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Accrual Basis

Arbors at Mountain Shadows COA, Inc  
**Balance Sheet**  
As of May 31, 2017

	<u>May 31, 17</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
101 · Wells Fargo-Operating Checking	55,287.32
102 · Wells Fargo-Operating Saving	46,115.60
150 · Wells Fargo-Reserve Saving	<u>165,566.54</u>
Total Checking/Savings	266,969.46
Accounts Receivable	
110 · Accounts Receivable	<u>(2,642.90)</u>
Total Accounts Receivable	(2,642.90)
Total Current Assets	<u>264,326.56</u>
<b>TOTAL ASSETS</b>	<u><u>264,326.56</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
296 · Fund Balance	265,451.77
Net Income	<u>(1,125.21)</u>
Total Equity	<u>264,326.56</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>264,326.56</u></u>

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**Arbors at Mountain Shadows COA, Inc**  
**Reconciliation Detail**  
150 - Wells Fargo-Reserve Saving, Period Ending 05/31/2017

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						158,562.37
<b>Cleared Transactions</b>						
<b>Deposits and Credits - 3 items</b>						
Transfer	04/29/2017			X	3,500.00	3,500.00
Transfer	05/18/2017			X	3,500.00	7,000.00
Deposit	05/31/2017			X	4.17	7,004.17
<b>Total Deposits and Credits</b>					7,004.17	7,004.17
<b>Total Cleared Transactions</b>					7,004.17	7,004.17
Cleared Balance					7,004.17	165,566.54
Register Balance as of 05/31/2017					7,004.17	165,566.54
<b>Ending Balance</b>					<u>7,004.17</u>	<u>165,566.54</u>

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**Arbors at Mountain Shadows COA, Inc**  
**Reconciliation Detail**  
102 - Wells Fargo-Operating Saving, Period Ending 05/31/2017

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						46,114.42
<b>Cleared Transactions</b>						
<b>Deposits and Credits - 1 item</b>						
Deposit	05/31/2017			X	1.18	1.18
<b>Total Deposits and Credits</b>					1.18	1.18
<b>Total Cleared Transactions</b>					1.18	1.18
Cleared Balance					1.18	46,115.60
Register Balance as of 05/31/2017					1.18	46,115.60
<b>Ending Balance</b>					<u>1.18</u>	<u>46,115.60</u>

