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05/04/17
Accrual Basis

Arbors at Mountain Shadows COA, Inc
Balance Sheet
As of April 30, 2017

| | <u>Apr 30, 17</u> |
|---------------------------------------|--------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 101 · Wells Fargo-Operating Checking | 47,880.26 |
| 102 · Wells Fargo-Operating Saving | 46,114.42 |
| 150 · Wells Fargo-Reserve Saving | 162,062.37 |
| Total Checking/Savings | <u>256,057.05</u> |
| Accounts Receivable | |
| 110 · Accounts Receivable | (2,816.54) |
| Total Accounts Receivable | <u>(2,816.54)</u> |
| Total Current Assets | <u>253,240.51</u> |
| TOTAL ASSETS | <u>253,240.51</u> |
| LIABILITIES & EQUITY | |
| Equity | |
| 296 · Fund Balance | 265,451.77 |
| Net Income | (12,211.26) |
| Total Equity | <u>253,240.51</u> |
| TOTAL LIABILITIES & EQUITY | <u>253,240.51</u> |

5:23 PM

05/04/17

Arbors at Mountain Shadows COA, Inc
Reconciliation Detail
 150 · Wells Fargo-Reserve Saving, Period Ending 04/30/2017

| Type | Date | Num | Name | Clr | Amount | Balance |
|--------------------------------------|------------|-----|------|-----|------------------|-------------------|
| Beginning Balance | | | | | | 163,711.77 |
| Cleared Transactions | | | | | | |
| Checks and Payments - 1 item | | | | | | |
| Transfer | 04/11/2017 | | | X | -5,153.36 | -5,153.36 |
| Total Checks and Payments | | | | | -5,153.36 | -5,153.36 |
| Deposits and Credits - 1 item | | | | | | |
| Deposit | 04/30/2017 | | | X | 3.96 | 3.96 |
| Total Deposits and Credits | | | | | 3.96 | 3.96 |
| Total Cleared Transactions | | | | | -5,149.40 | -5,149.40 |
| Cleared Balance | | | | | -5,149.40 | 158,562.37 |
| Uncleared Transactions | | | | | | |
| Deposits and Credits - 1 item | | | | | | |
| Transfer | 04/29/2017 | | | | 3,500.00 | 3,500.00 |
| Total Deposits and Credits | | | | | 3,500.00 | 3,500.00 |
| Total Uncleared Transactions | | | | | 3,500.00 | 3,500.00 |
| Register Balance as of 04/30/2017 | | | | | -1,649.40 | 162,062.37 |
| Ending Balance | | | | | -1,649.40 | 162,062.37 |

5:22 PM

05/04/17

Arbors at Mountain Shadows COA, Inc
Reconciliation Detail
 102 · Wells Fargo-Operating Saving, Period Ending 04/30/2017

| Type | Date | Num | Name | Clr | Amount | Balance |
|--------------------------------------|------------|-----|------|-----|-------------|------------------|
| Beginning Balance | | | | | | 46,113.29 |
| Cleared Transactions | | | | | | |
| Deposits and Credits - 1 item | | | | | | |
| Deposit | 04/30/2017 | | | X | 1.13 | 1.13 |
| Total Deposits and Credits | | | | | 1.13 | 1.13 |
| Total Cleared Transactions | | | | | 1.13 | 1.13 |
| Cleared Balance | | | | | 1.13 | 46,114.42 |
| Register Balance as of 04/30/2017 | | | | | 1.13 | 46,114.42 |
| Ending Balance | | | | | 1.13 | 46,114.42 |

