

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

Prepared by Bob Deken - accountant

## **Notes to Financial Statements May 2017**

Balance sheet Operating Cash on hand is \$72,144. Reserve funds are \$212,289. Total cash on and in CD's is \$284,403

Accounts Receivable is \$45. All homeowners are paid. The small balance is caused by under paying.

The year-to-date excess income over expenses \$9,327. The annual budget is \$1,073 excess income over expenses.

Lawn Maintenance is under budget \$3,906. 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 4,349, but did have an invoice that will be accounted for June. Miscellaneous repair is still under budget YTD due to no spending on Stucco repair. Concrete is over budget for the year \$685.

Automatic withdrawals from the checking account include \$1,196 for Waste disposal, 1,318 for Water and \$1,625 for the Monthly reserve. This was completed with journal entry 402

Questions? Call me at 480-688-2237

Bob Deken  
Accountant

SUN LAKES VILLA ASSN #46A INC

Balance Sheet

As of May 31, 2017

May 31, 17

ASSETS

Current Assets

Checking/Savings

1012 · Mutual Of Omaha Operating Acct	72,114
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	84,463
Total 1030 · Reserve Funds - Money Market	<u>212,289</u>

Total Checking/Savings 284,403

Accounts Receivable

1200 · Accounts Receivable	45
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Total Accounts Receivable 45

Other Current Assets

1510 · Prepaid Insurance	4,423
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Total Other Current Assets 4,423

Total Current Assets 288,871

**TOTAL ASSETS 288,871**

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

2020 · Deferred Income	17,496
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Total Other Current Liabilities 17,496

Total Current Liabilities 17,496

Total Liabilities 17,496

Equity

3015 · Reserve Equity	212,300
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32000 · *Retained Earnings	49,748
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Net Income	9,327
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Total Equity 271,375

**TOTAL LIABILITIES & EQUITY 288,871**

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

	<u>May 17</u>	<u>Budget</u>	<u>Jan - May 17</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>4000 - Income</b>					
4010 - Homeowner Dues	17,897	17,897	89,483	89,483	214,760
4020 - Transfer fees	0	400	854	1,700	5,000
4025 - Late Fees	45	0	89	0	0
4032 - Interest Income	4	7	16	31	76
4033 - Interest Income - Reserve	12	14	55	70	168
4034 - interest income Reserve CD	0	0	383	385	1,756
<b>Total 4000 - Income</b>	<u>17,958</u>	<u>18,318</u>	<u>90,880</u>	<u>91,669</u>	<u>221,760</u>
4080 - Transfer to Reserve	-1,648	-1,625	-8,527	-8,125	-19,500
49900 - Uncategorized Income	0	0	0	0	0
<b>Total Income</b>	<u>16,310</u>	<u>16,693</u>	<u>82,353</u>	<u>83,544</u>	<u>202,260</u>
<b>Gross Profit</b>	16,310	16,693	82,353	83,544	202,260
<b>Expense</b>					
<b>6000 - Lawn Maintenance Expenses</b>					
6004 - Tree Trimming	0	1,750	2,975	1,750	3,500
6005 - Cutting & Trimming	4,189	4,248	20,827	21,240	50,976
6010 - Irrigation Expenses	21	500	588	2,500	6,000
6016 - Water	1,318	1,333	3,708	6,667	16,000
6025 - Seed	0	0	0	0	5,800
6026 - Fertilizer	415	0	415	0	2,200
6027 - Chemicals	0	355	2,581	1,765	4,250
6035 - Plant & Tree Replacement	456	500	1,422	1,000	3,000
6040 - Aggregate replacement	0	0	0	1,500	3,000
<b>Total 6000 - Lawn Maintenance Expenses</b>	<u>6,399</u>	<u>8,686</u>	<u>32,516</u>	<u>36,422</u>	<u>94,726</u>
<b>6050 - Roofing</b>					
6060 - Roof repair	0	3,500	9,651	14,000	35,000
<b>Total 6050 - Roofing</b>	<u>0</u>	<u>3,500</u>	<u>9,651</u>	<u>14,000</u>	<u>35,000</u>
<b>6075 - Painting</b>					
6085 - Villa Trim/touchup	140	500	1,625	1,500	3,500
<b>Total 6075 - Painting</b>	<u>140</u>	<u>500</u>	<u>1,625</u>	<u>1,500</u>	<u>3,500</u>

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

	<u>May 17</u>	<u>Budget</u>	<u>Jan - May 17</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>6105 · Miscellaneous Repairs &amp; Fees</b>					
6106 · Concrete	785	500	2,185	500	1,500
6112 · Stucco Repair	0	0	0	4,230	5,000
6124 · Pest Control	0	1,025	1,850	2,875	5,800
6125 · Waste Disposal	1,196	1,196	6,030	5,981	14,355
6129 · Miscellaneous Repair	225	0	2,366	2,000	2,500
<b>Total 6105 · Miscellaneous Repairs &amp; Fees</b>	<u>2,206</u>	<u>2,721</u>	<u>12,431</u>	<u>15,586</u>	<u>29,155</u>
6110 · Concrete spacers	0	0	0	0	0
6120 · Bank Service Charges	0		0		
<b>6270 · Professional Fees</b>					
6275 · Management Fees	800	800	4,000	4,000	9,600
6290 · Accounting Fees	800	800	4,000	4,000	9,600
6292 · Corporate License	0	0	0	0	10
<b>Total 6270 · