

Arbor Pointe
Balance Sheet
Period 02/28/2017

Assets

1105	AAB Operating Checking	41,562.80
1250	AAB Reserves	48,284.05
1900	Accounts Receivable	558.84
1999	Prepaid Insurance	1,895.57
		<u>92,301.26</u>

Total Assets 92,301.26

Liabilities & Equity

2189	Prepaid	2,879.26
2200	Accounts Payable	23.49
2250	Accrued Expense	3,029.00
3101	Reserves General	47,522.83
3296	Reserves Interest	763.42
3910	Retained Earnings Beg.Yr.	40,190.81
		<u>94,408.81</u>

Liabilities and Equity

Net Income (2,107.55)

Total Liabilities and Equity (2,107.55)

Total Liabilities & Equity 92,301.26

Arbor Pointe
Comparative Income Statement
 Period 2/1/2017 to 2/28/2017

	Current Month			Year to Date			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
4001 Assessment	11,096.97	11,298.67	-201.70	100,174.73	101,688.03	-1,513.30	135,584.00
4121 Private Road Reserves	201.48	0.00	201.48	1,813.32	0.00	1,813.32	0.00
4200 Interest Earned	7.32	0.00	7.32	85.93	0.00	85.93	0.00
4210 Late Charges	42.28	0.00	42.28	346.48	0.00	346.48	0.00
4211 Interest	4.23	0.00	4.23	24.76	0.00	24.76	0.00
TOTAL	11,352.28	11,298.67	53.61	102,445.22	101,688.03	757.19	135,584.00
4397 Delinquency Control	35.00	0.00	35.00	-116.57	0.00	-116.57	0.00
TOTAL	35.00	0.00	35.00	-116.57	0.00	-116.57	0.00
TOTAL Income	11,387.28	11,298.67	88.61	102,328.65	101,688.03	640.62	135,584.00
Expense							
6003 Financial Review	0.00	154.17	154.17	1,500.00	1,387.53	-112.47	1,850.00
6061 Insurance	248.90	208.50	-40.40	2,085.37	1,876.50	-208.87	2,502.00
6064 Website Domain	0.00	85.00	85.00	701.67	765.00	63.33	1,020.00
6121 Electric	23.49	25.00	1.51	194.07	225.00	30.93	300.00
6161 Water	25.00	2,666.67	2,641.67	32,324.77	24,000.03	-8,324.74	32,000.00
6163 Storm Drain Maintenance	0.00	49.08	49.08	0.00	441.72	441.72	589.00
6223 Internet Service	2,790.00	2,790.00	0.00	25,110.00	25,110.00	0.00	33,480.00
6341 Landscape Contract	395.00	395.00	0.00	3,537.00	3,555.00	18.00	4,740.00
6343 Seasonal Color	0.00	54.17	54.17	0.00	487.53	487.53	650.00
6361 Landscape Supplies/Extras	0.00	250.00	250.00	0.00	2,250.00	2,250.00	3,000.00
6371 Backflow Device Testing	0.00	6.25	6.25	60.00	56.25	-3.75	75.00
6861 Professional Management	810.00	810.00	0.00	7,290.00	7,290.00	0.00	9,720.00
6881 Tax Preparation	0.00	18.75	18.75	225.00	168.75	-56.25	225.00
6901 Professional Fees (Atty/Arch)	0.00	0.00	0.00	652.92	0.00	-652.92	0.00
6911 Printing, Postage & Special Services	143.77	266.67	122.90	2,457.16	2,400.03	-57.13	3,200.00
6932 Reserve Study	0.00	57.92	57.92	0.00	521.28	521.28	695.00
6981 Bad Debt	0.00	250.00	250.00	0.00	2,250.00	2,250.00	3,000.00
7341 Classic Landscape Contract	1,880.00	1,880.00	0.00	16,834.00	16,920.00	86.00	22,560.00
7342 Classic Irrigation Repair	0.00	150.00	150.00	548.72	1,350.00	801.28	1,800.00
8341 Cottage Landscape Contract	434.00	434.00	0.00	3,886.00	3,906.00	20.00	5,208.00
8342 Cottage Irrigation Repair	0.00	25.00	25.00	398.04	225.00	-173.04	300.00
9341 Cascade Landscape Contract	145.00	145.00	0.00	1,298.00	1,305.00	7.00	1,740.00
9342 Cascade Irrigation Repair	0.00	16.67	16.67	0.00	150.03	150.03	200.00
TOTAL	6,895.16	10,737.85	3,842.69	99,102.72	96,640.65	-2,462.07	128,854.00
6054 Delinquency Control Expense	-69.68	0.00	69.68	237.32	0.00	-237.32	0.00
6081 Licenses & Fees	0.00	4.17	4.17	0.00	37.53	37.53	50.00
6809 Allocate Res Interest	7.52	0.00	-7.52	86.13	0.00	-86.13	0.00
6810 Allocation to Reserves	558.58	556.67	-1.91	5,010.03	5,010.03	0.00	6,680.00
TOTAL	496.42	560.84	64.42	5,333.48	5,047.56	-285.92	6,730.00
TOTAL Expense	7,391.58	11,298.69	3,907.11	104,436.20	101,688.21	-2,747.99	135,584.00
Excess Revenue / Expense	3,995.70	-0.02	3,995.72	-2,107.55	-0.18	-2,107.37	0.00

