

Arbors at Mountain Shadows COA, Inc

Balance Sheet

As of December 31, 2017

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	<u>Dec 31, 17</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
101 - Wells Fargo-Operating Checking	56,001.47
102 - Wells Fargo-Operating Saving	46,123.71
150 - Wells Fargo-Reserve Saving	179,150.08
Total Checking/Savings	<u>281,275.26</u>
Accounts Receivable	
110 - Accounts Receivable	371.84
Total Accounts Receivable	<u>371.84</u>
Total Current Assets	<u>281,647.10</u>
<b>TOTAL ASSETS</b>	<u><b>281,647.10</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
296 - Fund Balance	245,993.68
Net Income	35,653.42
Total Equity	<u>281,647.10</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>281,647.10</b></u>

01/03/18

**Arbors at Mountain Shadows COA, Inc**  
**Reconciliation Detail**  
 150 - Wells Fargo-Reserve Saving, Period Ending 12/31/2017

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						174,145.57
<b>Cleared Transactions</b>						
<b>Deposits and Credits - 2 items</b>						
Transfer	12/15/2017			X	5,000.00	5,000.00
Deposit	12/31/2017			X	4.51	5,004.51
Total Deposits and Credits					5,004.51	5,004.51
Total Cleared Transactions					5,004.51	5,004.51
Cleared Balance					5,004.51	179,150.08
Register Balance as of 12/31/2017					5,004.51	179,150.08
<b>Ending Balance</b>					<b>5,004.51</b>	<b>179,150.08</b>

01/03/18

**Arbors at Mountain Shadows COA, Inc**  
**Reconciliation Detail**  
 102 - Wells Fargo-Operating Saving, Period Ending 12/31/2017

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						46,122.54
<b>Cleared Transactions</b>						
<b>Deposits and Credits - 1 item</b>						
Deposit	12/31/2017			X	1.17	1.17
Total Deposits and Credits					1.17	1.17
Total Cleared Transactions					1.17	1.17
Cleared Balance					1.17	46,123.71
Register Balance as of 12/31/2017					1.17	46,123.71
<b>Ending Balance</b>					<b>1.17</b>	<b>46,123.71</b>

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

01/03/18

Accrual Basis

	Dec 17	Budget	Sep - Dec 17	YTD Budget	Annual Bu...
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
400 · Income					
401 · Association Dues	25,444.00	25,444.00	101,776.00	101,776.00	305,328.00
<b>Total 400 · Income</b>	<b>25,444.00</b>	<b>25,444.00</b>	<b>101,776.00</b>	<b>101,776.00</b>	<b>305,328.00</b>
<b>Total Income</b>	<b>25,444.00</b>	<b>25,444.00</b>	<b>101,776.00</b>	<b>101,776.00</b>	<b>305,328.00</b>
<b>Gross Profit</b>	<b>25,444.00</b>	<b>25,444.00</b>	<b>101,776.00</b>	<b>101,776.00</b>	<b>305,328.00</b>
<b>Expense</b>					
500 · Administration					
511 · Bank Fees	0.00	4.17	(25.00)	16.64	50.00
521 · Office Supplies/ Postage	22.25	83.34	785.38	333.28	1,000.00
523 · Printing	3.00	41.67	24.00	166.64	500.00
531 · Telephone	38.83	0.00	259.95	0.00	0.00
541 · Utilities					
5411 · Electric	1,128.91	1,075.00	3,616.28	4,300.00	12,900.00
5412 · Gas	26.87	175.00	124.82	700.00	2,100.00
5413 · Water	53.04	2,333.34	8,866.83	9,333.28	28,000.00
5414 · Wastewater	16.59	29.17	94.29	116.64	350.00
<b>Total 541 · Utilities</b>	<b>1,225.41</b>	<b>3,612.51</b>	<b>12,702.22</b>	<b>14,449.92</b>	<b>43,350.00</b>
566 · Accounting	766.00	766.00	3,064.00	3,064.00	9,192.00
567 · Payment Books	0.00	2.09	13.60	8.28	25.00
569 · Security	15.20	0.00	(9.80)	0.00	0.00
571 · State & Local Fees	0.00	4.17	0.00	16.64	50.00
572 · Legal	0.00	416.67	0.00	1,666.64	5,000.00
573 · Taxes/ Audit	0.00	0.00	0.00	1,200.00	1,200.00
575 · Membership Dues	0.00	8.34	100.00	33.28	100.00
576 · Education	0.00	0.00	75.00	0.00	0.00
580 · Website	0.00	18.75	0.00	75.00	225.00
591 · Insurance	5,123.08	2,833.34	21,450.84	11,333.28	34,000.00
<b>Total 500 · Administration</b>	<b>7,193.77</b>	<b>7,791.05</b>	<b>38,440.19</b>	<b>32,363.60</b>	<b>94,692.00</b>
600 · Social					
601 · Social Activities	0.00	4.17	0.00	16.64	50.00
<b>Total 600 · Social</b>	<b>0.00</b>	<b>4.17</b>	<b>0.00</b>	<b>16.64</b>	<b>50.00</b>
630 · Buildings					
631 · Electrical/ Lighting	(140.00)	20.84	1,381.10	83.28	250.00
632 · Painting	0.00	83.34	0.00	333.28	1,000.00
633 · Roof Maintenance	0.00	125.00	450.00	500.00	1,500.00
634 · Stucco Maintenance	0.00	83.34	0.00	333.28	1,000.00
635 · Plumbing Maintenance	0.00	83.34	0.00	333.28	1,000.00
636 · General Maintenance	0.00	166.67	4,100.00	666.64	2,000.00
641 · Unit Maintenance	0.00	166.67	1,036.74	666.64	2,000.00
645 · Pest Control	0.00	70.00	280.00	280.00	840.00
651 · Fire Safety					
6511 · Fire Safety	340.00	583.34	340.00	2,333.28	7,000.00
6512 · Alarm Monitoring	0.00	85.67	2,798.16	342.64	1,028.00
6518 · Safety Repairs	0.00	125.00	0.00	500.00	1,500.00
<b>Total 651 · Fire Safety</b>	<b>340.00</b>	<b>794.01</b>	<b>3,138.16</b>	<b>3,175.92</b>	<b>9,528.00</b>
<b>Total 630 · Buildings</b>	<b>200.00</b>	<b>1,593.21</b>	<b>10,386.00</b>	<b>6,372.32</b>	<b>19,118.00</b>
670 · Clubhouse					
671 · Clubhouse Interior Maintenance	0.00	12.50	364.03	50.00	150.00
672 · Exercise Room	0.00	41.67	0.00	166.64	500.00
679 · Clubhouse Contract Maintenance	75.00	83.34	440.00	333.28	1,000.00
<b>Total 670 · Clubhouse</b>	<b>75.00</b>	<b>137.51</b>	<b>804.03</b>	<b>549.92</b>	<b>1,650.00</b>

