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12/01/17

Accrual Basis

Arbors at Mountain Shadows COA, Inc

Balance Sheet

As of November 30, 2017

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	<u>Nov 30, 17</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
101 · Wells Fargo-Operating Checking	46,916.66
102 · Wells Fargo-Operating Saving	46,122.54
150 · Wells Fargo-Reserve Saving	174,145.57
Total Checking/Savings	<u>267,184.77</u>
Accounts Receivable	
110 · Accounts Receivable	(3,506.60)
Total Accounts Receivable	<u>(3,506.60)</u>
Total Current Assets	<u>263,678.17</u>
<b>TOTAL ASSETS</b>	<u><b>263,678.17</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
296 · Fund Balance	246,153.37
Net Income	17,524.80
Total Equity	<u>263,678.17</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>263,678.17</b></u>

12/01/17

**Arbors at Mountain Shadows COA, Inc**  
**Reconciliation Detail**  
**150 - Wells Fargo-Reserve Saving, Period Ending 11/30/2017**

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						169,141.34
<b>Cleared Transactions</b>						
<b>Deposits and Credits - 2 items</b>						
Transfer	11/17/2017			X	5,000.00	5,000.00
Deposit	11/30/2017			X	4.23	5,004.23
Total Deposits and Credits					5,004.23	5,004.23
Total Cleared Transactions					5,004.23	5,004.23
Cleared Balance					5,004.23	174,145.57
Register Balance as of 11/30/2017					5,004.23	174,145.57
<b>Ending Balance</b>					<b>5,004.23</b>	<b>174,145.57</b>

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**Arbors at Mountain Shadows COA, Inc**  
**Reconciliation Detail**  
**102 - Wells Fargo-Operating Saving, Period Ending 11/30/2017**

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						46,121.40
<b>Cleared Transactions</b>						
<b>Deposits and Credits - 1 item</b>						
Deposit	11/30/2017			X	1.14	1.14
Total Deposits and Credits					1.14	1.14
Total Cleared Transactions					1.14	1.14
Cleared Balance					1.14	46,122.54
Register Balance as of 11/30/2017					1.14	46,122.54
<b>Ending Balance</b>					<b>1.14</b>	<b>46,122.54</b>

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Accrual Basis

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

	Nov 17	Budget	Sep - Nov 17	YTD Budget	Annual Bu...
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
400 · Income					
401 · Association Dues	25,444.00	25,444.00	76,332.00	76,332.00	305,328.00
<b>Total 400 · Income</b>	<b>25,444.00</b>	<b>25,444.00</b>	<b>76,332.00</b>	<b>76,332.00</b>	<b>305,328.00</b>
<b>Total Income</b>	<b>25,444.00</b>	<b>25,444.00</b>	<b>76,332.00</b>	<b>76,332.00</b>	<b>305,328.00</b>
<b>Gross Profit</b>	<b>25,444.00</b>	<b>25,444.00</b>	<b>76,332.00</b>	<b>76,332.00</b>	<b>305,328.00</b>
<b>Expense</b>					
500 · Administration					
511 · Bank Fees	0.00	4.17	(25.00)	12.47	50.00
521 · Office Supplies/ Postage	491.22	83.34	763.13	249.94	1,000.00
523 · Printing	3.00	41.67	21.00	124.97	500.00
531 · Telephone	0.00	0.00	221.12	0.00	0.00
541 · Utilities					
5411 · Electric	707.96	1,075.00	2,487.37	3,225.00	12,900.00
5412 · Gas	27.22	175.00	97.95	525.00	2,100.00
5413 · Water	55.04	2,333.34	8,813.79	6,999.94	28,000.00
5414 · Wastewater	17.09	29.17	77.70	87.47	350.00
<b>Total 541 · Utilities</b>	<b>807.31</b>	<b>3,612.51</b>	<b>11,476.81</b>	<b>10,837.41</b>	<b>43,350.00</b>
566 · Accounting	766.00	766.00	2,298.00	2,298.00	9,192.00
567 · Payment Books	2.72	2.09	13.60	6.19	25.00
569 · Security	0.00	0.00	(25.00)	0.00	0.00
571 · State & Local Fees	0.00	4.17	0.00	12.47	50.00
572 · Legal	0.00	416.67	0.00	1,249.97	5,000.00
573 · Taxes/ Audit	0.00	1,200.00	0.00	1,200.00	1,200.00
575 · Membership Dues	0.00	8.34	100.00	24.94	100.00
576 · Education	0.00		75.00		
580 · Website	0.00	18.75	0.00	56.25	225.00
591 · Insurance	13,432.20	2,833.34	16,327.76	8,499.94	34,000.00
<b>Total 500 · Administration</b>	<b>15,502.45</b>	<b>8,991.05</b>	<b>31,246.42</b>	<b>24,572.55</b>	<b>94,692.00</b>
600 · Social					
601 · Social Activities	0.00	4.17	0.00	12.47	50.00
<b>Total 600 · Social</b>	<b>0.00</b>	<b>4.17</b>	<b>0.00</b>	<b>12.47</b>	<b>50.00</b>
630 · Buildings					
631 · Electrical/ Lighting	1,661.10	20.84	1,521.10	62.44	250.00
632 · Painting	0.00	83.34	0.00	249.94	1,000.00
633 · Roof Maintenance	0.00	125.00	450.00	375.00	1,500.00
634 · Stucco Maintenance	0.00	83.34	0.00	249.94	1,000.00
635 · Plumbing Maintenance	0.00	83.34	0.00	249.94	1,000.00
636 · General Maintenance	4,100.00	166.67	4,100.00	499.97	2,000.00
641 · Unit Maintenance	650.00	166.67	1,036.74	499.97	2,000.00
645 · Pest Control	0.00	70.00	280.00	210.00	840.00
651 · Fire Safety					
6511 · Fire Safety	0.00	583.34	0.00	1,749.94	7,000.00
6512 · Alarm Monitoring	2,007.83	85.67	2,798.16	256.97	1,028.00
6518 · Safety Repairs	0.00	125.00	0.00	375.00	1,500.00
<b>Total 651 · Fire Safety</b>	<b>2,007.83</b>	<b>794.01</b>	<b>2,798.16</b>	<b>2,381.91</b>	<b>9,528.00</b>
<b>Total 630 · Buildings</b>	<b>8,418.93</b>	<b>1,593.21</b>	<b>10,186.00</b>	<b>4,779.11</b>	<b>19,118.00</b>
670 · Clubhouse					
671 · Clubhouse Interior Maintenance	364.03	12.50	364.03	37.50	150.00
672 · Exercise Room	0.00	41.67	0.00	124.97	500.00
679 · Clubhouse Contract Maintenance	75.00	83.34	365.00	249.94	1,000.00
<b>Total 670 · Clubhouse</b>	<b>439.03</b>	<b>137.51</b>	<b>729.03</b>	<b>412.41</b>	<b>1,650.00</b>

