

SUN LAKES VILLA'S
HOMEOWNERS ASSOCIATION
UNIT 46A
FINANCIAL REPORT
January 2017

Prepared by Bob Deken - accountant

Notes to Financial Statements January 2017

Balance sheet Operating Cash on hand is \$76,850. Reserve funds are \$205,362

Accounts Receivable is \$1860. This is 3 homeowners with one already paid In February. The 2nd homeowner is a surprise as they have never been late and the third one is a delinquent that when I collect will get a late fee as I have not had any response.

The year-to-date excess income over expense \$2,949. The annual budget is \$1,073 excess income over expenses.

The first two months of the year I do not usually comparison to budget. The next comparison will be when we finish the 1st quarter.

Automatic withdrawals from the checking account include \$1,244for Waste disposal, \$539. Normally I would remark about the withdrawal from the bank for the Reserve fund. For some reason the bank did not transfer the reserve fund so I have a journal entry that transfer the funds into the reserve. This deposit is an outstanding deposit.

Bob Deken
Accountant

SUN LAKES VILLA ASSN #46A INC

Balance Sheet

As of January 31, 2017

Jan 31, 17

ASSETS

Current Assets

Checking/Savings

1012 - Mutual Of Omaha Operating Acct 76,850

1030 - Reserve Funds - Money Market

1031 - Mutual of Omaha CD 42 month 61,097

1032 - Mutual of Omaha CD 28 Month 66,346

1030 - Reserve Funds - Money Market - Other 77,919

Total 1030 - Reserve Funds - Money Market 205,362

Total Checking/Savings 282,212

Accounts Receivable

1200 - Accounts Receivable 1,860

Total Accounts Receivable 1,860

Other Current Assets

1499 - Undeposited Funds 1,365

1510 - Prepaid Insurance 10,321

Total Other Current Assets 11,686

Total Current Assets 295,758

TOTAL ASSETS 295,758

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

2020 - Deferred Income 37,663

Total Other Current Liabilities 37,663

Total Current Liabilities 37,663

Total Liabilities 37,663

Equity

3015 - Reserve Equity 205,312

32000 - *Retained Earnings 49,834

Net Income 2,949

Total Equity 258,095

TOTAL LIABILITIES & EQUITY 295,758

SUN LAKES VILLA ASSN #46A INC
Profit & Loss Budget Performance
January 2017

	<u>Jan 17</u>	<u>Budget</u>	<u>Jan 17</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
4000 - Income					
4010 - Homeowner Dues	17,897	17,897	17,897	17,897	214,760
4020 - Transfer fees	122	0	122	0	5,000
4025 - Late Fees	0	0	0	0	0
4032 - Interest Income	3	7	3	7	76
4033 - Interest Income - Reserve	11	14	11	14	168
4034 - interest income Reserve CD	0	0	0	0	1,756
Total 4000 - Income	<u>18,033</u>	<u>17,918</u>	<u>18,033</u>	<u>17,918</u>	<u>221,760</u>
4080 - Transfer to Reserve	-1,625	-1,625	-1,625	-1,625	-19,500
49900 - Uncategorized Income	0	0	0	0	0
Total Income	<u>16,408</u>	<u>16,293</u>	<u>16,408</u>	<u>16,293</u>	<u>202,260</u>
Gross Profit	16,408	16,293	16,408	16,293	202,260
Expense					
6000 - Lawn Maintenance Expenses					
6004 - Tree Trimming	0	0	0	0	3,500
6005 - Cutting & Trimming	4,130	4,248	4,130	4,248	50,976
6010 - Irrigation Expenses	478	500	478	500	6,000
6016 - Water	539	1,333	539	1,333	16,000
6025 - Seed	0	0	0	0	5,800
6026 - Fertilizer	0	0	0	0	2,200
6027 - Chemicals	1,917	350	1,917	350	4,250
6035 - Plant & Tree Replacement	0	0	0	0	3,000
6040 - Aggregate replacement	0	0	0	0	3,000
Total 6000 - Lawn Maintenance Expenses	<u>7,064</u>	<u>6,431</u>	<u>7,064</u>	<u>6,431</u>	<u>94,726</u>
6050 - Roofing					
6060 - Roof repair	674	0	674	0	35,000
Total 6050 - Roofing	<u>674</u>	<u>0</u>	<u>674</u>	<u>0</u>	<u>35,000</u>
6075 - Painting					
6085 - Villa Trim/touchup	295	0	295	0	3,500
Total 6075 - Painting	<u>295</u>	<u>0</u>	<u>295</u>	<u>0</u>	<u>3,500</u>

