	6,565.00	33,655.00	(27,090.00)	40,385.00
TOTAL Income	1,313.00	6,731.00	(5,418.00)	6,565.00	33,655.00	(27,090.00)	40,385.00
<b>Expense</b>							
<b>Administrative</b>							
51901 Cost Share - Master Association	0.00	113.00	113.00	0.00	565.00	565.00	679.00
565 Community Management Fees	0.00	2.00	2.00	0.00	13.00	13.00	15.00
TOTAL Administrative	0.00	115.00	115.00	0.00	578.00	578.00	694.00
<b>Contract Services</b>							
619 Landscape Contract	0.00	600.00	600.00	0.00	3,000.00	3,000.00	3,600.00
642 Street Sweeping	0.00	250.00	250.00	0.00	1,250.00	1,250.00	1,500.00
67206 Lights & Transformer	0.00	50.00	50.00	0.00	250.00	250.00	300.00
TOTAL Contract Services	0.00	900.00	900.00	0.00	4,500.00	4,500.00	5,400.00
<b>Insurance</b>							
853 Insurance - Master Policy	0.00	50.00	50.00	0.00	250.00	250.00	300.00
TOTAL Insurance	0.00	50.00	50.00	0.00	250.00	250.00	300.00
<b>Repairs &amp; Maintenance</b>							
61907 Landscape R&M	0.00	50.00	50.00	0.00	250.00	250.00	300.00
TOTAL Repairs & Maintenanar	0.00	50.00	50.00	0.00	250.00	250.00	300.00
<b>Repairs and Maintenance</b>							
67205 Electrical R&M	0.00	50.00	50.00	0.00	250.00	250.00	300.00
TOTAL Repairs and Maintenar	0.00	50.00	50.00	0.00	250.00	250.00	300.00
<b>Taxes</b>							
805 Real Estate Tax	0.00	25.00	25.00	0.00	125.00	125.00	150.00
TOTAL Taxes	0.00	25.00	25.00	0.00	125.00	125.00	150.00
<b>Utilities</b>							
751 Electricity	0.00	1,350.00	1,350.00	0.00	6,750.00	6,750.00	8,100.00
TOTAL Utilities	0.00	1,350.00	1,350.00	0.00	6,750.00	6,750.00	8,100.00
TOTAL Expense	0.00	2,540.00	2,540.00	0.00	12,703.00	12,703.00	15,244.00
Excess Revenue / Expense	1,313.00	4,191.00	(2,878.00)	6,565.00	20,952.00	(14,387.00)	25,141.00

Desert Color Community Master Association  
Income Statement

11-Reserves Town Center Commercial

Posted 11/1/2019 To 11/30/2019 11:59:00 PM

Current Period 11-Reserves Town Center Commercial Year to Date 11-Reserves Town Center Commercial

	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
<b>Income</b>							
<b><u>Income</u></b>							
498 Reserve Fund Transfer	0.00	2,169.00	(2,169.00)	0.00	10,845.00	(10,845.00)	13,015.00
TOTAL Income	0.00	2,169.00	(2,169.00)	0.00	10,845.00	(10,845.00)	13,015.00
TOTAL Income	0.00	2,169.00	(2,169.00)	0.00	10,845.00	(10,845.00)	13,015.00
Excess Revenue / Expense	0.00	2,169.00	(2,169.00)	0.00	10,845.00	(10,845.00)	13,015.00

# YTD Income Statement Activity

Friday, January 3, 2020 17:50

Posted 11/1/2019 To 11/30/2019 11:59:00 PM

## Desert Color Community Master Association

### 01-Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>INCOME</b>													
<b><u>Income</u></b>													
401 Association Dues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
402 Commercial Dues	0.00	0.00	0.00	0.00	0.00	0.00	442.14	442.11	442.11	442.14	442.11	0.00	2,210.61
40501 Design Review Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,654.00	0.00	3,654.00
40505 Reinvestment Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
419 Cost Share	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
423 Bad Debt Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
430 Developer Subsidy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	(5,000.00)	0.00	0.00
TOTAL Income	0.00	0.00	0.00	0.00	0.00	0.00	442.14	5,442.11	442.11	442.14	(903.89)	0.00	5,864.61
TOTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00	442.14	5,442.11	442.11	442.14	(903.89)	0.00	5,864.61
<b>EXPENSES</b>													
<b><u>Administrative</u></b>													
563 Licenses/Fees/Permits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.36	0.00	15.36
565 Community Management F	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	5,000.00
56602 Computer Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,417.11	0.00	0.00	1,417.11
567 Meeting Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
569 Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	84.83	0.00	84.83
572 Postage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
573 Telephone	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	416.65	0.00	416.65
57901 Mileage/Auto	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
590 Web Hosting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
59401 Decorations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Administrative	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00	2,417.11	1,516.84	0.00	6,933.95
<b><u>Contract Services</u></b>													
505 Onsite Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,853.20	8,782.20	0.00	18,635.40
607 Internet	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
619 Landscape Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	356.00	0.00	356.00
620 Office Rental	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

# YTD Income Statement Activity

Posted 11/1/2019 To 11/30/2019 11:59:00 PM

## Desert Color Community Master Association

### 01-Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
625 Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL Contract Services</b>	<b>0.00</b>	<b>9,853.20</b>	<b>9,138.20</b>	<b>0.00</b>	<b>18,991.40</b>								

### Insurance

851 Insurance - D&O	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
853 Insurance - Master Policy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
855 Insurance - Excess Liability	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
857 Workers Compensation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL Insurance</b>	<b>0.00</b>												

### Parts & Supplies

709 Electrical Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
718 Landscape Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL Parts &amp; Supplies</b>	<b>0.00</b>												

### Repairs & Maintenance

61907 Landscape R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
661 Fences/Walls	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
69901 Vandalism	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
702 Signs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL Repairs &amp; Maintenan</b>	<b>0.00</b>												

### Repairs and Maintenance

61957 Irrigation Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
67205 Electrical R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL Repairs and Mainten</b>	<b>0.00</b>												

### Taxes

805 Real Estate Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL Taxes</b>	<b>0.00</b>												

### Utilities

615 Refuse Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
751 Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	388.14	59.55	0.00	447.69

# YTD Income Statement Activity

Posted 11/1/2019 To 11/30/2019 11:59:00 PM

## Desert Color Community Master Association

### 01-Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
TOTAL Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	388.14	59.55	0.00	447.69
TOTAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00	12,658.45	10,714.59	0.00	26,373.04
Excess Revenue / Expense	0.00	0.00	0.00	0.00	0.00	0.00	(557.86)	4,442.11	(557.89)	(12,216.31)	(11,618.48)	0.00	(20,508.43)

# YTD Income Statement Activity

Posted 11/1/2019 To 11/30/2019 11:59:00 PM

## Desert Color Community Master Association

### 02-Combined Neighborhood

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>INCOME</b>													
<b><u>Income</u></b>													
401 Association Dues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
40505 Reinvestment Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
419 Cost Share	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
423 Bad Debt Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>EXPENSES</b>													
<b><u>Administrative</u></b>													
51901 Cost Share - Master Associ	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
563 Licenses/Fees/Permits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
565 Community Management F	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
569 Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
572 Postage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
573 Telephone	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
575 Social Events	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
57901 Mileage/Auto	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
590 Web Hosting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
59401 Decorations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
59402 Community Welcoming	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Administrative	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Contract Services</u></b>													
60401 Gate Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
605 Janitor Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
619 Landscape Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
625 Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
629 Pool Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Contract Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

# YTD Income Statement Activity

Posted 11/1/2019 To 11/30/2019 11:59:00 PM

## Desert Color Community Master Association

### 02-Combined Neighborhood

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b><u>Parts &amp; Supplies</u></b>													
709 Electrical Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
710 Club Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
718 Landscape Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Parts & Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Parts and Supplies</u></b>													
719 Pool Supplies/Chemicals	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Parts and Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Repairs &amp; Maintenance</u></b>													
61907 Landscape R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
661 Fences/Walls	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
679 Self Help	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
695 Club R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
69901 Vandalism	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
702 Signs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
72001 Pool R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Repairs & Maintenar	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Repairs and Maintenance</u></b>													
61957 Irrigation Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
67205 Electrical R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Repairs and Mainter	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Utilities</u></b>													
615 Refuse Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
75102 Electricity - Club	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
75104 Electricity - Lagoon/Commc	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
75301 Gas - Club	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
75802 Water - Club	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
75804 Water - Irrigation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

# YTD Income Statement Activity

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## Desert Color Community Master Association

### 02-Combined Neighborhood

	January	February	March	April	May	June	July	August	September	October	November	December	Total
TOTAL Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Excess Revenue / Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