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Accrual Basis

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

	Nov 17	Budget	Sep - Nov 17	YTD Budget	Annual Bu...
<b>690 - Pool/ Hot Tub</b>					
6901 - Pool/ Hot tub Maintenance	0.00	750.00	0.00	2,250.00	9,000.00
6909 - Pool/ Hot Tub Contract	0.00	416.67	2,306.34	1,249.97	5,000.00
<b>Total 690 - Pool/ Hot Tub</b>	<b>0.00</b>	<b>1,166.67</b>	<b>2,306.34</b>	<b>3,499.97</b>	<b>14,000.00</b>
<b>700 - Grounds</b>					
712 - Landscaping/ Grounds Maint	625.00	666.67	1,867.45	1,999.97	8,000.00
713 - Irrigation System	0.00	141.67	1,030.25	424.97	1,700.00
745 - Animal Waste	394.67	296.00	986.67	888.00	3,552.00
749 - Landscaping Contract	0.00	3,310.00	6,620.00	9,930.00	26,480.00
<b>Total 700 - Grounds</b>	<b>1,019.67</b>	<b>4,414.34</b>	<b>10,504.37</b>	<b>13,242.94</b>	<b>39,732.00</b>
<b>750 - Roads</b>					
751 - General Maintenance	0.00	83.34	0.00	249.94	1,000.00
761 - Asphalt Maintenance	0.00	1,250.00	0.00	3,750.00	15,000.00
771 - Concrete Repairs	0.00	166.67	0.00	499.97	2,000.00
781 - Snow Removal	0.00	1,428.58	0.00	2,857.10	10,000.00
791 - Disposal Enclosures					
7912 - Illegal Dumping	0.00	8.34	0.00	24.94	100.00
7919 - Disposal Contract	854.00	854.00	2,718.00	2,562.00	10,248.00
<b>Total 791 - Disposal Enclosures</b>	<b>854.00</b>	<b>862.34</b>	<b>2,718.00</b>	<b>2,586.94</b>	<b>10,348.00</b>
<b>Total 750 - Roads</b>	<b>854.00</b>	<b>3,790.93</b>	<b>2,718.00</b>	<b>9,943.95</b>	<b>38,348.00</b>
<b>800 - Budget Expenses</b>					
810 - Reserves Savings	0.00	5,000.00	0.00	15,000.00	60,000.00
870 - Committee Expenses	0.00	4.17	0.00	12.47	50.00
890 - Contingency Fund	0.00	3,140.67	0.00	9,421.97	37,688.00
<b>Total 800 - Budget Expenses</b>	<b>0.00</b>	<b>8,144.84</b>	<b>0.00</b>	<b>24,434.44</b>	<b>97,738.00</b>
<b>Total Expense</b>	<b>26,234.08</b>	<b>28,242.72</b>	<b>57,690.16</b>	<b>80,897.84</b>	<b>305,328.00</b>
<b>Net Ordinary Income</b>	<b>(790.08)</b>	<b>(2,798.72)</b>	<b>18,641.84</b>	<b>(4,565.84)</b>	<b>0.00</b>
<b>Other Income/Expense</b>					
<b>Other Income</b>					
900 - Other Income					
902 - Savings Interest	3.52	0.00	10.84	0.00	0.00
903 - Reserve Savings	4.23	0.00	12.52	0.00	0.00
941 - Late Fees	140.00	0.00	440.00	0.00	0.00
942 - Fines	200.00	0.00	200.00	0.00	0.00
945 - A/R Interest	120.87	0.00	269.60	0.00	0.00
<b>Total 900 - Other Income</b>	<b>468.62</b>	<b>0.00</b>	<b>932.96</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Other Income</b>	<b>468.62</b>	<b>0.00</b>	<b>932.96</b>	<b>0.00</b>	<b>0.00</b>
<b>Other Expense</b>					
950 - Projects					
95105 - Reserve Lights	0.00	0.00	2,050.00	0.00	0.00
<b>Total 950 - Projects</b>	<b>0.00</b>	<b>0.00</b>	<b>2,050.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>2,050.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>468.62</b>	<b>0.00</b>	<b>(1,117.04)</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>(321.46)</b>	<b>(2,798.72)</b>	<b>17,524.80</b>	<b>(4,565.84)</b>	<b>0.00</b>