

## Arbors at Mountain Shadows COA, Inc

**Balance Sheet**

11/02/17

As of October 31, 2017

Accrual Basis

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	<u>Oct 31, 17</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
101 · Wells Fargo-Operating Checking	51,699.36
102 · Wells Fargo-Operating Saving	46,121.40
150 · Wells Fargo-Reserve Saving	169,141.34
<b>Total Checking/Savings</b>	<u>266,962.10</u>
<b>Accounts Receivable</b>	
110 · Accounts Receivable	(7,940.47)
<b>Total Accounts Receivable</b>	<u>(7,940.47)</u>
<b>Other Current Assets</b>	
12000 · Deposited Funds	4,963.00
<b>Total Other Current Assets</b>	<u>4,963.00</u>
<b>Total Current Assets</b>	<u>263,984.63</u>
<b>TOTAL ASSETS</b>	<b><u>263,984.63</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
296 · Fund Balance	246,153.37
Net Income	17,831.26
<b>Total Equity</b>	<u>263,984.63</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>263,984.63</u></b>

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**Arbors at Mountain Shadows COA, Inc**  
**Reconciliation Detail**  
 150 - Wells Fargo-Reserve Saving, Period Ending 10/31/2017

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						164,137.12
<b>Cleared Transactions</b>						
<b>Deposits and Credits - 2 items</b>						
Transfer	10/21/2017			X	5,000.00	5,000.00
Deposit	10/31/2017			X	4.22	5,004.22
Total Deposits and Credits					5,004.22	5,004.22
Total Cleared Transactions					5,004.22	5,004.22
Cleared Balance					5,004.22	169,141.34
Register Balance as of 10/31/2017					5,004.22	169,141.34
<b>Ending Balance</b>					<b>5,004.22</b>	<b>169,141.34</b>

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**Arbors at Mountain Shadows COA, Inc**  
**Reconciliation Detail**  
 102 - Wells Fargo-Operating Saving, Period Ending 10/31/2017

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						46,120.22
<b>Cleared Transactions</b>						
<b>Deposits and Credits - 1 item</b>						
Deposit	10/31/2017			X	1.18	1.18
Total Deposits and Credits					1.18	1.18
Total Cleared Transactions					1.18	1.18
Cleared Balance					1.18	46,121.40
Register Balance as of 10/31/2017					1.18	46,121.40
<b>Ending Balance</b>					<b>1.18</b>	<b>46,121.40</b>

## Arbors at Mountain Shadows COA, Inc Income Statement Budget Performance

11/02/17

October 2017

Accrual Basis

	Oct 17	Budget	Sep - Oct 17	YTD Budget	Annual Bu...
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>400 · Income</b>					
401 · Association Dues	25,444.00	25,444.00	50,888.00	50,888.00	305,328.00
<b>Total 400 · Income</b>	25,444.00	25,444.00	50,888.00	50,888.00	305,328.00
<b>Total Income</b>	25,444.00	25,444.00	50,888.00	50,888.00	305,328.00
<b>Gross Profit</b>	25,444.00	25,444.00	50,888.00	50,888.00	305,328.00
<b>Expense</b>					
<b>500 · Administration</b>					
511 · Bank Fees	0.00	4.17	(25.00)	8.30	50.00
521 · Office Supplies/ Postage	122.46	83.30	271.91	166.60	1,000.00
523 · Printing	3.00	41.67	18.00	83.30	500.00
531 · Telephone	110.81	0.00	221.12	0.00	0.00
<b>541 · Utilities</b>					
5411 · Electric	908.58	1,075.00	1,779.41	2,150.00	12,900.00
5412 · Gas	25.19	175.00	70.73	350.00	2,100.00
5413 · Water	1,755.19	2,333.30	8,758.75	4,666.60	28,000.00
5414 · Wastewater	29.30	29.17	60.61	58.30	350.00
<b>Total 541 · Utilities</b>	2,718.26	3,612.47	10,669.50	7,224.90	43,350.00
566 · Accounting	766.00	766.00	1,532.00	1,532.00	9,192.00
567 · Payment Books	8.44	2.09	10.88	4.10	25.00
569 · Security	0.00	0.00	(25.00)	0.00	0.00
571 · State & Local Fees	0.00	4.17	0.00	8.30	50.00
572 · Legal	0.00	416.67	0.00	833.30	5,000.00
573 · Taxes/ Audit	0.00	0.00	0.00	0.00	1,200.00
575 · Membership Dues	0.00	8.30	100.00	16.60	100.00
576 · Education	75.00		75.00		
580 · Website	0.00	18.75	0.00	37.50	225.00
591 · Insurance	0.00	2,833.30	2,895.56	5,666.60	34,000.00
<b>Total 500 · Administration</b>	3,803.97	7,790.89	15,743.97	15,581.50	94,692.00
<b>600 · Social</b>					
601 · Social Activities	0.00	4.17	0.00	8.30	50.00
<b>Total 600 · Social</b>	0.00	4.17	0.00	8.30	50.00
<b>630 · Buildings</b>					
631 · Electrical/ Lighting	(70.00)	20.80	(105.00)	41.60	250.00
632 · Painting	0.00	83.30	0.00	166.60	1,000.00
633 · Roof Maintenance	0.00	125.00	450.00	250.00	1,500.00
634 · Stucco Maintenance	0.00	83.30	0.00	166.60	1,000.00
635 · Plumbing Maintenance	0.00	83.30	0.00	166.60	1,000.00
636 · General Maintenance	0.00	166.67	0.00	333.30	2,000.00
641 · Unit Maintenance	0.00	166.67	386.74	333.30	2,000.00
645 · Pest Control	0.00	70.00	280.00	140.00	840.00
<b>651 · Fire Safety</b>					
6511 · Fire Safety	0.00	583.30	0.00	1,166.60	7,000.00
6512 · Alarm Monitoring	790.33	85.67	790.33	171.30	1,028.00
6518 · Safety Repairs	0.00	125.00	0.00	250.00	1,500.00
<b>Total 651 · Fire Safety</b>	790.33	793.97	790.33	1,587.90	9,528.00
<b>Total 630 · Buildings</b>	720.33	1,593.01	1,802.07	3,185.90	19,118.00
<b>670 · Clubhouse</b>					
671 · Clubhouse Interior Maintenance	0.00	12.50	0.00	25.00	150.00
672 · Exercise Room	0.00	41.67	0.00	83.30	500.00
679 · Clubhouse Contract Maintenance	75.00	83.30	290.00	166.60	1,000.00
<b>Total 670 · Clubhouse</b>	75.00	137.47	290.00	274.90	1,650.00

