

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

Prepared by Bob Deken - accountant

Notes to Financial Statements April 2017

Balance sheet Operating Cash on hand is \$80,877. Reserve funds are \$210,652 We have indicated previously that the first month of a quarter we build up a significant amount of cash. But by the end of the quarter we have spent the increased funds.

Accounts Receivable is \$2,804 This is 4 homeowners. One is seriously delinquent but we have had some contact as the owner has moved in their California resident. One has already paid and the other two we will be contacting.

The year-to-date excess income over expenses \$4,893. The annual budget is \$1,073 excess income over expenses.

Lawn Maintenance is under budget \$1,1617. The under budget is a combination of over for Tree trimming, but is under for the annual budget, Chemicals are over budget for YTD budget, but under for the year. Water has been significantly under budget. Plant and tree did have spending, but is under budget for the year

Roofing is under budget for the year by \$841. Miscellaneous repair is under budget YTD due to no spending on Stucco repair. Concrete was over \$750, Pest control due to an early monthly payment.

Quarterly interest is posted for the quarter and is reflected in the Reserve.

Automatic withdrawals from the checking account include \$1,196 for Waste disposal, \$697 for Water and \$1,625The Monthly reserve. This was completed with journal entry 399.

Questions? Call me at 480-688-2237

Bob Deken
Accountant

SUN LAKES VILLA ASSN #46A INC
Balance Sheet
As of April 30, 2017

	<u>Apr 30, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
1012 · Mutual Of Omaha Operating Acct	80,877
1030 · Reserve Funds - Money Market	
1031 · Mutual of Omaha CD 42 month	61,269
1032 · Mutual of Omaha CD 28 Month	66,557
1030 · Reserve Funds - Money Market - Other	82,826
Total 1030 · Reserve Funds - Money Market	<u>210,652</u>
Total Checking/Savings	291,529
Accounts Receivable	
1200 · Accounts Receivable	2,804
Total Accounts Receivable	<u>2,804</u>
Other Current Assets	
1510 · Prepaid Insurance	5,898
Total Other Current Assets	<u>5,898</u>
Total Current Assets	<u>300,231</u>
TOTAL ASSETS	<u><u>300,231</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2020 · Deferred Income	34,938
Total Other Current Liabilities	<u>34,938</u>
Total Current Liabilities	<u>34,938</u>
Total Liabilities	34,938
Equity	
3015 · Reserve Equity	210,652
32000 · *Retained Earnings	49,748
Net Income	4,893
Total Equity	<u>265,293</u>
TOTAL LIABILITIES & EQUITY	<u><u>300,231</u></u>

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

	<u>Apr 17</u>	<u>Budget</u>	<u>Jan - Apr 17</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
4000 - Income					
4010 - Homeowner Dues	17,897	17,897	71,587	71,587	214,760
4020 - Transfer fees	732	400	854	1,300	5,000
4025 - Late Fees	0	0	44	0	0
4032 - Interest Income	3	5	12	24	76
4033 - Interest Income - Reserve	11	14	43	56	168
4034 - interest income Reserve CD	0	0	383	385	1,756
Total 4000 - Income	<u>18,643</u>	<u>18,316</u>	<u>72,923</u>	<u>73,352</u>	<u>221,760</u>
4080 - Transfer to Reserve	-1,636	-1,625	-6,880	-6,500	-19,500
49900 - Uncategorized Income	0	0	0	0	0
Total Income	<u>17,007</u>	<u>16,691</u>	<u>66,043</u>	<u>66,852</u>	<u>202,260</u>
Gross Profit	17,007	16,691	66,043	66,852	202,260
Expense					
6000 - Lawn Maintenance Expenses					
6004 - Tree Trimming	0	0	2,975	0	3,500
6005 - Cutting & Trimming	4,189	4,248	16,638	16,992	50,976
6010 - Irrigation Expenses	90	500	567	2,000	6,000
6016 - Water	697	1,333	2,390	5,333	16,000
6025 - Seed	0	0	0	0	5,800
6026 - Fertilizer	0	0	0	0	2,200
6027 - Chemicals	0	355	2,581	1,410	4,250
6035 - Plant & Tree Replacement	966	0	966	500	3,000
6040 - Aggregate replacement	0	0	0	1,500	3,000
Total 6000 - Lawn Maintenance Expenses	<u>5,942</u>	<u>6,436</u>	<u>26,117</u>	<u>27,735</u>	<u>94,726</u>
6050 - Roofing					
6060 - Roof repair	1,890	3,500	9,651	10,500	35,000
Total 6050 - Roofing	<u>1,890</u>	<u>3,500</u>	<u>9,651</u>	<u>10,500</u>	<u>35,000</u>
6075 - Painting					

