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Accrual Basis

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

	<u>Sep 30, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
101 - Wells Fargo-Operating Checking	45,642.25
102 - Wells Fargo-Operating Saving	46,120.22
150 - Wells Fargo-Reserve Saving	164,137.12
Total Checking/Savings	<u>255,899.59</u>
Accounts Receivable	
110 - Accounts Receivable	(6,305.25)
Total Accounts Receivable	<u>(6,305.25)</u>
Total Current Assets	<u>249,594.34</u>
TOTAL ASSETS	<u><u>249,594.34</u></u>
LIABILITIES & EQUITY	
Equity	
296 - Fund Balance	246,173.37
Net Income	3,420.97
Total Equity	<u>249,594.34</u>
TOTAL LIABILITIES & EQUITY	<u><u>249,594.34</u></u>

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Arbors at Mountain Shadows COA, Inc
Reconciliation Detail
150 - Wells Fargo-Reserve Saving, Period Ending 09/30/2017

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						171,730.16
Cleared Transactions						
Checks and Payments - 1 item						
Transfer	08/31/2017			X	-12,597.11	-12,597.11
Total Checks and Payments					-12,597.11	-12,597.11
Deposits and Credits - 2 items						
Transfer	09/29/2017			X	5,000.00	5,000.00
Deposit	09/30/2017			X	4.07	5,004.07
Total Deposits and Credits					5,004.07	5,004.07
Total Cleared Transactions					-7,593.04	-7,593.04
Cleared Balance					-7,593.04	164,137.12
Register Balance as of 09/30/2017					-7,593.04	164,137.12
Ending Balance					-7,593.04	164,137.12

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Arbors at Mountain Shadows COA, Inc
Reconciliation Detail
102 - Wells Fargo-Operating Saving, Period Ending 09/30/2017

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						46,119.09
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	09/30/2017			X	1.13	1.13
Total Deposits and Credits					1.13	1.13
Total Cleared Transactions					1.13	1.13
Cleared Balance					1.13	46,120.22
Register Balance as of 09/30/2017					1.13	46,120.22
Ending Balance					1.13	46,120.22

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Arbors at Mountain Shadows COA, Inc
Income Statement Budget Performance
 September 2017

	Sep 17	Budget	Sep 17	YTD Budget	Annual Bu...
Ordinary Income/Expense					
Income					
400 - Income					
401 - Association Dues	25,444.00	25,444.00	25,444.00	25,444.00	305,328.00
Total 400 - Income	<u>25,444.00</u>	<u>25,444.00</u>	<u>25,444.00</u>	<u>25,444.00</u>	<u>305,328.00</u>
Total Income	<u>25,444.00</u>	<u>25,444.00</u>	<u>25,444.00</u>	<u>25,444.00</u>	<u>305,328.00</u>
Gross Profit	<u>25,444.00</u>	<u>25,444.00</u>	<u>25,444.00</u>	<u>25,444.00</u>	<u>305,328.00</u>
Expense					
500 - Administration					
511 - Bank Fees	0.00	4.13	0.00	4.13	50.00
521 - Office Supplies/ Postage	149.45	83.30	149.45	83.30	1,000.00
523 - Printing	15.00	41.63	15.00	41.63	500.00
531 - Telephone	110.31	0.00	110.31	0.00	0.00
541 - Utilities					
5411 - Electric	870.83	1,075.00	870.83	1,075.00	12,900.00
5412 - Gas	45.54	175.00	45.54	175.00	2,100.00
5413 - Water	7,003.56	2,333.30	7,003.56	2,333.30	28,000.00
5414 - Wastewater	31.31	29.13	31.31	29.13	350.00
Total 541 - Utilities	<u>7,951.24</u>	<u>3,612.43</u>	<u>7,951.24</u>	<u>3,612.43</u>	<u>43,350.00</u>
566 - Accounting	766.00	766.00	766.00	766.00	9,192.00
567 - Payment Books	2.44	2.01	2.44	2.01	25.00
569 - Security	(25.00)	0.00	(25.00)	0.00	0.00
571 - State & Local Fees	0.00	4.13	0.00	4.13	50.00
572 - Legal	0.00	416.63	0.00	416.63	5,000.00
573 - Taxes/ Audit	0.00	0.00	0.00	0.00	1,200.00
575 - Membership Dues	100.00	8.30	100.00	8.30	100.00
580 - Website	0.00	18.75	0.00	18.75	225.00
591 - Insurance	2,895.56	2,833.30	2,895.56	2,833.30	34,000.00
Total 500 - Administration	<u>11,965.00</u>	<u>7,790.61</u>	<u>11,965.00</u>	<u>7,790.61</u>	<u>94,692.00</u>
600 - Social					
601 - Social Activities	0.00	4.13	0.00	4.13	50.00
Total 600 - Social	<u>0.00</u>	<u>4.13</u>	<u>0.00</u>	<u>4.13</u>	<u>50.00</u>
630 - Buildings					
631 - Electrical/ Lighting	(35.00)	20.80	(35.00)	20.80	250.00
632 - Painting	0.00	83.30	0.00	83.30	1,000.00
633 - Roof Maintenance	450.00	125.00	450.00	125.00	1,500.00
634 - Stucco Maintenance	0.00	83.30	0.00	83.30	1,000.00
635 - Plumbing Maintenance	0.00	83.30	0.00	83.30	1,000.00
636 - General Maintenance	0.00	166.63	0.00	166.63	2,000.00
641 - Unit Maintenance	386.74	166.63	386.74	166.63	2,000.00
645 - Pest Control	280.00	70.00	280.00	70.00	840.00
651 - Fire Safety					
6511 - Fire Safety	0.00	583.30	0.00	583.30	7,000.00
6512 - Alarm Monitoring	0.00	85.63	0.00	85.63	1,028.00
6518 - Safety Repairs	0.00	125.00	0.00	125.00	1,500.00
Total 651 - Fire Safety	<u>0.00</u>	<u>793.93</u>	<u>0.00</u>	<u>793.93</u>	<u>9,528.00</u>
Total 630 - Buildings	<u>1,081.74</u>	<u>1,592.89</u>	<u>1,081.74</u>	<u>1,592.89</u>	<u>19,118.00</u>
670 - Clubhouse					
671 - Clubhouse Interior Maintenance	0.00	12.50	0.00	12.50	150.00
672 - Exercise Room	0.00	41.63	0.00	41.63	500.00
679 - Clubhouse Contract Maintenance	215.00	83.30	215.00	83.30	1,000.00
Total 670 - Clubhouse	<u>215.00</u>	<u>137.43</u>	<u>215.00</u>	<u>137.43</u>	<u>1,650.00</u>