COMPOSITE
Income/Budget Performance 2016-2017

| | April 2017 | Budget Apr 2017 | Sep '16 - Apr '17 | YTD Budget | Annual Budget |
|--|------------------|------------------|-------------------|-------------------|-------------------|
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| 400 • Income | | | | | |
| 401 • Association Dues | 25,444.00 | 25,444.00 | 203,552.00 | 203,552.00 | 305,328.00 |
| Total 400 • Income | 25,444.00 | 25,444.00 | 203,552.00 | 203,552.00 | 305,328.00 |
| Total Income | 25,444.00 | 25,444.00 | 203,552.00 | 203,552.00 | 305,328.00 |
| Expense | | | | | |
| 500 • Administration | | | | | |
| 511 • Bank Fees | 0.00 | 20.84 | -85.16 | 166.64 | 250.00 |
| 521 • Office Supplies/ Postage | 23.40 | 166.67 | 709.95 | 1,333.32 | 1,500.00 |
| 523 • Printing | 3.00 | 0.00 | 3.00 | 0.00 | 500.00 |
| 531 • Telephone | 107.28 | 106.00 | 859.95 | 848.00 | 1,272.00 |
| 541 • Utilities | | | | | |
| 5411 • Electric | 898.10 | 635.00 | 8,874.75 | 5,080.00 | 7,620.00 |
| 5412 • Gas | 91.57 | 50.00 | 1,157.97 | 1,130.00 | 2,080.00 |
| 5413 • Water | 157.03 | 50.00 | 7,739.49 | 16,450.00 | 28,000.00 |
| 5414 • Wastewater | 28.29 | 25.00 | 232.37 | 200.00 | 300.00 |
| Total 541 • Utilities | 1,174.99 | 760.00 | 18,004.58 | 22,860.00 | 38,000.00 |
| 566 • Accounting | 766.00 | 766.00 | 6,128.00 | 6,128.00 | 9,192.00 |
| 567 • Payment Books | 0.00 | 2.53 | 10.37 | 174.88 | 185.00 |
| 569 • Security | -25.00 | 0.00 | -34.04 | 0.00 | 0.00 |
| 571 • State & Local Fees | 0.00 | 0.00 | 50.00 | 10.00 | 10.00 |
| 572 • Legal | 0.00 | 833.34 | 2,275.50 | 6,666.64 | 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 | 3,252.06 | 2,500.00 | 26,380.28 | 20,000.00 | 30,000.00 |
| Total 500 • Administration | 5,301.73 | 5,155.38 | 54,727.43 | 59,462.48 | 92,184.00 |
| 600 • Social | | | | | |
| 601 • Social Activities | 0.00 | 16.67 | 71.15 | 133.32 | 200.00 |
| Total 600 • Social | 0.00 | 16.67 | 71.15 | 133.32 | 200.00 |
| 630 • Buildings | | | | | |
| 631 • Electrical/ Lighting | 0.00 | 208.34 | 1,254.05 | 1,666.64 | 2,500.00 |
| 634 • Stucco Maint | 0.00 | 416.67 | 0.00 | 3,333.32 | 5,000.00 |
| 635 • Plumbing Maint | 0.00 | 125.00 | 0.00 | 1,000.00 | 1,500.00 |
| 636 • General Maint | 1,650.00 | 125.00 | 1,650.00 | 1,000.00 | 1,500.00 |
| 641 • Unit Maint | 0.00 | 333.34 | 300.00 | 2,666.64 | 4,000.00 |
| 645 • Pest Control | 0.00 | 70.00 | 56.00 | 560.00 | 840.00 |
| 651 • Fire Safety | | | | | |
| 6511 • Fire Safety | 0.00 | 609.50 | 18,218.87 | 4,876.00 | 7,314.00 |
| 6512 • Alarm Monitoring | 0.00 | 95.00 | 1,570.92 | 760.00 | 1,140.00 |
| 6518 • Safety Repairs | 0.00 | 0.00 | 716.60 | 0.00 | 0.00 |
| Total 651 • Fire Safety | 0.00 | 704.50 | 20,506.39 | 5,636.00 | 8,454.00 |
| Total 630 • Buildings | 1,650.00 | 1,982.85 | 23,766.44 | 15,862.60 | 23,794.00 |
| 670 • Clubhouse | | | | | |
| 671 • Clubhouse Interior Maint | 0.00 | 12.50 | 5,947.52 | 100.00 | 150.00 |
| 672 • Exercise Room | 0.00 | 41.67 | 125.00 | 333.32 | 500.00 |
| 679 • Clubhouse Contract Maint | 75.00 | 83.34 | 705.00 | 666.64 | 1,000.00 |
| Total 670 • Clubhouse | 75.00 | 137.51 | 6,777.52 | 1,099.96 | 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 | 0.00 | 2,037.50 | 8,920.00 | 8,150.00 | 16,300.00 |
| 713 • Irrigation System | 0.00 | 125.00 | 784.85 | 500.00 | 1,000.00 |
| 745 • Animal Waste | 296.00 | 296.00 | 2,368.00 | 2,368.00 | 3,552.00 |
| 749 • Landscaping Contract | 3,310.00 | 3,310.00 | 13,052.50 | 9,422.20 | 22,662.50 |
| Total 700 • Grounds | 3,606.00 | 5,768.50 | 25,125.35 | 20,440.20 | 43,514.50 |
| 750 • Roads | | | | | |
| 751 • General Maint | 0.00 | 0.00 | 749.63 | 0.00 | 0.00 |
| 761 • Asphalt Maint | 0.00 | 0.00 | 18,226.90 | 20,026.00 | 20,026.00 |
| 781 • Snow Removal | 1,370.00 | 0.00 | 4,392.50 | 10,000.00 | 10,000.00 |
| 791 • Disposal Enclosures | | | | | |
| 7912 • Illegal Dumping | 0.00 | 12.50 | 66.50 | 100.00 | 150.00 |
| 7919 • Disposal Contract | 854.00 | 858.00 | 6,832.00 | 6,864.00 | 10,296.00 |
| Total 791 • Disposal Enclosures | 854.00 | 870.50 | 6,898.50 | 6,964.00 | 10,446.00 |
| Total 750 • Roads | 2,224.00 | 870.50 | 30,267.53 | 36,990.00 | 40,472.00 |
| 800 • Budget Expenses | | | | | |
| 810 • Reserves Savings | 3,500.00 | 3,500.00 | 28,000.00 | 28,000.00 | 42,000.00 |
| 890 • Contingency Fund | 0.00 | 2,272.34 | 0.00 | 18,178.64 | 27,268.00 |
| Total 800 • Budget Expenses | 3,500.00 | 5,772.34 | 28,000.00 | 46,178.64 | 69,268.00 |
| Total Expense | 16,356.73 | 19,703.75 | 175,084.58 | 181,167.20 | 298,182.50 |
| Net Ordinary Income | 9,087.27 | 5,740.25 | 28,467.42 | 22,384.80 | 7,145.50 |