**COMPOSITE**  
Income/Budget Performance 2016-2017

	May 2017	Budget May 2017	Sep '16 - May '17	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
400 · Income					
401 · Association Dues	25,444.00	25,444.00	228,996.00	228,996.00	305,328.00
Total 400 · Income	25,444.00	25,444.00	228,996.00	228,996.00	305,328.00
Total Income	25,444.00	25,444.00	228,996.00	228,996.00	305,328.00
<b>Expense</b>					
<b>500 · Administration</b>					
511 · Bank Fees	0.00	20.84	-85.16	187.48	250.00
521 · Office Supplies/ Postage	12.34	166.67	722.29	1,499.99	1,500.00
523 · Printing	44.37	0.00	47.37	0.00	500.00
531 · Telephone	107.28	106.00	967.23	954.00	1,272.00
<b>541 · Utilities</b>					
5411 · Electric	891.94	635.00	9,766.69	5,715.00	7,620.00
5412 · Gas	83.18	50.00	1,241.15	1,180.00	2,080.00
5413 · Water	1,066.36	50.00	8,805.85	16,500.00	28,000.00
5414 · Wastewater	29.30	25.00	261.67	225.00	300.00
Total 541 · Utilities	2,070.78	760.00	20,075.36	23,620.00	38,000.00
566 · Accounting	766.00	766.00	6,894.00	6,894.00	9,192.00
567 · Payment Books	2.27	2.53	12.64	177.41	185.00
569 · Security	0.00	0.00	-34.04	0.00	0.00
571 · State & Local Fees	40.00	0.00	90.00	10.00	10.00
572 · Legal	1,086.50	833.34	3,362.00	7,499.98	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	29,278.34	22,500.00	30,000.00
Total 500 · Administration	7,027.60	5,155.38	61,755.03	64,617.86	92,184.00
<b>600 · Social</b>					
601 · Social Activities	0.00	16.67	71.15	149.99	200.00
Total 600 · Social	0.00	16.67	71.15	149.99	200.00
<b>630 · Buildings</b>					
631 · Electrical/ Lighting	0.00	208.34	1,254.05	1,874.98	2,500.00
632 · Painting Maintenance	0.00	0.00	0.00	0.00	0.00
633 · Roof Maintenance	0.00	0.00	0.00	0.00	0.00
634 · Stucco Maintenance	0.00	416.67	0.00	3,749.99	5,000.00
635 · Plumbing Maintenance	0.00	125.00	0.00	1,125.00	1,500.00
636 · General Maintenance	1,240.00	125.00	2,890.00	1,125.00	1,500.00
641 · Unit Maintenance	0.00	333.34	300.00	2,999.98	4,000.00
645 · Pest Control	0.00	70.00	56.00	630.00	840.00
<b>651 · Fire Safety</b>					
6511 · Fire Safety	0.00	609.50	18,218.87	5,485.50	7,314.00
6512 · Alarm Monitoring	0.00	95.00	1,570.92	855.00	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	6,340.50	8,454.00
Total 630 · Buildings	1,240.00	1,982.85	25,006.44	17,845.45	23,794.00
<b>670 · Clubhouse</b>					
671 · Clubhouse Interior Maint	1,500.00	12.50	7,447.52	112.50	150.00
672 · Exercise Room	0.00	41.67	125.00	374.99	500.00
673 · Interior Furnishings	0.00	0.00	0.00	0.00	0.00
679 · Clubhouse Contract Maint	75.00	83.34	780.00	749.98	1,000.00
Total 670 · Clubhouse	1,575.00	137.51	8,352.52	1,237.47	1,650.00
<b>690 · Pool/ Hot Tub</b>					
691 · Pool/ Hot tub Maint	0.00	5,775.00	4,746.90	5,775.00	23,100.00
695 · Furnishings	0.00	0.00	0.00	0.00	0.00
699 · Pool / Hot Tub Contract	0.00	0.00	1,602.26	1,000.00	4,000.00
Total 690 · Pool / Hot Tub	0.00	5,775.00	6,349.16	6,775.00	27,100.00
<b>700 · Grounds</b>					
712 · Grounds Maint	0.00	2,037.50	8,920.00	10,187.50	16,300.00
713 · Irrigation System	201.90	125.00	986.75	625.00	1,000.00
745 · Animal Waste	296.00	296.00	2,664.00	2,664.00	3,552.00
749 · Landscaping Contract	3,310.00	3,310.00	16,362.50	12,732.50	22,662.50
Total 700 · Grounds	3,807.90	5,768.50	28,933.25	26,209.00	43,514.50
<b>750 · Roads</b>					
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
771 · Concrete Maintenance	0.00	0.00	0.00	0.00	0.00
781 · Snow Removal	0.00	0.00	4,392.50	10,000.00	10,000.00
<b>791 · Disposal Enclosures</b>					
7911 · Enclosure Maint	0.00	0.00	0.00	0.00	0.00
7912 · Illegal Dumping	0.00	12.50	66.50	112.50	150.00
7919 · Disposal Contract	854.00	858.00	7,686.00	7,722.00	10,296.00
Total 791 · Disposal Enclosures	854.00	870.50	7,752.50	7,834.50	10,446.00
Total 750 · Roads	854.00	870.50	31,121.53	37,860.50	40,472.00
<b>800 · Budget Expenses</b>					
810 · Reserves Savings	3,500.00	3,500.00	31,500.00	31,500.00	42,000.00
870 · Committee Expenses	0.00	0.00	0.00	0.00	0.00
890 · Contingency Fund	0.00	2,272.34	0.00	20,450.98	27,268.00
Total 800 · Budget Expenses	3,500.00	5,772.34	31,500.00	51,950.98	69,268.00
Total Expense	18,004.50	25,478.75	193,089.08	206,646.25	298,182.50
Net Ordinary Income	7,439.50	-34.75	35,906.92	22,349.75	7,145.50