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03/08/17
Accrual Basis

Arbors at Mountain Shadows COA, Inc
Balance Sheet
As of February 28, 2017

	<u>Feb 28, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
101 - Wells Fargo-Operating Checking	29,121.08
102 - Wells Fargo-Operating Saving	46,112.11
150 - Wells Fargo-Reserve Saving	160,207.66
Total Checking/Savings	<u>235,440.85</u>
Accounts Receivable	
110 - Accounts Receivable	(2,118.21)
Total Accounts Receivable	<u>(2,118.21)</u>
Total Current Assets	<u>233,322.64</u>
TOTAL ASSETS	<u>233,322.64</u>
LIABILITIES & EQUITY	
Equity	
296 - Fund Balance	265,451.77
Net Income	(32,129.13)
Total Equity	<u>233,322.64</u>
TOTAL LIABILITIES & EQUITY	<u>233,322.64</u>

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Arbors at Mountain Shadows COA, Inc
Reconciliation Detail
150 - Wells Fargo-Reserve Saving, Period Ending 02/28/2017

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						156,704.03
Cleared Transactions						
Deposits and Credits - 2 items						
Transfer	02/23/2017			X	3,500.00	3,500.00
Deposit	02/28/2017			X	3.63	3,503.63
Total Deposits and Credits					3,503.63	3,503.63
Total Cleared Transactions					3,503.63	3,503.63
Cleared Balance					3,503.63	160,207.66
Register Balance as of 02/28/2017					3,503.63	160,207.66
Ending Balance					3,503.63	160,207.66

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Arbors at Mountain Shadows COA, Inc
Reconciliation Detail
102 - Wells Fargo-Operating Saving, Period Ending 02/28/2017

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						46,111.05
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	02/28/2017			X	1.06	1.06
Total Deposits and Credits					1.06	1.06
Total Cleared Transactions					1.06	1.06
Cleared Balance					1.06	46,112.11
Register Balance as of 02/28/2017					1.06	46,112.11
Ending Balance					1.06	46,112.11