# YTD Income Statement Activity

Posted 11/1/2019 To 11/30/2019 11:59:00 PM

## Desert Color Community Master Association

### 03-Traditional Neighborhood

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>INCOME</b>													
<b><u>Income</u></b>													
401 Association Dues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
40505 Reinvestment Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
423 Bad Debt Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>EXPENSES</b>													
<b><u>Administrative</u></b>													
51901 Cost Share - Master Associ	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
51902 Cost Share - Combined Ne	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
565 Community Management F	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
569 Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
572 Postage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Administrative	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Contract Services</u></b>													
619 Landscape Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Contract Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Parts &amp; Supplies</u></b>													
709 Electrical Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
718 Landscape Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Parts & Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Repairs &amp; Maintenance</u></b>													
61907 Landscape R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
661 Fences/Walls	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Repairs & Maintenan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Repairs and Maintenance</u></b>													
61957 Irrigation Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
67205 Electrical R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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Desert Color Community Master Association

03-Traditional Neighborhood

	January	February	March	April	May	June	July	August	September	October	November	December	Total
TOTAL Repairs and Mainter	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Utilities</b>													
75804 Water - Irrigation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Excess Revenue / Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

# YTD Income Statement Activity

Friday, January 3, 2020 17:50

Posted 11/1/2019 To 11/30/2019 11:59:00 PM

## Desert Color Community Master Association

### 05-Town Center Commercial

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>INCOME</b>													
<b><u>Income</u></b>													
402 Commercial Dues	0.00	0.00	0.00	0.00	0.00	0.00	1,313.00	1,313.00	1,313.00	1,313.00	1,313.00	0.00	6,565.00
40505 Reinvestment Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
498 Reserve Fund Transfer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Income	0.00	0.00	0.00	0.00	0.00	0.00	1,313.00	1,313.00	1,313.00	1,313.00	1,313.00	0.00	6,565.00
TOTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00	1,313.00	1,313.00	1,313.00	1,313.00	1,313.00	0.00	6,565.00
<b>EXPENSES</b>													
<b><u>Administrative</u></b>													
51901 Cost Share - Master Associ	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
565 Community Management F	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Administrative	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Contract Services</u></b>													
619 Landscape Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
642 Street Sweeping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
67206 Lights & Transformer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Contract Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Insurance</u></b>													
853 Insurance - Master Policy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Repairs &amp; Maintenance</u></b>													
61907 Landscape R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Repairs & Maintenar	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Repairs and Maintenance</u></b>													
67205 Electrical R&M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Repairs and Mainter	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b><u>Taxes</u></b>													
805 Real Estate Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Posted 11/1/2019 To 11/30/2019 11:59:00 PM

Desert Color Community Master Association

05-Town Center Commercial

	January	February	March	April	May	June	July	August	September	October	November	December	Total
TOTAL Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Utilities</b>													
751 Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Excess Revenue / Expense	0.00	0.00	0.00	0.00	0.00	0.00	1,313.00	1,313.00	1,313.00	1,313.00	1,313.00	0.00	6,565.00

Posted 11/1/2019 To 11/30/2019 11:59:00 PM

**Desert Color Community Master Association**  
**11-Reserves Town Center Commercial**

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>INCOME</b>													
<b><u>Income</u></b>													
498 Reserve Fund Transfer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Excess Revenue / Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

# AR Delinquent Report - No Owner Names

Friday, January 3, 2020 17:28

Posted Date 11/30/2019

## Desert Color Community Master Association

Acct #	Status	Current	30 - 59 Days	60 - 89 Days	90 Days	120 Days	150 Days	>180 Days	Balance
<b>Desert Color- Commercial</b>									
76602	Owner	0.00	4,151.10	0.00	0.00	4,151.10	0.00	0.00	8,302.20
76604	Owner	0.00	0.00	209.79	0.00	209.79	0.00	0.00	419.58
		0.00	4,151.10	209.79	0.00	4,360.89	0.00	0.00	8,721.78

# AR Delinquent Report - No Owner Names

Friday, January 3, 2020 17:28

Posted Date 11/30/2019

## Desert Color Community Master Association

Acct #	Status	Current	30 - 59 Days	60 - 89 Days	90 Days	120 Days	150 Days	>180 Days	Balance
<b>Count:</b>	2	0.00	4,151.10	209.79	0.00	4,360.89	0.00	0.00	8,721.78

### Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
12	0	12	12	0	100.00%

## Charge Code Summary

Description	G/L Acct #	Current	30 - 59 Days	60 - 89 Days	90 Days	120 Days	150 Days	>180 Days	Balance
Commercial Dues	111	0.00	212.10	209.79	0.00	4,360.89	0.00	0.00	4,782.78
Town Center Assessment	111	0.00	3,939.00	0.00	0.00	0.00	0.00	0.00	3,939.00
		0.00	4,151.10	209.79	0.00	4,360.89	0.00	0.00	8,721.78

# AR Prepaid Report - No Owner Names

Friday, January 3, 2020 17:34

Posted Date 11/30/2019

## Desert Color Community Master Association

Acct #	Status	Current	30 - 59 Days	60 - 89 Days	90 Days	120 Days	150 Days	>180 Days	Balance
<b>Desert Color- Commercial</b>									
76603	Owner	0.00	-1,599.53	0.00	0.00	0.00	0.00	0.00	-1,599.53
		0.00	-1,599.53	0.00	0.00	0.00	0.00	0.00	-1,599.53

# AR Prepaid Report - No Owner Names

Posted Date 11/30/2019

## Desert Color Community Master Association

Acct #	Status	Current	30 - 59 Days	60 - 89 Days	90 Days	120 Days	150 Days	>180 Days	Balance
<b>Count:</b>	1	0.00	-1,599.53	0.00	0.00	0.00	0.00	0.00	-1,599.53

### Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
12	0	12	12	0	100.00%

## Charge Code Summary

Description	G/L Acct #	Current	30 - 59 Days	60 - 89 Days	90 Days	120 Days	150 Days	>180 Days	Balance
*Union Bank payments	101	0.00	-1,599.53	0.00	0.00	0.00	0.00	0.00	-1,599.53
		0.00	-1,599.53	0.00	0.00	0.00	0.00	0.00	-1,599.53

# AP Open Payables

7:11:27 PM

Invoice Date 12/08/2019

## Desert Color Community Master Associatio

Date	Description	Invoice #	Memo	Amount	Payable	Due Date	Days
<b>Cash - Operating Union</b>							
CCMC							
7/1/2019	565	Community Manage	JULY2019-MI July Mgmt Fee	1,000.00	1,000.00		160
CCMC							
10/14/2019	505	Onsite Services	PPE 1011201 PPE 10112019	3,855.60	3,855.60		55
CCMC							
10/25/2019	56602	Computer Equipme	Oct 2019 Adn Oct 2019 Admin Fees	1,417.11	1,417.11		44
CCMC							
10/28/2019	505	Onsite Services	PPE 1025201 PPE 10252019	4,284.00	4,284.00		41
CCMC							
11/11/2019	505	Onsite Services	PPE1108201! PPE11082019	4,284.00	4,284.00		27
CCMC							
11/25/2019	505	Onsite Services	PPE1122201! PPE11222019	4,284.00	4,284.00		13
CCMC							
11/25/2019	569	Office Supplies	18230765	84.83	84.83		13
Landtrends Inc							
10/15/2019	619	Landscape Contract	18267 Landscape Maintenance	356.00	356.00		54
<b>Desert Color Community Master Association Totals:</b>				<b>19,565.54</b>	<b>19,565.54</b>		
<b>Cash - Operating Union Balance:</b>				<b>2,756.69</b>			

GL Ledger Summary

Friday, January 3, 2020

17:50

Posted 11/1/2019 To 11/30/2019 11:59:00 PM

Desert Color Community Master Association

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
<b>101 Cash - Operating Union *****8905 - 01-Operating</b>							<b>5,408.47</b>
11/8/2019	11/8/2019	A/P	01-Operating	A/P Voucher Post: Chk# 4: CCMC		1,000.00	4,408.47
11/8/2019	11/8/2019	A/P	01-Operating	A/P Voucher Post: Chk# 5: Verizon Wireless		542.05	3,866.42
01-Operating - Net Change: (1,542.05)					0.00	1,542.05	3,866.42
<b>111 Accounts Receivable - 01-Operating</b>							<b>843.78</b>
<b>111 Accounts Receivable - 05-Town Center Commercial</b>							<b>3,939.00</b>
<b>112 AR Other - 01-Operating</b>							<b>0.00</b>
11/30/2019	11/30/2019	G/L	01-Operating	Due from Terravita-Verizon Phone Bill	125.40		125.40
11/30/2019	11/30/2019	G/L	01-Operating	DRC fees Collected by Developer	3,654.00		3,779.40
01-Operating - Net Change: 3,779.40					3,779.40	0.00	3,779.40
<b>112 AR Other - 05-Town Center Commercial</b>							<b>3,939.00</b>
<b>131 Deposits - 01-Operating</b>							<b>100.00</b>
<b>210 Accrued Expense - 01-Operating</b>							<b>(1,798.60)</b>
11/1/2019	11/1/2019	G/L	01-Operating	Reverse entry: October Payroll Accrual	1,713.60		(85.00)
11/1/2019	11/1/2019	G/L	01-Operating	REV October Utility Accrual	85.00		0.00
11/30/2019	11/30/2019	G/L	01-Operating	November Payroll Accrual		1,927.80	(1,927.80)
11/30/2019	11/30/2019	G/L	01-Operating	November Utility Accrual		144.55	(2,072.35)
11/30/2019	11/30/2019	G/L	01-Operating	Oct & Nov MS License Accrual		15.36	(2,087.71)
01-Operating - Net Change: (289.11)					1,798.60	2,087.71	(2,087.71)
<b>211 Accounts Payable - 01-Operating</b>							<b>(10,556.71)</b>
11/22/2019	10/15/2019	A/P	01-Operating	A/P Voucher Post: Landtrends Inc		356.00	(10,912.71)
11/6/2019	10/26/2019	A/P	01-Operating	A/P Voucher Post: Verizon Wireless		542.05	(11,454.76)
11/1/2019	11/1/2019	A/P	01-Operating	A/P Voucher Post: CCMC		1,000.00	(12,454.76)
11/8/2019	11/8/2019	A/P	01-Operating	A/P Voucher Post: Chk# 4: CCMC	1,000.00		(11,454.76)
11/8/2019	11/8/2019	A/P	01-Operating	A/P Voucher Post: Chk# 5: Verizon Wireless	542.05		(10,912.71)
11/25/2019	11/25/2019	A/P	01-Operating	A/P Voucher Post: CCMC		8,568.00	(19,480.71)
11/27/2019	11/25/2019	A/P	01-Operating	A/P Voucher Post: CCMC		84.83	(19,565.54)
01-Operating - Net Change: (9,008.83)					1,542.05	10,550.88	(19,565.54)
<b>21101 Accounts Payable - Other - 01-Operating</b>							<b>(403.14)</b>
<b>213 Unearned Assessments - 01-Operating</b>							<b>(884.22)</b>
11/30/2019	11/30/2019	G/L	01-Operating	Earn November Income	442.11		(442.11)
01-Operating - Net Change: 442.11					442.11	0.00	(442.11)
<b>213 Unearned Assessments - 05-Town Center Commercial</b>							<b>(2,626.00)</b>
11/30/2019	11/30/2019	G/L	05-Town Center Comm	Earn November Income	1,313.00		(1,313.00)
05-Town Center Commercial - Net Change: 1,313.00					1,313.00	0.00	(1,313.00)
<b>214 Prepaid Assessments - 01-Operating</b>							<b>(1,599.53)</b>
<b>238 Note Payable - Developer - 01-Operating</b>							<b>0.00</b>
11/30/2019	11/30/2019	G/L	01-Operating	Reclass to Loan per Developer		5,000.00	(5,000.00)
01-Operating - Net Change: (5,000.00)					0.00	5,000.00	(5,000.00)

# GL Ledger Summary

Friday, January 3, 2020

17:50

Posted 11/1/2019 To 11/30/2019 11:59:00 PM

## Desert Color Community Master Association

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
<b>402 Commercial Dues - 01-Operating</b>							<b>(1,768.50)</b>
11/30/2019	11/30/2019	G/L	01-Operating	Earn November Income		442.11	(2,210.61)
			01-Operating - Net Change: (442.11)		0.00	442.11	(2,210.61)
<b>402 Commercial Dues - 05-Town Center Commercial</b>							<b>(5,252.00)</b>
11/30/2019	11/30/2019	G/L	05-Town Center Comm	Earn November Income		1,313.00	(6,565.00)
			05-Town Center Commercial - Net Change: (1,313.00)		0.00	1,313.00	(6,565.00)
<b>40501 Design Review Fee - 01-Operating</b>							<b>0.00</b>
11/30/2019	11/30/2019	G/L	01-Operating	DRC fees Collected by Developer		3,654.00	(3,654.00)
			01-Operating - Net Change: (3,654.00)		0.00	3,654.00	(3,654.00)
<b>430 Developer Subsidy - 01-Operating</b>							<b>(5,000.00)</b>
11/30/2019	11/30/2019	G/L	01-Operating	Reclass to Loan per Developer	5,000.00		0.00
			01-Operating - Net Change: 5,000.00		5,000.00	0.00	0.00
<b>505 Onsite Services - 01-Operating</b>							<b>9,853.20</b>
11/1/2019	11/1/2019	G/L	01-Operating	Reverse entry: October Payroll Accrual		1,713.60	8,139.60
11/25/2019	11/25/2019	A/P	01-Operating	A/P Voucher Post: CCMC	8,568.00		16,707.60
11/30/2019	11/30/2019	G/L	01-Operating	November Payroll Accrual	1,927.80		18,635.40
			01-Operating - Net Change: 8,782.20		10,495.80	1,713.60	18,635.40
<b>563 Licenses/Fees/Permits - 01-Operating</b>							<b>0.00</b>
11/30/2019	11/30/2019	G/L	01-Operating	Oct & Nov MS License Accrual	15.36		15.36
			01-Operating - Net Change: 15.36		15.36	0.00	15.36
<b>565 Community Management Fees - 01-Operating</b>							<b>4,000.00</b>
11/1/2019	11/1/2019	A/P	01-Operating	A/P Voucher Post: CCMC	1,000.00		5,000.00
			01-Operating - Net Change: 1,000.00		1,000.00	0.00	5,000.00
<b>56602 Computer Equipment - 01-Operating</b>							<b>1,417.11</b>
<b>569 Office Supplies - 01-Operating</b>							<b>0.00</b>
11/27/2019	11/25/2019	A/P	01-Operating	A/P Voucher Post: CCMC	84.83		84.83
			01-Operating - Net Change: 84.83		84.83	0.00	84.83
<b>573 Telephone - 01-Operating</b>							<b>0.00</b>
11/6/2019	10/26/2019	A/P	01-Operating	A/P Voucher Post: Verizon Wireless	542.05		542.05
11/30/2019	11/30/2019	G/L	01-Operating	Due from Terravita-Verizon Phone Bill		125.40	416.65
			01-Operating - Net Change: 416.65		542.05	125.40	416.65
<b>619 Landscape Contract - 01-Operating</b>							<b>0.00</b>
11/22/2019	10/15/2019	A/P	01-Operating	A/P Voucher Post: Landtrends Inc	356.00		356.00
			01-Operating - Net Change: 356.00		356.00	0.00	356.00
<b>751 Electricity - 01-Operating</b>							<b>388.14</b>
11/1/2019	11/1/2019	G/L	01-Operating	REV October Utility Accrual		85.00	303.14
11/30/2019	11/30/2019	G/L	01-Operating	November Utility Accrual	144.55		447.69
			01-Operating - Net Change: 59.55		144.55	85.00	447.69

**COLLECTION COMPARABLES**

<b>Comparable</b>	<b>Miller Harrison</b>	<b>Jenkins Bagley</b>
Setup fee	No Fee	\$250
Fee	No Fee	No Fee
Terminated services	All Cost plus up to \$400 in attorney fees	
Timeframe from submission to Lien		10 days until notice to lien but typically does it in 3 days
How \$ collected applied	50/50 association/Attorney	50/50 association/Attorney
Foreclosure	50/50 association/Attorney until both are paid in full	60% of principle plus other costs will be paid to the association
Assoc accepts payment directly	If Assoc. collects, those funds must be sent to Firm	Assoc. reimburses all costs and fees to the attorney
Court determines CC&R or Assessment invalid or unenforceable	Never seen that happen.	Assoc. reimburses all costs and fees
Firm determines Uncollectible	No set positon, We would discuss before this happens with a file	Assoc. pays \$400 plus out of pocket costs
Disbursement of Recovered Funds	Generally paid between 7 and 10 days	Firm retains first all monies owed then disburses funds to association within 6 business day following collection
Communication with lot owner during collections	Prefer refer them to Attorney but if collect, then forward it. Association may settle and remove unit from collections but must pay all out of pocket expenses of the Attorney	Only the Firm may discuss the delinquency with Owner
Billing Terms	1/10th	1/10ths
Rate	\$90 - \$285	\$200 - \$300 per hour
Rate 2 Paralegal	See rates above	\$65 to \$115
interest owned to Attorney on unpaid balance	18%	18%
Termination	Either party can terminate immediately	30 days-notice - Mediation of at least 6 hrs. before being able to litigate.

**COLLECTION PROCEDURE  
TERMS OF ENGAGEMENT  
and  
RETAINER AGREEMENT**

This Retainer Agreement (“Agreement”) is entered into on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_ between **Jenkins Bagley, PLLC** (at times referred to as “Collection Attorney” and at other times referred to as the “Firm”), and \_\_\_\_\_ **Association** (“Association” and/or “Client”) (the parties are sometimes individually referred to as a “Party” and collectively as the “Parties”).

**RECITALS**

The Parties recite and declare as follows:

- A. Association, through its Governing Documents, has adopted a collection procedure concerning collection of unpaid assessments;
- B. The Firm is entitled to rely upon all the representations of Association as it relates to the Association’s collection procedure;
- C. For each matter assigned under the collection procedure, Association retains the Firm under the terms of this Agreement to collect the unpaid Assessment Claims and Claim Charges (as those terms are defined *infra*).
- D. Part One of this Agreement governs matters under the collection procedure, part Two governs matters under various matters undertaken by the Firm as special counsel for the Association, and Part Three applies to all matters within this Agreement.

NOW THEREFORE, the Association engages the Firm under the terms and covenants of this Agreement.

**PART ONE**

**COLLECTION - NON-FEE SERVICES**

Section 1.     Declaration of Default. Association shall provide to the Firm a Declaration of Default for each matter assigned. The information provided by Association in the Declaration of Default shall include, without limitation, current information about the balance owed by the delinquent Owner, pending sale, foreclosure, litigation, bankruptcy, a detailed ledger of amounts of the unpaid Assessment Claims and Claim Charges. If the Declaration of Default does not include all Claim Charges to which the Association is entitled, the Firm may add such other Claim Charges as the Association is entitled to collect under the Association's Governing Documents.

Section 2.     Preparation and Recordation of a Notice of Assessment Lien. Unless otherwise instructed by the Association, within approximately ten (10) business days of receiving the Declaration of Default, the Firm agrees to record a Notice of Delinquent Assessment and Lien Claim and Request for Notice (the “Lien”) in the real property records of the county in which the Lot/Unit is located. At the time of the preparation of the Lien, the Firm shall prepare and mail, along with a copy of the Lien, a demand letter to the delinquent Owner.

Section 3.     Authority to Pursue Foreclosure, Litigation, or Other Remedy. Unless otherwise specifically directed by the Association in writing, the Firm, at the Firm 's election, shall have the right to

either foreclose the Lien or seek an assignment of rents or file a lawsuit for damages. (Association designates the Firm as its trustee for the purpose of conducting non-judicial foreclosure sales.) Typically, and subject to the limitations provided for in Section 7 and the discretion and election of the Firm, the following procedures will be followed to collect Assessment Claims and Claim Charges and will take approximately five (5) months to complete:

Owner-Occupied/In-State Owner	Occupied by Tenant	Out of State Owner/Vacant Land
1. Lien 2. Proceed w/nonjudicial foreclosure, if available 3. Trustee's Sale	1. Lien 2. Demand to Owner 3. Assignment of Rents 4. Foreclosure/suit for balance	1. Lien 2. Notice of Election to Sell 3. Notice of Sale 4. Nonjudicial Sale of Property

Section 4. Status Reports. The Firm shall provide, at a minimum, periodic reports to the Association's board or manager.

Section 5. Attorney's Fees and Court Costs. Except for an **initial one time set up fee of \$250**, and subject to Section 7, Association will not be required to pay any attorney's fees, court costs, or expenses of collection of the Assessment Claims and Claim Charges. Such fees and costs, however, will still accrue and will be collected from the debtor, if possible.

Section 6. Assignment of "Claim Charges". Association hereby assigns to the Firm, all of Association's Claim Charges, except for an administration fee payable to the Association or Manager and non-sufficient funds (NSF) charges incurred by the Association or Manager to which the Association or Manager is entitled.

Section 7. Limitations. **The foregoing is subject to the following:**

A. Foreclosure. In the event of a foreclosure by a lienholder with a lien priority right senior to the Association which voids the lien of the Association, the Firm **may** elect to continue to pursue a judgment against the Owner and seek to recover the judgment from the real and personal property assets of the Owner. In the event that the Firm collects any monies from the Owner, the Firm shall be entitled to forty percent (40%) of the principal of the Assessment Claims, along with the entire amount of accrued interest and all of the Claim Charges, in addition to attorneys' fees and court costs.

B. Bankruptcy. Association will promptly inform the Firm of any threatened or pending bankruptcy filing. The Firm is not obligated to prosecute a bankruptcy case, but in Chapter 11 or Chapter 13 cases, the Firm may file a Proof of Claim with the bankruptcy court. Payments from the bankruptcy trustee will be first applied to attorney's fees and Claim Charges owed to the Firm.

C. Suit by Owner. If the Owner sues or countersues the Association or the Firm, the costs and attorney's fees in such litigation shall be borne by the Association at the rates set forth in Part Two below.

D. Incorrect Information: Out-of-Pocket Expenses and Attorney's Fees. In the event Association has provided incorrect information, the Association's Governing Documents do not provide for the recovery of attorney's fees, the Association accepts payments directly and not through the Firm, or the Assessment Claims or Claim Charges are determined invalid or unenforceable by a court of competent jurisdiction, Association shall reimburse the Firm for all out-of-pocket expenses and attorney's fees.

E. Turned Over in Error. If a collection matter is turned over to us due to Association or Property manager error, and the error is discovered within thirty (30) days of the date the file was turned over to us, we will bill the Association a flat fee of \$150.00, plus costs. If the error is discovered more than thirty (30) days after turnover, the Association will be billed for all attorney fees and costs incurred.

F. Uncollectibility. If the Firm determines that a collection on a lot or unit undertaken by us under this Agreement is uncollectible, Association agrees to pay at termination of our representation on that matter \$400.00 plus out of pocket costs. We may deem a matter uncollectible due to a bankruptcy of the adverse party or a co-debtor, or due to the foreclosure by a senior mortgage, trust deed, or lienholder resulting in unenforceability of the Association's lien. We may also deem a matter uncollectible for other reasons, including but not limited to: (1) situations in which the adverse party is out-of-state; (2) the adverse party appears to lack assets or employment sufficient to pay the amounts owed; (3) the likelihood of recovery is low; (4) the debtor is a defunct company; or (5) the cost to collect will be excessive. Such determinations shall be at the sole discretion of the Firm.

Section 8. Disbursement of Recovered Funds. Within six (6) business days following the collection of all monies, in immediately available funds, related to the Assessment Claims and Claim Charges, the Firm shall disburse to Association those monies actually collected and due to the Association under the terms of this Agreement. If monies related to Assessment Claims and Claim Charges are not paid by immediately available funds, then within thirty (30) days the Firm shall disburse to Association those monies actually collected and due to the Association under the terms of this Agreement. Interest shall not accrue to the benefit of Association on escrowed funds. **The Firm will be entitled to retain first all monies owed to it under the terms of this Agreement before disbursing funds to Association.**

Section 9. Governing Documents. Association shall provide the Firm with copies of all its current governing documents, including without limitation, Articles of Incorporation, Bylaws, recorded Plat Map(s), and recorded Declaration of Covenants, Conditions and Restrictions (CC&Rs), any amendments thereto, the Association Collection Rule and any other governing documents as defined by Utah Code Section 57-8a-102(10) or Utah Code Section 57-8-3(20) (collectively referred to in this Agreement as the "Governing Documents") and all other information necessary for the Firm to perform this Agreement.

Section 10. Association to Provide Accurate Information. All information provided to the Firm from the Association shall be true and accurate and the Association shall keep the Firm informed as to any changes in the information provided.

Section 11. Conditions and Exclusions.

A. The Lien and Foreclosure procedures and/or litigation shall only be stayed if ordered by the Court or directed by the Association, its Manager or other agent.

B. All communications with the delinquent owner of a Lot/Unit concerning his/her account(s) which have been assigned to the Firm will be conducted exclusively through the Firm's office until the Owner cures the delinquency. Additionally, Association shall refer all payment inquiries from real estate agents/brokers, escrow agents/companies and others to the Firm.

D. If Association terminates this Agreement, the Association shall pay the Firm all reasonable attorney's fees and costs incurred related to ongoing collections which Association has removed the Firm by termination of this Agreement.

Section 12. Contact Person. Association shall provide the Firm with the name, address, telephone number, facsimile number, and e-mail address, if applicable, of the person designated by Association to serve as the Firm's official contact person for Association's delinquent accounts, and all contacts with Association by the Firm shall be with such person and/or such person's designee(s). Association shall notify the Firm promptly in writing of any changes in the identity of such persons and/or any changes in Association's assessments or related amounts accruing during any delinquency. In the event Association has engaged a Manager, that Manager shall be deemed the contact person.

## **PART TWO**

### **NON-COLLECTION – FEE BASED WORK**

Section 13. Retainer. Depending on the nature of the matter in which representation for the Association is undertaken, a retainer may be required.