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

	<u>Apr 17</u>	<u>Budget</u>	<u>Jan - Apr 17</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
6085 - Villa Trim/touchup	1,190	500	1,485	1,000	3,500
Total 6075 - Painting	1,190	500	1,485	1,000	3,500
6105 - Miscellaneous Repairs & Fees					
6106 - Concrete	650	0	1,400	0	1,500
6112 - Stucco Repair	0	880	0	4,230	5,000
6124 - Pest Control	0	925	1,850	1,850	5,800
6125 - Waste Disposal	1,196	1,196	4,834	4,785	14,355
6129 - Miscellaneous Repair	135	500	2,141	2,000	2,500
Total 6105 - Miscellaneous Repairs & Fees	1,981	3,501	10,225	12,865	29,155
6110 - Concrete spacers	0	0	0	0	0
6120 - Bank Service Charges	0		0		
6270 - Professional Fees					
6275 - Management Fees	800	800	3,200	3,200	9,600
6290 - Accounting Fees	800	800	3,200	3,200	9,600
6292 - Corporate License	0	0	0	0	10
Total 6270 - Professional Fees	1,600	1,600	6,400	6,400	19,210
6500 - Administrative Expenses					
6501 - Administrative Expenses	0	0	0	0	99
6505 - Insurance	1,475	1,400	5,898	5,600	16,800
6510 - Printing/Postage/Copies	0	0	55	155	400
6525 - Meetings & Social Committees	0	0	1,085	650	650
6530 - Board Expense	0	0	0	130	390
6535 - Office Supplies	0	0	0	0	0
Total 6500 - Administrative Expenses	1,475	1,400	7,038	6,535	18,339
66900 - Reconciliation Discrepancies	0	0	15	0	0
6820 - Taxes					
6840 - Local Sales Tax	67	100	219	400	1,200
6850 - Property	0	0	0	0	7
6860 - State	0	0	0	50	50
Total 6820 - Taxes	67	100	219	450	1,257

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

	<u>Apr 17</u>	<u>Budget</u>	<u>Jan - Apr 17</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Total Expense	14,145	17,037	61,150	65,485	201,187
Net Ordinary Income	2,862	-346	4,893	1,367	1,073
Net Income	<u>2,862</u>	<u>-346</u>	<u>4,893</u>	<u>1,367</u>	<u>1,073</u>

SUN LAKES VILLA ASSN #46A INC

Reconciliation Detail

1012 - Mutual Of Omaha Operating Acct, Period Ending 04/30/2017

	Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance							56,477.83
Cleared Transactions							
Checks and Payments - 5 items							
	Bill Pmt -Check	03/20/2017	4012	KC PEST CONTROL	√	-925.00	-925.00
	Bill Pmt -Check	03/31/2017	4013	DBJ MAINTENANCE INC	√	-5,476.38	-6,401.38
	Bill Pmt -Check	03/31/2017	4014	Robert E. Deken	√	-830.00	-7,231.38
	General Journal	04/30/2017	399		√	-3,518.26	-10,749.64
	General Journal	04/30/2017	400	Kelsey, Leroy & Sharon	√	-455.00	-11,204.64
	Total Checks and Payments					-11,204.64	-11,204.64
Deposits and Credits - 9 items							
	Deposit	04/07/2017			√	1,286.00	1,286.00
	Deposit	04/07/2017			√	8,180.00	9,466.00
	Deposit	04/10/2017			√	910.00	10,376.00
	Deposit	04/20/2017			√	455.00	10,831.00
	Deposit	04/20/2017			√	1,365.00	12,196.00
	Deposit	04/20/2017			√	4,001.00	16,197.00
	Deposit	04/20/2017			√	8,160.00	24,357.00
	General Journal	04/30/2017	399		√	3.25	24,360.25
	Deposit	04/30/2017			√	26,390.00	50,750.25
	Total Deposits and Credits					50,750.25	50,750.25
	Total Cleared Transactions					39,545.61	39,545.61
Cleared Balance						39,545.61	96,023.44
Uncleared Transactions							
Checks and Payments - 7 items							
	General Journal	01/31/2017	386			-1,625.00	-1,625.00
	General Journal	02/28/2017	391			-1,625.00	-3,250.00
	General Journal	03/31/2017	398			-1,625.00	-4,875.00
	Bill Pmt -Check	04/28/2017	4020	DBJ MAINTENANCE INC		-6,111.22	-10,986.22
	Bill Pmt -Check	04/28/2017	4015	D & D SWEEPERS LLC		-1,975.00	-12,961.22
	Bill Pmt -Check	04/28/2017	4017	EMPIRE ROOFING		-1,890.00	-14,851.22
	Bill Pmt -Check	04/28/2017	4018	Robert E. Deken		-800.00	-15,651.22
	Total Checks and Payments					-15,651.22	-15,651.22
Deposits and Credits - 1 item							