COMPOSITE
Income/Budget Performance 2016-2017

	February 2017	Budget Feb 2017	Sep '16 - Feb '17	YTD Budget	Annual Budget	Contingency Fund
Ordinary Income/Expense						
Income						
400 • Income						
401 • Association Dues	25,444.00	25,444.00	172,108.00	152,664.00	305,328.00	
Total 400 • Income	25,444.00	25,444.00	172,108.00	152,664.00	305,328.00	
Total Income	25,444.00	25,444.00	172,108.00	152,664.00	305,328.00	
Expense						
500 • Administration						
511 • Bank Fees	0.00	20.84	-85.16	124.96	250.00	
521 • Office Supplies/ Postage	115.39	166.67	686.55	999.98	1,500.00	
523 • Printing	0.00	0.00	0.00	0.00	500.00	
531 • Telephone	107.10	106.00	752.67	636.00	1,272.00	
541 • Utilities						
5411 • Electric	1,092.59	635.00	7,976.65	3,810.00	7,620.00	356.65
5412 • Gas	104.40	165.00	1,066.40	1,030.00	2,080.00	
5413 • Water	51.76	50.00	7,582.46	16,350.00	28,000.00	
5414 • Wastewater	15.86	25.00	204.08	150.00	300.00	
Total 541 • Utilities	1,264.61	875.00	16,829.59	21,340.00	38,000.00	
566 • Accounting	766.00	766.00	5,362.00	4,596.00	9,192.00	
567 • Payment Books	7.84	2.53	10.37	169.82	185.00	
569 • Security	-25.00	0.00	-9.04	0.00	0.00	
571 • State & Local Fees	0.00	0.00	50.00	10.00	10.00	40.00
572 • Legal	0.00	833.34	2,275.50	4,999.96	10,000.00	
573 • Taxes/ Audit	0.00	0.00	425.00	1,000.00	1,000.00	
575 • Membership Dues	0.00	0.00	0.00	50.00	50.00	
580 • Website	0.00	0.00	0.00	225.00	225.00	
591 • Insurance	2,898.06	2,500.00	23,128.22	15,000.00	30,000.00	
Total 500 • Administration	5,134.00	5,270.38	49,425.70	49,151.72	92,184.00	
600 • Social						
601 • Social Activities	0.00	16.67	71.15	99.98	200.00	
Total 600 • Social	0.00	16.67	71.15	99.98	200.00	
630 • Buildings						
631 • Electrical/ Lighting	0.00	208.34	1,254.05	1,249.96	2,500.00	
634 • Stucco Maint	0.00	416.67	0.00	2,499.98	5,000.00	
635 • Plumbing Maint	0.00	125.00	0.00	750.00	1,500.00	
636 • General Maint	0.00	125.00	0.00	750.00	1,500.00	500.00
641 • Unit Maint	0.00	333.34	300.00	1,999.96	4,000.00	
645 • Pest Control	0.00	70.00	56.00	420.00	840.00	
651 • Fire Safety						
6511 • Fire Safety	0.00	609.50	18,218.87	3,657.00	7,314.00	10,904.87
6512 • Alarm Monitoring	259.95	95.00	1,310.97	570.00	1,140.00	170.97
6518 • Safety Repairs	0.00	0.00	716.60	0.00	0.00	716.60
Total 651 • Fire Safety	259.95	704.50	20,246.44	4,227.00	8,454.00	
Total 630 • Buildings	259.95	1,982.85	21,856.49	11,896.90	23,794.00	
670 • Clubhouse						
671 • Clubhouse Interior Maint	0.00	12.50	5,947.52	75.00	150.00	5,797.52
672 • Exercise Room	0.00	41.67	125.00	249.98	500.00	
679 • Clubhouse Contract Maint	75.00	83.34	555.00	499.96	1,000.00	
Total 670 • Clubhouse	75.00	137.51	6,627.52	824.94	1,650.00	
690 • Pool/ Hot Tub						
6901 • Pool/ Hot tub Maint	0.00	0.00	4,746.90	0.00	23,100.00	
6909 • Pool / Hot Tub Contract	0.00	0.00	1,602.26	1,000.00	4,000.00	
Total 690 • Pool / Hot Tub	0.00	0.00	6,349.16	1,000.00	27,100.00	
700 • Grounds						
712 • Grounds Maint	195.00	0.00	8,725.00	6,112.50	16,300.00	100.00
713 • Irrigation System	0.00	0.00	784.85	375.00	1,000.00	525.00
745 • Animal Waste	296.00	296.00	1,776.00	1,776.00	3,552.00	
749 • Landscaping Contract	0.00	0.00	9,742.50	9,930.00	26,480.00	
Total 700 • Grounds	491.00	296.00	21,028.35	18,193.50	47,332.00	
750 • Roads						
751 • General Maint	291.53	0.00	458.10	0.00	0.00	458.10
761 • Asphalt Maint	0.00	0.00	18,226.90	20,026.00	20,026.00	
781 • Snow Removal	0.00	2,000.00	3,022.50	8,000.00	10,000.00	
791 • Disposal Enclosures						
7912 • Illegal Dumping	50.00	12.50	0.00	75.00	150.00	
7919 • Disposal Contract	854.00	858.00	5,140.50	5,148.00	10,296.00	
Total 791 • Disposal Enclosures	904.00	870.50	5,140.50	5,223.00	10,446.00	
Total 750 • Roads	1,195.53	2,870.50	26,848.00	33,249.00	40,472.00	
800 • Budget Expenses						18,444.71
810 • Reserves Savings	3,500.00	3,500.00	21,000.00	21,000.00	42,000.00	
890 • Contingency Fund	0.00	2,272.34	0.00	13,633.96	27,268.00	8,823.29
Total 800 • Budget Expenses	3,500.00	5,772.34	21,000.00	34,633.96	69,268.00	1,125.00
Total Expense	10,655.48	16,346.25	153,206.37	149,050.00	302,000.00	
Net Ordinary Income	14,788.52	9,097.75	18,901.63	3,614.00	3,328.00	