Section 14. Attorneys/Staff & Rates. Firm has the sole discretion to determine which attorney may assist on Client's matters. All services performed by Firm will be billed based upon value, complexity, urgency, novelty and difficulty of the matter, the amount of damages, and the time limitations imposed by Association or the circumstances. Firm will bill in increments of one tenth (.10) of an hour, with a daily minimum entry of two-tenths (.2) of an hour. Rates for services may increase with thirty (30) days advance written notice to Association, and shall be billed based upon one or a combination of the following:

A. Hourly Rates. The Firm may bill based upon the hourly rates of the attorneys and staff. Attorneys are billed at an hourly rate of between \$200.00 and \$300.00/hour, and the Primary Attorney working on your matter(s) will bill at a rate ranging between \$175.00 and \$220.00 per hour. Para-professionals will bill at rates ranging between \$65 and \$115 per hour;

B. Value Based Rates. In addition to hourly rates, Firm may bill based upon the reasonable value of services; and

C. Flat Rate. Firm may provide work at flat rates upon such terms as agreed upon with the Association.

Section 15. Fees and Costs. Association shall be billed for all time spent on Client's matter(s) including but not limited to: all preparation for and participation in all phone calls, meetings, depositions, hearings, and trials; all research, both legal and factual; all reviews of all related materials and documents; the drafting, revising and finalizing of all memoranda, correspondence, contracts, pleadings and all other documents, and writings, etc; travel time; and all other charges for the value of services provided. All costs and expenses incurred in connection with Client's matter shall be charged to Association including but not limited to: filing fees, witness fees, expert witness fees, sheriff and constable fees, mileage, expenses of depositions, investigative expenses, copying and printing costs, long distance telephone and facsimile charges, postage, and all other expenses incidental to the representation of Association.

Section 16. Statements & Interest. Firm shall submit regular statements to Association which shall be due and payable upon receipt and shall bear interest on the unpaid balance at the rate of one and one half percent (1.5%) per month. The charging of this interest shall not be deemed to be a financing arrangement excusing full payment. Firm may choose to or not to show or bill the interest on the statements, and Firm may also retroactively show or charge interest for all periods.

## **PART THREE**

Section 17. Collection. Subject to Sections 5 and 7, Association shall bear all costs, expenses,

and attorney fees incurred by Firm or any other agent or law firm to collect any amounts owed by Association on this or any of Client's other matters. Firm shall have a security interest and lien from the date of this Agreement on all of Client's causes of action, counterclaims, and all Client's property (both real and personal) for the payment of all costs, expenses, and attorney fees charged by Firm in this or in Client's other matters. Association consents to Firm taking all steps necessary to perfect such security interest, including the filing of a notice of interest or a financing statement or attorneys' lien.

Section 18. Termination of Services. Client or Firm may terminate further services under this Agreement at will, but only upon 30 days advance written notice. However, such termination shall not affect Firm's ability or rights of collection as provided herein or otherwise allowed by law. In the event of termination by either party, Client shall execute a substitution of counsel or Notice of Appearance pro se.

Section 19. Mediation/Litigation. If a dispute arises from or relates to this Agreement or the breach thereof, the Parties shall participate in at least six (6) hours of mediation before a law-trained mediator in an effort to settle any dispute between the Parties. Mediation proceeding shall take place in the county and state where the Association is located. Each Party shall bear their own costs and attorney's fees incurred in relation to the mediation process. If the dispute cannot be settled through mediation, the Parties may bring an action only in the Fifth Judicial District in and for Washington County, State Utah. The prevailing Party to any action brought in relation to this Agreement shall recover all costs, expenses and reasonable attorney's fees incurred in the post-mediation proceedings from the non-prevailing Party. This Agreement shall be construed in accordance with the substantive and procedural laws, including the applicable statute of limitations, of the State of Utah. If a court shall find any provision of this Agreement unenforceable under Utah law, such provision shall be stricken and the remainder of the Agreement shall remain in full force and effect. The Firm shall have all rights available in law and equity to enforce this Agreement, including the rights of specific performance and injunction.

Section 20. General Terms:

A. The headings in this Agreement are for ready reference only and shall not be used to limit or expand the terms of this Agreement.

B. As used in this Agreement, "Assessment Claims" shall mean and include all authorized outstanding assessments, including accruing assessments, against an Owner and Lot for each matter assigned to the Firm to collect. Assessment Claims shall also include all fines for which the time for appeal described in Utah Code Subsection 57-8a-208(5) has expired and the Lot owner did not file an appeal, or a final order has been entered upholding a fine imposed under Utah Code Section 57-8a-208(1). If the Association is a condominium association, then Assessment Claims shall include a fine that the association of unit owners imposes against a unit owner in accordance with Utah Code Section 57-8-37, if: (A) the time for appeal described in Subsection 57-8-37(5) has expired and the unit owner did not file an appeal; or (B) the unit owner timely filed an appeal under Subsection 57-8-37(5) and the district court issued a final order upholding a fine imposed under Subsection 57-8-37(1).

C. As used in this Agreement, "Claim Charges" shall mean and include all authorized late charges or fees, interest and any other fees related to the Assessment Claims or that are otherwise allowed to be levied against a delinquent owner pursuant to the Association's Governing Documents.

D. If a court shall find any provision of this Agreement unenforceable under Utah law, such provision shall be stricken and the remainder of the Agreement shall remain in full force and effect.

E. This Agreement shall inure to the benefit of and be binding upon the parties, their heirs, successors, agents and assigns.

F. This Agreement is intended by the Parties to be the final expression of their agreement with respect to the subject matter hereof, and is intended as the complete and exclusive statement of the terms of the Agreement between the Parties. As such, this Agreement constitutes the entire agreement between the parties, whether oral or written, with respect to the subject matter hereof, and may only be modified by subsequent writing duly executed by both Parties.

G. Each Party agrees to execute all documents necessary to complete the transactions contemplated herein.

H. This Agreement may be executed in counterparts; each counterpart being considered an original and all counterparts comprising one document.

I. Facsimile signatures shall be considered the same as original signatures.

**ASSOCIATION:**

\_\_\_\_\_

**ASSOCIATION**

**COLLECTION ATTORNEY/FIRM:**

**JENKINS BAGLEY, PLLC**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Title: \_\_\_\_\_

By: \_\_\_\_\_

Bruce C. Jenkins

Carson B. Bagley



**PETER H. HARRISON, Esq.**

UTAH BAR NO. 11365

OFFICE: 801.692.0794

MOBILE: 801.721-6552

PHARRISON@MILLERHARRISONLAW.COM

*Admitted to practice in:*

Utah

January 2, 2020

Desert Color Community Master Association, Inc.  
c/o Steven Bingham  
[sbingham@ccmcnet.com](mailto:sbingham@ccmcnet.com)

*Re: Representation Agreement – No Fee Collection Program; General Matters*

Dear Board of Trustees,

Thank you for choosing Miller Harrison LLC to represent your Association. This letter summarizes the terms of representation under the "No Fee Collection Program". It also provides a general understanding for our representation in the event that you request our other legal services. Utah law requires that we reach an agreement in advance of our representation as to the conditions and guidelines that will govern our relationship for this and any future representation. This Agreement covers the scope of my services, and the terms of payment relating to attorneys fees and costs under the No Fee Collection Program.

We are committed to providing effective legal representation. We strive to earn your absolute trust and desire to have open and candid communication between attorney and client.

Once you turnover a collection matter to us, we will aggressively pursue the debt. We will keep you informed of our collection efforts and welcome your phone calls or emails to discuss a file or get an update on our progress.

We will front all collection costs for the Association and collect them and our attorneys' fees directly from the debtor, unless you terminate our services before we have fully collected on a matter, or if the matter becomes uncollectible due to a bankruptcy of the debtor and/or foreclosure of the property at issue. If you terminate our services before we have fully collected on a matter, you will be responsible to pay for all of our attorneys' fees expended on the case as well as all fronted collection costs. If a matter becomes uncollectible, you will reimburse us for our costs and we reserve the right to ask that you pay us up to \$400 in attorneys' fees.

We must process all payments from the debtor whose file has been turned over to us for collection. If the Association or its manager received any payments from the debtor they must be sent to us unless we direct otherwise. All payments from the debtor will be applied equally (50/50) to outstanding balances held by the Association (delinquent assessments and fees) and us (our accrued attorneys' fees and costs). We will disburse the Association's portion of the payment to you. The portion of payments we retain will be applied first to any costs advanced to date, and secondly, to attorneys' fees incurred

to date. Once either of us has been paid in full by the debtor, the remaining payments shall be disbursed entirely to the other party until paid in full. Ultimately, the Association and Miller Harrison will be paid in full by the debtor.

We reserve the right to negotiate a reduction in our attorneys' fees with a debtor in an effort to help promote and encourage settlement. However, we will not offer the debtor a discount in the monies owing the Association unless the Association authorizes us to do such.

If other non-collection legal needs arise and the Association asks us to perform such services they will be handled on an hourly payment basis for the Association, unless we agree to handle the matter under a different payment arrangement in advance. I currently bill at \$250 per hour. Legal services of these types would be invoiced monthly to the Association.

Please note that all communications between us involving the subject of our representation are confidential attorney-client communications and will be used by us for the sole purpose of pursuing your interests. Additionally, with respect to this representation, you agree to waive any conflicts, past, present, or future, with us and any other case or claim.

The Association may terminate our representation at any time. In the event that our representation terminates, you may obtain a copy of any portion of the files created and maintained in connection with our representation (except our internal work papers) upon payment of all accrued fees and costs, and the costs of reproducing the files requested. Likewise, we have a corresponding right to terminate representation at anytime.

Thank you for taking a moment to carefully read this letter. If I correctly summarizes your understanding of our attorney-client relationship and fee agreement under the No Fee Collection Program, please take a moment to sign the a copy of this correspondence where indicated, and return it to Miller Harrison.

