

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

	<u>Jul 31, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
101 · Wells Fargo-Operating Checking	60,627.90
102 · Wells Fargo-Operating Saving	46,117.91
150 · Wells Fargo-Reserve Saving	168,225.80
Total Checking/Savings	<u>274,971.61</u>
Accounts Receivable	
110 · Accounts Receivable	(5,426.75)
Total Accounts Receivable	<u>(5,426.75)</u>
Total Current Assets	<u>269,544.86</u>
TOTAL ASSETS	<u><u>269,544.86</u></u>
LIABILITIES & EQUITY	
Equity	
296 · Fund Balance	265,451.77
Net Income	4,093.09
Total Equity	<u>269,544.86</u>
TOTAL LIABILITIES & EQUITY	<u><u>269,544.86</u></u>

10:45 AM
08/09/17

Arbors at Mountain Shadows COA, Inc
Reconciliation Detail
150 - Wells Fargo-Reserve Saving, Period Ending 07/31/2017

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						164,721.54
Cleared Transactions						
Deposits and Credits - 2 items						
Transfer	07/12/2017			X	3,500.00	3,500.00
Deposit	07/31/2017			X	4.26	3,504.26
Total Deposits and Credits					3,504.26	3,504.26
Total Cleared Transactions					3,504.26	3,504.26
Cleared Balance					3,504.26	168,225.80
Register Balance as of 07/31/2017					3,504.26	168,225.80

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08/09/17

Arbors at Mountain Shadows COA, Inc
Reconciliation Detail
102 - Wells Fargo-Operating Saving, Period Ending 07/31/2017

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						46,116.74
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	07/31/2017			X	1.17	1.17
Total Deposits and Credits					1.17	1.17
Total Cleared Transactions					1.17	1.17
Cleared Balance					1.17	46,117.91
Register Balance as of 07/31/2017					1.17	46,117.91
Ending Balance					1.17	46,117.91

COMPOSITE
Income/Budget Performance 2016-2017

	Jul 2017	Budget Jul 2017	Sep '16 - Jul '17	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
400 - Income					
401 - Association Dues	25,444.00	25,444.00	279,884.00	279,884.00	305,328.00
Total 400 - Income	25,444.00	25,444.00	279,884.00	279,884.00	305,328.00
Total Income	25,444.00	25,444.00	279,884.00	279,884.00	305,328.00
Expense					
500 - Administration					
511 - Bank Fees	0.00	20.84	-85.16	229.16	250.00
521 - Office Supplies/ Postage	78.44	166.67	812.23	1,833.33	1,500.00
523 - Printing	0.00	0.00	50.37	0.00	500.00
531 - Telephone	109.76	106.00	1,184.27	1,166.00	1,272.00
541 - Utilities					
5411 - Electric	939.73	635.00	11,664.93	6,985.00	7,620.00
5412 - Gas	383.40	300.00	2,133.52	1,780.00	2,080.00
5413 - Water	7,954.86	5,400.00	20,553.66	22,600.00	28,000.00
5414 - Wastewater	30.29	25.00	321.26	275.00	300.00
Total 541 - Utilities	9,308.28	6,360.00	34,673.37	31,640.00	38,000.00
566 - Accounting	766.00	766.00	8,426.00	8,426.00	9,192.00
567 - Payment Books	11.77	2.53	26.94	182.47	185.00
569 - Security	-50.00	0.00	-137.77	0.00	0.00
571 - State & Local Fees	0.00	0.00	90.00	10.00	10.00
572 - Legal	0.00	833.34	3,362.00	9,166.66	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	225.00	0.00	225.00	225.00	225.00
591 - Insurance	2,898.06	2,500.00	35,074.46	27,500.00	30,000.00
Total 500 - Administration	13,347.31	10,755.38	84,126.71	81,428.62	92,184.00
600 - Social					
601 - Social Activities	0.00	16.67	71.15	183.33	200.00
Total 600 - Social	0.00	16.67	71.15	183.33	200.00
630 - Buildings					
631 - Electrical/ Lighting	0.00	208.34	1,254.05	2,291.66	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	4,583.33	5,000.00
635 - Plumbing Maintenance	0.00	125.00	0.00	1,375.00	1,500.00
636 - General Maintenance	0.00	125.00	2,890.00	1,375.00	1,500.00
641 - Unit Maintenance	0.00	333.34	300.00	3,666.66	4,000.00
645 - Pest Control	0.00	70.00	336.00	770.00	840.00
651 - Fire Safety					
6511 - Fire Safety	0.00	609.50	18,218.87	6,704.50	7,314.00
6512 - Alarm Monitoring	0.00	95.00	1,830.87	1,045.00	1,140.00
6518 - Safety Repairs	0.00	0.00	716.60	0.00	0.00
Total 651 - Fire Safety	0.00	704.50	20,756.34	7,749.50	8,454.00
Total 630 - Buildings	0.00	1,982.85	25,546.39	21,811.15	23,794.00
670 - Clubhouse					
671 - Clubhouse Interior Maint	0.00	12.50	7,510.54	137.50	150.00
672 - Exercise Room	0.00	41.67	125.00	458.33	500.00
673 - Interior Furnishings	0.00	0.00	0.00	0.00	0.00
679 - Clubhouse Contract Maint	180.00	83.34	1,035.00	916.66	1,000.00
Total 670 - Clubhouse	180.00	137.51	8,670.54	1,512.49	1,650.00
690 - Pool/ Hot Tub					
691 - Pool/ Hct tub Maint	0.00	5,775.00	4,986.99	17,325.00	23,100.00
695 - Furnishings	0.00	0.00	0.00	0.00	0.00
699 - Pool / Hot Tub Contract	1,229.54	1,000.00	3,905.09	3,000.00	4,000.00
Total 690 - Pool / Hot Tub	1,229.54	6,775.00	8,892.08	20,325.00	27,100.00
700 - Grounds					
712 - Grounds Maintenance	6,637.00	2,037.50	15,632.00	14,262.50	16,300.00
713 - Irrigation System	0.00	125.00	1,320.70	875.00	1,000.00
745 - Animal Waste	296.00	296.00	3,256.00	3,256.00	3,552.00
749 - Landscaping Contract	3,310.00	3,310.00	22,982.50	19,352.50	22,662.50
Total 700 - Grounds	10,243.00	5,768.50	43,191.20	37,746.00	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
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
791 - Disposal Enclosures					
7911 - Enclosure Maint	0.00	0.00	0.00	0.00	0.00
7912 - Illegal Dumping	50.00	12.50	116.50	137.50	150.00
7919 - Disposal Contract	854.00	858.00	9,394.00	9,438.00	10,296.00
Total 791 - Disposal Enclosures	904.00	870.50	9,510.50	9,575.50	10,446.00
Total 750 - Roads	904.00	870.50	32,879.53	39,601.50	40,472.00
800 - Budget Expenses					
810 - Reserves Savings	3,500.00	3,500.00	35,000.00	38,500.00	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	24,995.66	27,268.00
Total 800 - Budget Expenses	3,500.00	5,772.34	35,000.00	63,495.66	69,268.00
Total Expense	29,403.85	32,078.75	238,377.60	266,103.75	298,182.50
Net Ordinary Income	-3,959.85	-6,634.75	41,506.40	13,780.25	7,145.50