SUN LAKES VILLA ASSN #46A INC
Profit & Loss Budget Performance

January 2017

	<u>Jan 17</u>	<u>Budget</u>	<u>Jan 17</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
6105 · Miscellaneous Repairs & Fees					
6106 · Concrete	0	0	0	0	1,500
6112 · Stucco Repair	0	0	0	0	5,000
6124 · Pest Control	925	0	925	0	5,800
6125 · Waste Disposal	1,245	1,196	1,245	1,196	14,355
6129 · Miscellaneous Repair	0	0	0	0	2,500
Total 6105 · Miscellaneous Repairs & Fees	<u>2,170</u>	<u>1,196</u>	<u>2,170</u>	<u>1,196</u>	<u>29,155</u>
6110 · Concrete spacers	0	0	0	0	0
6120 · Bank Service Charges	0		0		
6270 · Professional Fees					
6275 · Management Fees	800	800	800	800	9,600
6290 · Accounting Fees	800	800	800	800	9,600
6292 · Corporate License	0	0	0	0	10
Total 6270 · Professional Fees	<u>1,600</u>	<u>1,600</u>	<u>1,600</u>	<u>1,600</u>	<u>19,210</u>
6500 · Administrative Expenses					
6501 · Administrative Expenses	0	0	0	0	99
6505 · Insurance	1,475	1,400	1,475	1,400	16,800
6510 · Printing/Postage/Copies	25	0	25	0	400
6525 · Meetings & Social Committees	0	0	0	0	650
6530 · Board Expense	0	65	0	65	390
6535 · Office Supplies	0	0	0	0	0
Total 6500 · Administrative Expenses	<u>1,500</u>	<u>1,465</u>	<u>1,500</u>	<u>1,465</u>	<u>18,339</u>
66900 · Reconciliation Discrepancies	15	0	15	0	0
6820 · Taxes					
6840 · Local Sales Tax	141	100	141	100	1,200
6850 · Property	0	0	0	0	7
6860 · State	0	0	0	0	50
Total 6820 · Taxes	<u>141</u>	<u>100</u>	<u>141</u>	<u>100</u>	<u>1,257</u>
Total Expense	<u>13,459</u>	<u>10,792</u>	<u>13,459</u>	<u>10,792</u>	<u>201,187</u>
Net Ordinary Income	<u>2,949</u>	<u>5,501</u>	<u>2,949</u>	<u>5,501</u>	<u>1,073</u>
Net Income	<u><u>2,949</u></u>	<u><u>5,501</u></u>	<u><u>2,949</u></u>	<u><u>5,501</u></u>	<u><u>1,073</u></u>

SUN LAKES VILLA ASSN #46A INC Reconciliation Detail

1012 - Mutual Of Omaha Operating Acct, Period Ending 01/31/2017

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>	
Beginning Balance							52,083.15	
Cleared Transactions								
Checks and Payments - 8 items								
	Bill Pmt -Check	12/30/2016	3998	DBJ MAINTENANCE INC	√	-6,324.48	-6,324.48	
	Bill Pmt -Check	12/30/2016	3992	EMPIRE ROOFING	√	-3,865.00	-10,189.48	
	Bill Pmt -Check	12/30/2016	3994	D & D SWEEPERS LLC	√	-1,720.00	-11,909.48	
	Bill Pmt -Check	12/30/2016	3997	Robert E. Deken	√	-782.00	-12,691.48	
	Bill Pmt -Check	12/30/2016	3996	Dean Crocker	√	-33.04	-12,724.52	
	General Journal	01/31/2017	386		√	-1,783.92	-14,508.44	
	General Journal	01/31/2017	387		√	-455.00	-14,963.44	
	General Journal	01/31/2017	388		√	-15.00	-14,978.44	
	Total Checks and Payments						-14,978.44	-14,978.44
Deposits and Credits - 7 items								
	Deposit	01/11/2017			√	6,431.00	6,431.00	
	Deposit	01/11/2017			√	7,750.00	14,181.00	
	Deposit	01/15/2017			√	25,025.00	39,206.00	
	Deposit	01/28/2017			√	1,881.00	41,087.00	
	Deposit	01/28/2017			√	8,190.00	49,277.00	
	General Journal	01/31/2017	386		√	2.87	49,279.87	
	Deposit	01/31/2017			√	2,275.00	51,554.87	
	Total Deposits and Credits						51,554.87	51,554.87
	Total Cleared Transactions						36,576.43	36,576.43
Cleared Balance							36,576.43	88,659.58
Uncleared Transactions								
Checks and Payments - 6 items								
	Bill Pmt -Check	01/30/2017	4000	DBJ MAINTENANCE INC		-7,465.76	-7,465.76	
	Bill Pmt -Check	01/30/2017	4002	KC PEST CONTROL		-925.00	-8,390.76	
	Bill Pmt -Check	01/30/2017	4003	Robert E. Deken		-825.00	-9,215.76	
	Bill Pmt -Check	01/30/2017	4001	EMPIRE ROOFING		-674.00	-9,889.76	
	Bill Pmt -Check	01/30/2017	3999	D & D SWEEPERS LLC		-295.00	-10,184.76	
	General Journal	01/31/2017	386			-1,625.00	-11,809.76	
	Total Checks and Payments						-11,809.76	-11,809.76
Total Uncleared Transactions							-11,809.76	-11,809.76

SUN LAKES VILLA ASSN #46A INC Reconciliation Detail

1012 - Mutual Of Omaha Operating Acct, Period Ending 01/31/2017

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Register Balance as of 01/31/2017						24,766.67	76,849.82
New Transactions							
Deposits and Credits - 1 item							
	Deposit	02/03/2017				1,365.00	1,365.00
Total Deposits and Credits						<u>1,365.00</u>	<u>1,365.00</u>
Total New Transactions						1,365.00	1,365.00
Ending Balance						<u><u>26,131.67</u></u>	<u><u>78,214.82</u></u>