Again – thank you for choosing Miller Harrison to represent you. We are confident we can provide you excellent service and we look forward to working with your Association. Please don't hesitate to call with any questions or concerns.

Very truly yours,

MILLER HARRISON LLC

*/s/ Peter H. Harrison*

Attorney at Law

Peter H. Harrison

READ, UNDERSTOOD, AND AGREED:

By:  
Authorized Representative Date

---

Printed name and position

## DISCLOSURE STATEMENT

Statements of MILLER HARRISON LLC, are due and payable within 30 days. To the extent that a statement balance remains outstanding, a charge (called the "FINANCE CHARGE") will be imposed as follows:

- a. Statements will show the balance (called the "Balance Due") that you owe. If that balance is fully paid within 30 days, there will be no FINANCE CHARGE imposed. If it is not, however, our next statement may refer to that same amount (called the "Previous Balance") and impose a FINANCE CHARGE on it.
- b. The FINANCE CHARGE will be calculated in the following manner -- we will, on a monthly basis, charge you an amount equal to 1/12 of an annual interest charge of eighteen percent (18%). Such charges will be clearly reflected on each of our monthly statements.
- c. Unless a written agreement has been entered into between us to the contrary, we may:
  - i. Insist that your entire Balance Due be paid within 30 days following receipt of our statement;
  - ii. Charge you for our reasonable attorneys' fees and court costs if we must use an attorney for collecting your Balance Due;
  - iii. Change the basis of calculating our FINANCE CHARGE if the law permits (with at least 30 days' written notice); and
  - iv. Terminate our representation with written notice for nonpayment of your Balance Due (if our representation is terminated, you must still pay our FINANCE CHARGE until your Balance Due has been paid in full).
- d. You may, of course, pay your entire Balance Due at any time without additional charge or penalty.
- e. Please notify us in case of errors or questions about your statement. If you think your statement may be wrong, or if you need more information about a transaction reflected on your statement, please write to us as soon as possible at [tlamarr@millerharrisonlaw.com](mailto:tlamarr@millerharrisonlaw.com), or 5292 South College Drive, Suite 304, Murray, UT 84123. We must hear from you no later than 60 days after we first send you the statement on which the error or problem appears. You can telephone us, but doing so will not preserve your rights under the Fair Credit Billing Act.
- f. (f) If you write us, please provide the following information:
  - i. Your name and client matter number;
  - ii. The dollar amount of the suspected error; and

- iii. A description of the error. Explain, if you can, why you believe there is an error. If you simply need more information about a transaction, please describe the item you are not sure about.
  
- g. After we have received your written inquiry, we will acknowledge the same within 30 days, unless we have corrected the error by then. Within 90 days, we will either correct the error or explain why we believe the statement was correct. After we receive your inquiry, we will not try to collect any amount you question, or report you as delinquent. We will, however, continue billing you for the amount you question, as well as continue imposing our FINANCE CHARGE. You, in turn, will not have to pay any questioned amount while we are investigating, but you are still obligated to pay any portion of your statement that is not in question.
  
- h. If we find that we made a mistake on your statement, we will waive any FINANCE CHARGE related to the amount charged for the questioned transaction. If we did not make a mistake on your statement, however, you will have to pay such FINANCE CHARGE, as well as the questioned amount itself. In either case, we will send you our next regular statement reflecting the amount you owe and the date that it is due. If you then fail to pay the Balance Due, we may report you as delinquent and proceed with collection action. If our explanation does not satisfy you and you write us within 10 days telling us that you still refuse to pay, we must tell anyone we report you to that you have a question about your statement. We must also inform you of anyone we report you to. Finally, we must tell anyone we report you to that this matter has been settled between us when it finally is.

### **FEE SCHEDULE AND TERMS**

Services for which you will be billed include all time devoted to representation of the client's interests, including telephone conferences, meetings, travel, research and court appearances, as well as preparation of correspondence, pleadings, memoranda, briefs and other documents. Our rates for attorneys' and law clerks' services vary with the experience and skill of the individual who performs those services. Our current rate per hour for attorneys is \$200.00 - \$285.00. Monthly postage, photocopies, and long distance telephone charges will be applied to each month's bill. Our rates for services may be changed from time to time, with any such change to be indicated on our monthly statement. You may object to an increased rate within 30 days of your receipt of our statement. If you so object, you agree that we may withdraw from representation.

Payment of our monthly statements is due within 30 days. A finance charge is imposed on all account balances outstanding over 30 days. The finance charges is 1.5% per month.

Although it is certainly not anticipated, if either you or Miller Harrison LLC incurs any legal fees or costs to enforce any provision of this agreement, the prevailing party will be entitled to recover its reasonable attorneys' fees and costs, including expert witness fees, at arbitration, at trial and on appeal, from the other party.

# DESERT COLOR COMMUNITY MASTER ASSOCIATION

COLLECTION POLICY - Effective: January 29, 2020

This Policy is designed to guide collection of unpaid fees, assessments, fines, or any monies due the association. Pursuant to Utah Community Association Act, the DESERT COLOR COMMUNITY MASTER ASSOCIATION Declaration of Covenants, Conditions and Restrictions (the "Declaration") Article VI & Article XIX, the Board of Directors adopts the following Assessment Collection Policy, with all capitalized terms having the same meaning as in the Declaration.

Obligation to Pay. Each Owner by acceptance of a deed agrees to pay all Assessments levied against the Lot or Parcel. An Assessment is defined as an Annual Assessment, Special Assessments, Benefitted Assessment, Reserve Contribution, Special Use Fee or any other fees, fines or charges assessed by the Board pursuant to the Declaration. The Owner shall be liable for all costs of collections, including attorney's fees.

No Exemption. No Owner may waive or otherwise exempt himself from liability for Assessments by non-use of the Common Areas or abandonment of the Owner's Lot or Parcel.

Notification. Coupon books or statements, and other correspondence related to assessment billing and collection will be mailed to the address on the membership register as of the date the notice is sent. ***It is the Owner's responsibility to inform the Association in writing of any change of address.*** The failure of the Association to send a bill to an Owner does not relieve the Owner of the obligation to pay Assessments.

Due Dates. Annual Assessments may be collected on a basis determined by the Board. ***Currently, Assessments are due quarterly on the first of day of the first month of each month.*** The due dates for Special Assessments may be determined by the Board unless determined by the Membership approving the Special Assessment. Due dates for Benefitted Assessments are determined by the Board. ***Assessments of any kind are delinquent if not paid within 10 days of the due date.***

Application of Payments: Payments shall be applied first to the unpaid assessment amounts, next to late fees, collection costs and attorney's fees and last to interest.

Collection Actions: In order to collect delinquent accounts, the Association may take any action permitted under the Declaration or applicable Utah law. In general, the following action to collect on delinquent accounts will be taken:

## ***10 days late***

- A late fee of twenty dollars (\$20.00) shall be charged in any month there is a delinquent balance.
- Interest shall accrue on the delinquent balance compounded from the due date at a maximum rate of eighteen percent (18%) per annum or such higher rate at the Board may establish, subject to limitations of Utah law.

### **30 days late**

- A 30-day late letter will be sent, the cost of which will be added to the Owner's account.
- After appropriate notice and hearing as required under the Utah Community Association Act 57-8a-204, the Board may suspend the membership privileges of the Owner, Owner's guests and tenants. Membership privileges include, but are not limited to, the right to vote and the right to use the recreational amenities including the DESERT COLOR Community Center.

### **60 days late**

- A notice of intent to lien letter will be sent, the cost of which will be added to the Owner's account.

### **90 days late**

- A lien will be prepared and recorded against the property, the cost of which will be added to the Owner's account. If the lien remains unpaid, the property may be subject to foreclosure and sale. The cost of these actions, including attorney's fees, will be added to the Owner's account.
- The board may elect to begin foreclosure at this point.
- For properties that are leased, the Board may elect, after appropriate notice to both Owner and tenant as required under the Utah Community Association Act 57-8a-205, to demand that the tenant make all future lease payments due the Owner to the Association until the amount due to the Association is paid in full.

Payment Plan. An Owner may petition the Board in writing for a payment plan to allow the Owner to make periodic partial payments on the entire balance of the Assessment account. However, the Association has no obligation to enter into such a payment plan. If the Board agrees to enter into a payment agreement with the Owner, then the terms of any agreement shall include, at a minimum:

- The Owner staying current on all future accruing Assessments as they come due; and
- Paying off the past due balance in installments over a term generally not to exceed six (6) months.

Any agreement entered into with the Owner shall be reasonable, as determined in the sole discretion of the Board, and for the sole purpose of assuring that the best interests of the Association is served. Failure to meet any terms of the agreement shall give the Board the right to immediately continue the collection/lien/foreclosure process without further notice to the Owner.

NSF Check. At any time that the Association or its designated agent receives a check dishonored by the bank for any reason, an insufficient funds charge shall be added to the Owner's account.