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SUN LAKES VILLA ASSN #46A INC Reconciliation Detail

1012 - Mutual Of Omaha Operating Acct, Period Ending 04/30/2017

Type	Date	Num	Name	Clr	Amount	Balance
Deposit	04/28/2017				505.00	505.00
Total Deposits and Credits					505.00	505.00
Total Uncleared Transactions					-15,146.22	-15,146.22
Register Balance as of 04/30/2017					24,399.39	80,877.22
Ending Balance					24,399.39	80,877.22

SUN LAKES VILLA ASSN #46A INC
Reconciliation Detail

1012 - Mutual Of Omaha Operating Acct, Period Ending 04/30/2017

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>
Beginning Balance				
Cleared Transactions				
Checks and Payments - 5 items				
	Bill Pmt -Check	03/20/2017	4012	KC PEST CONTROL
	Bill Pmt -Check	03/31/2017	4013	DBJ MAINTENANCE INC
	Bill Pmt -Check	03/31/2017	4014	Robert E. Deken
	General Journal	04/30/2017	399	
	General Journal	04/30/2017	400	Kelsey, Leroy & Sharon
Total Checks and Payments				
Deposits and Credits - 9 items				
	Deposit	04/07/2017		
	Deposit	04/07/2017		
	Deposit	04/10/2017		
	Deposit	04/20/2017		
	Deposit	04/20/2017		
	Deposit	04/20/2017		
	Deposit	04/20/2017		
	General Journal	04/30/2017	399	
	Deposit	04/30/2017		
Total Deposits and Credits				
Total Cleared Transactions				
Cleared Balance				
Uncleared Transactions				
Checks and Payments - 7 items				
	General Journal	01/31/2017	386	
	General Journal	02/28/2017	391	
	General Journal	03/31/2017	398	
	Bill Pmt -Check	04/28/2017	4020	DBJ MAINTENANCE INC
	Bill Pmt -Check	04/28/2017	4015	D & D SWEEPERS LLC
	Bill Pmt -Check	04/28/2017	4017	EMPIRE ROOFING
	Bill Pmt -Check	04/28/2017	4018	Robert E. Deken
Total Checks and Payments				
Deposits and Credits - 1 item				
	Deposit	04/28/2017		
Total Deposits and Credits				
Total Uncleared Transactions				
Register Balance as of 04/30/2017				
Ending Balance				

SUN LAKES VILLA ASSN #46A INC
Reconciliation Detail

1012 - Mutual Of Omaha Operating Acct, Period Ending 04/30/2017

	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Beginning Balance			56,477.83
Cleared Transactions			
Checks and Payments - 5 items			
	√	-925.00	-925.00
	√	-5,476.38	-6,401.38
	√	-830.00	-7,231.38
	√	-3,518.26	-10,749.64
	√	-455.00	-11,204.64
Total Checks and Payments		-11,204.64	-11,204.64
Deposits and Credits - 9 items			
	√	1,286.00	1,286.00
	√	8,180.00	9,466.00
	√	910.00	10,376.00
	√	455.00	10,831.00
	√	1,365.00	12,196.00
	√	4,001.00	16,197.00
	√	8,160.00	24,357.00
	√	3.25	24,360.25
	√	26,390.00	50,750.25
Total Deposits and Credits		50,750.25	50,750.25
Total Cleared Transactions		39,545.61	39,545.61
Cleared Balance		39,545.61	96,023.44
Uncleared Transactions			
Checks and Payments - 7 items			
		-1,625.00	-1,625.00
		-1,625.00	-3,250.00
		-1,625.00	-4,875.00
		-6,111.22	-10,986.22
		-1,975.00	-12,961.22
		-1,890.00	-14,851.22
		-800.00	-15,651.22
Total Checks and Payments		-15,651.22	-15,651.22
Deposits and Credits - 1 item			
		505.00	505.00
Total Deposits and Credits		505.00	505.00
Total Uncleared Transactions		-15,146.22	-15,146.22
Register Balance as of 04/30/2017		24,399.39	80,877.22
Ending Balance		24,399.39	80,877.22