Income Statement Annual
Arbor Pointe
Period 2/1/2017 to 2/28/2017 11:59:00 PM

Operating

	June	July	August	September	October	November	December	January	February	March	April	May	Total	Budget
INCOME														
Assessment	11,096.97	11,096.97	11,096.97	11,096.97	11,096.97	11,096.97	11,398.97	11,096.97	11,096.97	11,298.67	11,298.67	11,298.63	134,070.70	135,584.00
Private Road Reserves	201.48	201.48	201.48	201.48	201.48	201.48	201.48	201.48	201.48	0.00	0.00	0.00	1,813.32	0.00
Interest Earned	11.73	11.44	12.91	11.12	7.88	7.59	7.93	8.01	7.32	0.00	0.00	0.00	85.93	0.00
Late Charges	60.40	67.03	55.48	54.33	(73.47)	59.79	27.46	53.18	42.28	0.00	0.00	0.00	346.48	0.00
Interest	3.00	0.06	0.06	3.81	2.22	9.14	0.04	2.20	4.23	0.00	0.00	0.00	24.76	0.00
Delinquency Control	20.14	(110.20)	(35.51)	110.00	55.00	0.00	(247.00)	56.00	35.00	0.00	0.00	0.00	(116.57)	0.00
TOTAL INCOME	11,393.72	11,266.78	11,331.39	11,477.71	11,290.08	11,374.97	11,388.88	11,417.84	11,387.28	11,298.67	11,298.67	11,298.63	136,224.62	135,584.00
EXPENSES														
Financial Review	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	154.17	154.17	154.13	1,962.47	1,850.00
Delinquency Control Expe	0.00	0.00	0.00	27.24	0.00	59.86	219.90	0.00	(69.68)	0.00	0.00	0.00	237.32	0.00
Insurance	346.04	188.33	188.33	188.33	188.33	188.33	188.33	360.45	248.90	208.50	208.50	208.50	2,710.87	2,502.00
Website Domain	85.00	85.00	85.00	85.00	0.00	0.00	61.67	300.00	0.00	85.00	85.00	85.00	956.67	1,020.00
Licenses & Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.17	4.17	4.13	12.47	50.00
Electric	16.48	17.89	20.75	21.86	22.41	0.00	47.47	23.72	23.49	25.00	25.00	25.00	269.07	300.00
Water	8,164.30	8,241.93	6,815.93	8,110.18	817.43	100.00	0.00	50.00	25.00	2,666.67	2,666.67	2,666.63	40,324.74	32,000.00
Storm Drain Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49.08	49.08	49.12	147.28	589.00
Internet Service	2,790.00	2,790.00	2,790.00	2,790.00	2,790.00	2,790.00	2,790.00	2,790.00	2,790.00	2,790.00	2,790.00	2,790.00	33,480.00	33,480.00
Landscape Contract	377.00	395.00	395.00	395.00	395.00	395.00	395.00	395.00	395.00	395.00	395.00	395.00	4,722.00	4,740.00
Seasonal Color	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54.17	54.17	54.13	162.47	650.00
Landscape Supplies/Extra	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	250.00	250.00	750.00	3,000.00
Backflow Device Testing	60.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.25	6.25	6.25	78.75	75.00
Allocate Res Interest	11.73	11.44	12.91	11.12	7.88	7.59	7.93	8.01	7.52	0.00	0.00	0.00	86.13	0.00
Allocation to Reserves	558.58	556.67	556.67	556.67	556.67	556.67	554.76	554.76	558.58	556.67	556.67	556.63	6,690.00	6,690.00
Professional Management	794.00	810.00	810.00	826.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	9,720.00	9,720.00
Tax Preparation	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.75	18.75	18.75	281.25	225.00
Professional Fees (Atty/Ar	98.57	0.00	0.00	0.00	0.00	0.00	0.00	554.35	0.00	0.00	0.00	0.00	652.92	0.00
Printing, Postage & Speck	313.68	171.06	204.71	540.13	158.21	477.94	167.09	280.57	143.77	266.67	266.67	266.63	3,257.13	3,200.00
Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57.92	57.92	57.88	173.72	695.00