Other Remedies. The Association reserves the right to avail itself of any other remedy permitted by law and the Association's governing documents. Such remedies may be taken in addition to or in lieu of any action already taken, and commencement of one remedy shall not prevent the Association from electing at a later date to pursue another remedy.

Alternate Address. Owners should respond in writing or make payments to the address as directed. If no address is given, responses and petitions should be sent to the Association at the following address:

Board of Directors  
DESERT COLOR COMMUNITY MASTER ASSOCIATION  
205 East Tabernacle St.  
St. George, UT 84770

Verification of Indebtedness. Upon receipt of a written request from the Owner and payment of the ten dollar (\$10) fee, the Association shall issue a written statement indicating any unpaid assessment. The verification shall be issued within ten (10) days.

# DESERT COLOR COMMUNITY MASTER ASSOCIATION

## PROCUREMENT POLICY

### 1.0 PURPOSE

This Policy is designed to ensure that the Desert Color Community Association (DCCA) pays competitive market rate prices for all acquisitions of goods and services, in accordance with of the methods established in this Policy under which they can be procured.

### 2.0 SCOPE

The Policy establishes the general parameters and requirements for all purchases, leases, consulting contracts, receipts, and accounting for goods, supplies and contracted services by DCCA.

### 3.0 DEFINITIONS

- 3.1 Appropriation Request Form - Means and refers to the Appropriation Request Form dated December 1, 2019 or as amended hereafter, which in some instances must be completed and supplemented with additional information and submitted to the appropriate persons or entities required to approve the related expenditure as shown in Section 5.12.
- 3.2 Blanket Purchase Orders - An agreement to purchase a quantity of goods or services at a specified price over a period of up to three fiscal year.
- 3.3 Capital Assets - Properties that are listed as capital assets on the balance sheet of DCCA. The threshold amount for a capital asset, which may vary from time to time, is set at \$5,000.00.
- 3.4 Capital Projects - Projects that involve the acquisition of new or repair of existing Capital Assets.
- 3.5 Change Order - A negotiated written change executed by all parties to an existing contract. This change can be either an increase (for additional goods and or services) or a decrease (for less goods and/or services) as specified in the original contract agreement.
- 3.6 Community Manager - DCCA Community Manager shall include the Assistant Community Manager when acting in the absence of the Community Manager.
- 3.7 Competitive Negotiations - Contractual negotiations by which at least two separate and unrelated vendors compete against one another in an effort to obtain a contract with DCCA to provide goods or services.
- 3.8 Consulting Contracts - Consulting agreements with third-party consultants to provide consulting services to DCCA, including any renewals thereto.

- 3.9 Contracts - An agreement with specific terms between two or more entities in which there is a promise to do something in return for a valuable benefit. All Contracts over \$5,000 will contain an indemnification (“hold harmless and indemnification”) agreement in favor of DCCA as set out in Exhibit A and is incorporated herein for all purposes.
- 3.10 Emergency Services and Repairs - Repair work and other services required due to a catastrophic failure of facilities or equipment, the need to avoid a significant disruption in operations, the need to avoid a significant loss in revenues or use of facilities to DCCA, or otherwise necessary to avoid or remediate a situation that poses an imminent threat to the health, safety, or welfare of DCCA residents and/or members of the public.
- 3.11 Indemnification, Hold Harmless and Release Agreement (Exhibit A) - The agreement used which obligates the vendor to compensate the DCCA for losses or damages set out in the provision. This compensation is separate and apart from other contractual obligations and damages.
- 3.12 Open Accounts - Accounts whereby credit has been extended by a business for purchases under an amount set by the Community Manager per Section 5.3.1 herein.
- 3.13 Operating Expense - Maintenance service and repairs, leases, miscellaneous operating supplies, service agreements, and other items commonly used for operation of the business and that are not properly classified as a Capital Asset.
- 3.14 Outsource Operations - Operations conducted by outside vendors under contract with DCCA.
- 3.15 Reserve Expenses - Expenditures made in conjunction with major repairs, renovation, and/or replacement of Capital Assets.
- 3.16 Responses - Binding offers from outside vendors to provide off-the-shelf products and/or other standard or common goods and services which may be accepted by DCCA to form a binding contractual agreement.
- 3.17 RFP - Means a Request for Proposal, which in some instances is required to be prepared and distributed to potential vendors to solicit Responses to provide various services to DCCA or related entities.
- 3.18 Sole Source Procurement - The procurement of goods or services from one vendor without Competitive Negotiations.

#### 4.0 RESPONSIBILITY

- 4.1 The DCCA Finance Committee and/or the Community Manager shall be responsible for reviewing and recommending to the DCCA Board of Directors changes and/or amendments to this policy for the Board’s review and approval.

- 4.2 As indicated below, the Community Manager shall be responsible for implementing and administering this policy.

## 5.0 POLICY CONTENT/DESCRIPTION

This section describes the processes and procedures to be followed for each type of budgeted or non-budgeted purchase.

### 5.1 PROCEDURES

- 5.1.1 General Procedure for Requesting Purchase Approval - The procedure for requesting approval of invoices or contractual agreements for the purchase or lease of items, goods or services shall be as set forth in this Policy. Generally speaking, budgeted items shall be initiated by completion and submission of the Appropriation Request Form.
- 5.1.2 Payment Documentation - All invoices, vendor statements, sales slips, contracts, and other similar vendor payment requests shall be delivered to DCCA's Accounts Payable department, who shall then process the request and payment in conjunction with standardized procedures.
- 5.1.3 Pricing - Except as expressly authorized in advance by the Board of DCCA, individuals or entities that provide, or offer to provide, goods and/or services to DCCA will do so under a fixed price agreement or a not-to-be-exceeded pricing agreement. Cost-type contracts, such as cost plus a fixed fee or cost plus an incentive fee, should only be used if uncertainties in the requirements make it difficult to establish prices without excessive provisions for contingencies. Time-and-materials contracts should only be used in rare circumstances.
- 5.1.4 Change orders to an existing contract for like or similar goods and/or services are allowed when necessary to meet the needs of the DCCA and are subject to the same approvals as required by the dollar value of the change order it is modifying.
- 5.1.5 Variances - The Board of DCCA shall have the right to approve a variance from the requirements in this Policy on a case-by-case basis with a majority vote by the Board.

### 5.2 Obtaining Authorization for Expenditures.

- 5.2.1 Who must Authorize - The party highest on the approval sequence is the approval authority. Parties below approval authority make recommendations. The required authorizations are established in the Budgeted Items Approval -*Section 5.12*.
- 5.2.2 Procedures for Submitting Approval Requests - An expenditure request must be submitted orally, by email, or in writing. All such requests must ultimately be accompanied by the Appropriation Request Form, in accordance with this Purchasing Policy.

### 5.3 Open Accounts and Blanket Purchase Orders.

- 5.3.1 Open Accounts - The procedures herein notwithstanding, Open Accounts may be used to make minor, low cost purchases of small tools, maintenance work, operating supplies, hardware, and similar items, as deemed appropriate by the Community Manager. The Community Manager shall set a maximum limit for Open Accounts.
- 5.3.2 Blanket Purchase Orders - Blanket Purchase Orders may be used to facilitate the ability to make multiple purchases of goods and services from the same vendor over one fiscal year, so long as the total amount of all such purchases under the Blanket Purchase Order is approved in accordance with this Purchasing Policy.

**5.4 Sole Source Procurements.**

As a general rule, the purchase of goods and services by DCCA shall be done by means of Competitive Bidding to ensure that competitive market prices are paid for such goods and services. Nevertheless, in some instances, Sole Source Procurement may be necessary or appropriate. Sole Source Procurement shall be requested and, as appropriate, approved or disapproved in accordance with Sections 5.4 and 5.12.

- 5.4.1 Justification - Any DCCA request for Sole Source Procurement shall provide, as part of its application for approval, a written explanation as to why it believes Sole Source Procurement to be advisable or necessary. Such explanation shall include any supporting documentation, including, by way of example, written requests for Responses and their responses thereto showing that only one acceptable vendor is willing or able to provide the related goods or services.
- 5.4.2 Application for and Awarding of Sole Source Procurement Contracts - Applications for Sole Source Procurement contracts shall be made by the requesting party to the appropriate individuals or entities listed in Section 5.12. A Sole Source Procurement contract shall be approved in writing only in cases where a reasonable determination has been made by the authorizing individuals and/or entities that there is only one known vendor who can adequately provide the requested goods and/or services at an affordable standard and/or for a reasonable fee.

**5.5 Lease Agreements.** In some instances, DCCA may elect to lease items of goods in lieu of purchasing such items of goods. Any such lease agreement must be approved in like manner as a purchase contract.

- 5.5.1 Additional Information Required - In addition to completing and submitting the standard Appropriation Request Form, the requesting party shall provide a written explanation as to why the applicant believes that leasing the related items or goods is a superior option to purchasing same. The explanation shall include, but not be limited to, a list of required equipment and other items, a statement as to whether some are additions to or replacement of existing equipment or items, a comparison of costs (direct and indirect) to lease and purchase, the term of the lease, and all other pertinent information necessary for the approving party (parties) to make a fully-informed decision.
- 5.5.2 Review by Community Manager and Finance Committee - The Community Manager must review the proposed lease agreement for acceptable terms and conditions and provide related recommendations to the Finance Committee and the Board of Directors for approval and execution.
- 5.5.3 Annual Lease Summaries to Finance Committee - The Community Manager will provide a comparative (year to year) list of all lease or rental contracts for review by the Finance Committee as part of the annual budget deliberations or at such time as may be requested by the Finance Committee.

## 5.6 Consulting Contracts

- 5.6.1 Consulting Contracts Must Be Approved - All Consulting Contracts must be approved in accordance with this Purchasing Agreement.
- 5.6.2 Additional Information Required - In addition to completing and submitting the standard Appropriation Request Form, a party requesting approval of a Consulting Contract shall provide a written explanation as to why such consulting services are necessary. Such explanation shall include, but not be limited to, the purpose and desired end result of the consulting services, the reason outside consultant services are necessary or appropriate, the cost of the services, the term of the proposed Consulting Contract, and all other pertinent information necessary for the approving party(ies) to make a fully informed decision.
- 5.6.3 Annual Consulting Contract Summaries to Finance Committee - The Community Manager will provide a comparative (year to year) list of all Consulting Contracts for review by the Finance Committee as part of its annual budget deliberations or at such times as same may be requested by the Finance Committee.

## 5.7 Vendor Relationships - Employees and DCCA Officials with Material Interests; Gratuities

- 5.7.1 Employees and Officials with Vested Interests - Employees and other contract agents of DCCA who would otherwise have any role to play in the purchase, lease, or contract of or for any goods or services by DCCA who directly or indirectly (i.e., through a spouse) might receive a material benefit from any such purchase or lease are required to immediately disclose that material interest to their immediate supervisor. The employee or agent is thereafter required to refrain from participating in any manner in the consideration and/or approval of any such purchase, lease or contract unless and until the Community Manager approves such participation. Such approval shall be at the sole discretion of the Community Manager who will notify the Board of Directors in each instance.
- 5.7.2 Disclosure - Any vested interest of an employee or DCCA resident requires full disclosure and Board of Directors prior approval.
- 5.7.3 Gratuities - When deemed appropriate up to 18%.

## 5.8 Outsource Operations and Capital Projects

- 5.8.1 Evaluation, Negotiation and Approval - RFP's and Responses related to Outsource Operations follow the same procedures as other purchases as provided herein.
- 5.8.2 Contract Term - Contracts for Outsource Operations will normally have a term not to exceed 36 months. Extensions in twelve- month increments, at the discretion of the Community Association, may be included in the contract. The Board may approve a contract for up to 60 months in rare circumstances such as outsourcing an operation that requires movement of employees and/or major purchases of equipment by the provider.
- 5.8.3 Capital Projects - Procurement of Capital Projects will be preapproved by the Board of Directors in the annual capital asset budget in accordance with this Purchasing Policy.

## 5.9 Competitive Negotiations & preferred vendors

- 5.9.1 There are two primary conditions under which negotiations with prospective contractors could take place. Both involve a form of competition. First, requests for Proposal (RFP) are sent to qualified contractors. Second, requests for qualifications are sent to prospective contractors asking for references regarding the work to be performed. The qualifications are evaluated. The RFP's received are evaluated for both quality and price to determine which contractor proposal is best. DCCA will select the bid in their sole discretion representing the best combination of service and value from the group of qualified bidders. DCCA is under no obligation to select the lowest bid. If necessary, negotiations can take place with the contractor receiving the highest evaluation. If negotiations fail, then the same process may take place with the second highest rated contractor. The Community Manager is responsible for assuring that RFP's are prepared and the competitive bidding process is followed when appropriate.
- 5.9.2 Annually the board may review and approve a list of preferred vendors with whom a strategic relationship advance the overall vision and mission of the Association thru preferred status. Determination of a Strategic Relationship and whom qualifies as a Preferred Vendor is left solely to the discretion of the Board of Directors.
- 5.9.3 Vendors whom are identified as preferred vendors are expected to provide market rates but are not required to be the lowest in the industry. Their expertise, historical knowledge, volume of business, or ability to respond to the Association's needs quickly could qualify them as preferred vendors. The use of preferred vendors is meant to simplify the operations, increase quality and provide a strategic advantage for the association in the short and/or long term.
- 5.9.4 Terms with preferred vendors may be negotiated without competitive bidding. All contracts with preferred vendors must be approved by the Board of Directors.

**5.10 Emergency Services and Repairs**

- 5.10.1 Exemptions - Emergency Services and Repairs are exempt from general requirements under this Policy and are governed under this Section.
- 5.10.2 Sole Source Procurement -Sole Source Procurement shall be allowed with no further authorization.

**5.11 Insurance and Indemnification**

- 5.11.1 Prior to contract award, the contractor shall, at its own expense, procure, pay for and maintain the following and furnish insurance and furnish certificates of insurance executed by the insurer or its authorized agent. All insurance policies shall be endorsed to the effect that DCCA will receive at least thirty (30) days' written notice prior to cancellation, non-renewal, termination, or material change of these policies. The insurance certificates will name DCCA, its officers and employees as additional insureds.

Commercial General Liability insurance including, but not limited to Premises/Operations, Personal & Advertising Injury, Products /Completed Operations, Independent Contractors and Contractual Liability, with minimum combined single limits of \$1,000,000 per occurrence, \$1,000,000 Products/Completed Operations Aggregate and \$1,000,000 general aggregate. (This requirement applies to individual or informal groups providing entertainment on DCCA property.)

- 5.11.1.1a **If the contract involves services, construction or installation in DCCA property:** Worker's Compensation insurance with statutory limits, and Employers' Liability coverage with minimum limits for bodily injury: a) by accident, \$100,000 each accident,

b) by disease, \$100,000 per employee with per policy aggregate of \$500,000; Or an Occupational Accident Insurance policy that provides reasonably equivalent coverage for medical expenses and lost wages. With either policy, any subrogation of rights the insurer may have against DCCA, its officers and employees must be waived by such insurer.

**5.11.1.1b If ownership or use of vehicles is required to perform the contract:** Business Automobile Liability insurance covering owned, hired and non-owned vehicles, with a minimum combined bodily injury and property damage limit of \$1,000,000 per occurrence.

**5.11.1.1c For consulting contracts with architects, engineers, attorneys, accountants, auditors, appraisers, insurance agents, information technology specialists, or any other consultant for whom professional liability insurance is commercially available:** Professional Liability Insurance to provide coverage against claims arising out of the performance of professional services caused by error, omission or negligent act with minimum limits of \$1,000,000 per claim, \$1,000,000 annual aggregate.

**5.12 Budgeted Item Approvals**

<b>Expenses</b>	- Under \$10,000 approval by Community Manager
	- Over \$10,000 approval by Comm. Manager, Finance Committee, Board of Directors
<b>Lease</b>	- No limit - approval by Community Manager, Finance Committee, Board of Directors
<b>Consulting Agreements</b>	- No limit - approval by Community Manager, Finance Committee, Board of Directors
<b>Reserve Expenses</b>	- No limit - approval by Community Manager, Finance Committee, Board of Directors
<b>Capital Assets or Projects</b>	- No limit - approval by Community Manager, Finance Committee, Board of Directors

**Supplemental Notes and Approval Guidelines**

Monthly bills for payroll, employee benefits, utilities, landscape and maintenance contracts, legal and accounting services, taxes, insurance and reserve contributions are not subject to the approval limits above nor approval by the Board of Directors.

1. Lifestyle events, where ticket prices are based on the cost of the event are not subject to the approval limits above and are approved previously by the Community Manager.
2. Purchases from \$0.00 to \$2,500 require no bids or responses.
3. Purchases from \$2,501 to \$20,000 require two written bids
4. Purchases from \$20,001 and up require three written bids.
5. Purchases over \$20,000 will require a RFP.
6. Recurring Contracts over \$10,000 will be approved by the Board of Directors.
7. Over \$50,000 require RFPs and three responses.
8. The Board of Directors must approve final contracts.
9. Approval of all purchases should be documented and records retained for a minimum of two (2) years.
10. The Maintenance Director serves as the custodian for the Reserves Database.





Desert Color

Community Master Associations, Inc.

Design Review Committee

205 E. Tabernacle St. # 2

St. George, UT 84770

desertcolor.com

## **DRC STATUS REPORT FOR BOARD**

**Board meeting date: 1/20/20**

**Total completed units/projects w/ conditions: 1**

**Total DRC approved units: 67**

**Total DRC declined units: 0**

**Total approved w/ variances: 0**

**Projects withdrawn or tabled: 2 (Archibald's and Big Shots)**

**Approved by DRC for fee waivers/reductions: 2 (policy approved 11/20/19)**

**\*\*\* DRC Project Tracking Spreadsheet attached**