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

01/03/18

Accrual Basis

	Dec 17	Budget	Sep - Dec 17	YTD Budget	Annual Bu...
<b>690 · Pool/ Hot Tub</b>					
6901 · Pool/ Hot tub Maintenance	0.00	750.00	0.00	3,000.00	9,000.00
6909 · Pool/ Hot Tub Contract	0.00	416.67	2,306.34	1,666.64	5,000.00
<b>Total 690 · Pool/ Hot Tub</b>	0.00	1,166.67	2,306.34	4,666.64	14,000.00
<b>700 · Grounds</b>					
712 · Landscaping/ Grounds Maint	0.00	666.67	1,867.45	2,666.64	8,000.00
713 · Irrigation System	0.00	141.67	1,030.25	566.64	1,700.00
745 · Animal Waste	43.00	296.00	1,029.67	1,184.00	3,552.00
749 · Landscaping Contract	0.00	0.00	6,620.00	9,930.00	26,480.00
<b>Total 700 · Grounds</b>	43.00	1,104.34	10,547.37	14,347.28	39,732.00
<b>750 · Roads</b>					
751 · General Maintenance	0.00	83.34	0.00	333.28	1,000.00
761 · Asphalt Maintenance	0.00	1,250.00	0.00	5,000.00	15,000.00
771 · Concrete Repairs	0.00	166.67	0.00	666.64	2,000.00
781 · Snow Removal	0.00	1,428.58	0.00	4,285.68	10,000.00
791 · Disposal Enclosures					
7912 · Illegal Dumping	0.00	8.34	0.00	33.28	100.00
7919 · Disposal Contract	854.00	854.00	3,572.00	3,416.00	10,248.00
<b>Total 791 · Disposal Enclosures</b>	854.00	862.34	3,572.00	3,449.28	10,348.00
<b>Total 750 · Roads</b>	854.00	3,790.93	3,572.00	13,734.88	38,348.00
<b>800 · Budget Expenses</b>					
810 · Reserves Savings	0.00	5,000.00	0.00	20,000.00	60,000.00
870 · Committee Expenses	0.00	4.17	0.00	16.64	50.00
890 · Contingency Fund	0.00	3,140.67	0.00	12,562.64	37,688.00
<b>Total 800 · Budget Expenses</b>	0.00	8,144.84	0.00	32,579.28	97,738.00
<b>Total Expense</b>	8,365.77	23,732.72	66,055.93	104,630.56	305,328.00
<b>Net Ordinary Income</b>	17,078.23	1,711.28	35,720.07	(2,854.56)	0.00
<b>Other Income/Expense</b>					
<b>Other Income</b>					
<b>900 · Other Income</b>					
902 · Savings Interest	3.75	0.00	14.59	0.00	0.00
903 · Reserve Savings	4.51	0.00	17.03	0.00	0.00
941 · Late Fees	120.00	0.00	500.00	0.00	0.00
942 · Fines	820.00	0.00	1,060.00	0.00	0.00
945 · A/R Interest	128.02	0.00	391.73	0.00	0.00
<b>Total 900 · Other Income</b>	1,076.28	0.00	1,983.35	0.00	0.00
<b>Total Other Income</b>	1,076.28	0.00	1,983.35	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>	1,076.28	0.00	(66.65)	0.00	0.00
<b>Net Income</b>	18,154.51	1,711.28	35,653.42	(2,854.56)	0.00