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Accrual Basis

Arbors at Mountain Shadows COA, Inc
Income Statement Budget Performance
September 2017

	Sep 17	Budget	Sep 17	YTD Budget	Annual Bu...
690 - Pool/ Hot Tub					
6901 - Pool/ Hot tub Maintenance	0.00	750.00	0.00	750.00	9,000.00
6909 - Pool/ Hot Tub Contract	1,315.10	416.63	1,315.10	416.63	5,000.00
Total 690 - Pool/ Hot Tub	1,315.10	1,166.63	1,315.10	1,166.63	14,000.00
700 - Grounds					
712 - Landscaping/ Grounds Maint	1,242.45	666.63	1,242.45	666.63	8,000.00
713 - Irrigation System	0.00	141.63	0.00	141.63	1,700.00
745 - Animal Waste	296.00	296.00	296.00	296.00	3,552.00
749 - Landscaping Contract	3,310.00	3,310.00	3,310.00	3,310.00	26,480.00
Total 700 - Grounds	4,848.45	4,414.26	4,848.45	4,414.26	39,732.00
750 - Roads					
751 - General Maintenance	0.00	83.30	0.00	83.30	1,000.00
761 - Asphalt Maintenance	0.00	1,250.00	0.00	1,250.00	15,000.00
771 - Concrete Repairs	0.00	166.63	0.00	166.63	2,000.00
781 - Snow Removal	0.00	0.00	0.00	0.00	10,000.00
791 - Disposal Enclosures					
7912 - Illegal Dumping	0.00	8.30	0.00	8.30	100.00
7919 - Disposal Contract	854.00	854.00	854.00	854.00	10,248.00
Total 791 - Disposal Enclosures	854.00	862.30	854.00	862.30	10,348.00
Total 750 - Roads	854.00	2,362.23	854.00	2,362.23	38,348.00
800 - Budget Expenses					
810 - Reserves Savings	0.00	5,000.00	0.00	5,000.00	60,000.00
870 - Committee Expenses	0.00	4.13	0.00	4.13	50.00
890 - Contingency Fund	0.00	3,140.63	0.00	3,140.63	37,688.00
Total 800 - Budget Expenses	0.00	8,144.76	0.00	8,144.76	97,738.00
Total Expense	20,279.29	25,612.94	20,279.29	25,612.94	305,328.00
Net Ordinary Income	5,164.71	(168.94)	5,164.71	(168.94)	0.00
Other Income/Expense					
Other Income					
900 - Other Income					
902 - Savings Interest	3.67	0.00	3.67	0.00	0.00
903 - Reserve Savings	4.07	0.00	4.07	0.00	0.00
941 - Late Fees	220.00	0.00	220.00	0.00	0.00
945 - A/R Interest	78.52	0.00	78.52	0.00	0.00
Total 900 - Other Income	306.26	0.00	306.26	0.00	0.00
Total Other Income	306.26	0.00	306.26	0.00	0.00
Other Expense					
950 - Projects					
95105 - Reserve Lights	2,050.00	0.00	2,050.00	0.00	0.00
Total 950 - Projects	2,050.00	0.00	2,050.00	0.00	0.00
Total Other Expense	2,050.00	0.00	2,050.00	0.00	0.00
Net Other Income	(1,743.74)	0.00	(1,743.74)	0.00	0.00
Net Income	3,420.97	(168.94)	3,420.97	(168.94)	0.00