## Arbors at Mountain Shadows COA, Inc Income Statement Budget Performance

11/02/17

October 2017

Accrual Basis

	Oct 17	Budget	Sep - Oct 17	YTD Budget	Annual Bu...
<b>690 - Pool/ Hot Tub</b>					
6901 - Pool/ Hot tub Maintenance	0.00	750.00	0.00	1,500.00	9,000.00
6909 - Pool/ Hot Tub Contract	991.24	416.67	2,306.34	833.30	5,000.00
<b>Total 690 - Pool/ Hot Tub</b>	991.24	1,166.67	2,306.34	2,333.30	14,000.00
<b>700 - Grounds</b>					
712 - Landscaping/ Grounds Maint	0.00	666.67	1,242.45	1,333.30	8,000.00
713 - Irrigation System	1,030.25	141.67	1,030.25	283.30	1,700.00
745 - Animal Waste	296.00	296.00	592.00	592.00	3,552.00
749 - Landscaping Contract	3,310.00	3,310.00	6,620.00	6,620.00	26,480.00
<b>Total 700 - Grounds</b>	4,636.25	4,414.34	9,484.70	8,828.60	39,732.00
<b>750 - Roads</b>					
751 - General Maintenance	0.00	83.30	0.00	166.60	1,000.00
761 - Asphalt Maintenance	0.00	1,250.00	0.00	2,500.00	15,000.00
771 - Concrete Repairs	0.00	166.67	0.00	333.30	2,000.00
781 - Snow Removal	0.00	1,428.52	0.00	1,428.52	10,000.00
791 - Disposal Enclosures					
7912 - Illegal Dumping	0.00	8.30	0.00	16.60	100.00
7919 - Disposal Contract	1,010.00	854.00	1,864.00	1,708.00	10,248.00
<b>Total 791 - Disposal Enclosures</b>	1,010.00	862.30	1,864.00	1,724.60	10,348.00
<b>Total 750 - Roads</b>	1,010.00	3,790.79	1,864.00	6,153.02	38,348.00
<b>800 - Budget Expenses</b>					
810 - Reserves Savings	0.00	5,000.00	0.00	10,000.00	60,000.00
870 - Committee Expenses	0.00	4.17	0.00	8.30	50.00
890 - Contingency Fund	0.00	3,140.67	0.00	6,281.30	37,688.00
<b>Total 800 - Budget Expenses</b>	0.00	8,144.84	0.00	16,289.60	97,738.00
<b>Total Expense</b>	11,236.79	27,042.18	31,491.08	52,655.12	305,328.00
<b>Net Ordinary Income</b>	14,207.21	(1,598.18)	19,396.92	(1,767.12)	0.00
<b>Other Income/Expense</b>					
<b>Other Income</b>					
<b>900 - Other Income</b>					
902 - Savings Interest	3.65	0.00	7.32	0.00	0.00
903 - Reserve Savings	4.22	0.00	8.29	0.00	0.00
941 - Late Fees	120.00	0.00	320.00	0.00	0.00
945 - A/R Interest	73.57	0.00	148.73	0.00	0.00
<b>Total 900 - Other Income</b>	201.44	0.00	484.34	0.00	0.00
<b>Total Other Income</b>	201.44	0.00	484.34	0.00	0.00
<b>Other Expense</b>					
<b>950 - Projects</b>					
95105 - Reserve Lights	0.00	0.00	2,050.00	0.00	0.00
<b>Total 950 - Projects</b>	0.00	0.00	2,050.00	0.00	0.00
<b>Total Other Expense</b>	0.00	0.00	2,050.00	0.00	0.00
<b>Net Other Income</b>	201.44	0.00	(1,565.66)	0.00	0.00
<b>Net Income</b>	14,408.65	(1,598.18)	17,831.26	(1,767.12)	0.00