**Income Statement Annual
Arbor Pointe**

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Operating

	June	July	August	September	October	November	December	January	February	March	April	May	Total	Budget
Bad Debt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	250.00	250.00	750.00	3,000.00
Classic Landscape Contr	1,794.00	1,880.00	1,880.00	1,880.00	1,880.00	1,880.00	1,880.00	1,880.00	1,880.00	1,880.00	1,880.00	1,880.00	22,474.00	22,560.00
Classic Irrigation Repair	0.00	108.57	109.15	331.00	0.00	0.00	0.00	0.00	0.00	150.00	150.00	150.00	998.72	1,800.00
Cottage Landscape Contr	414.00	434.00	434.00	434.00	434.00	434.00	434.00	434.00	434.00	434.00	434.00	434.00	5,188.00	5,208.00
Cottage Irrigation Repair	0.00	398.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	25.00	25.00	473.04	300.00
Cascade Landscape Cont	138.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	1,733.00	1,740.00
Cascade Irrigation Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.67	16.67	16.63	49.97	200.00
TOTAL EXPENSES	15,961.38	16,457.93	14,447.45	17,841.53	8,204.93	7,844.39	7,701.15	8,585.86	7,391.58	11,298.69	11,298.69	11,298.41	138,331.99	135,584.00
Net Revenue / Expense	(4,567.66)	(5,191.15)	(3,116.06)	(6,363.82)	3,085.15	3,530.58	3,687.73	2,831.98	3,995.70	(0.02)	(0.02)	0.22	(2,107.37)	0.00

AR Aging Delinquency

Friday, March 10, 2017

9:16

Active Flag Yes

Posted Date 02/28/2017

Arbor Pointe

Acct #	Type	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
833507	Owner		Horton,Nicholas	152.66	0.00	0.00	0.00	152.66
832604	Owner		Nagan,Charles	144.01	0.00	0.00	0.00	144.01
351306	Owner		Toya,Hori	132.43	0.00	0.00	0.00	132.43
808931	Owner	First Notice	Carag,Christopher A.	57.94	1.22	0.00	1.38	60.54
748297	Owner		Perrin,Jeffrey T.	37.86	1.50	0.00	0.00	39.36
649598	Owner		Blair,Ben	3.37	0.30	0.34	18.32	22.33
269102	Owner		Hanley,Dawn	0.00	3.82	0.00	3.61	7.43
269071	Owner		Schwartz,Elizabeth	0.08	0.00	0.00	0.00	0.08
Count:	8			528.35	6.84	0.34	23.31	558.84

Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
93	0	93	92	1	98.92%

Charge Code Summary

Description	G/L Acct #	Amount
Assessment	2189	390.53
Delinquency Control	2189	40.00
Interest	2189	8.55
Late Charge	2189	53.40
NSF Charge	2189	35.00
Private Road Reserve	2189	11.75
Recording/Mailing Charge	2189	19.61
		<u>558.84</u>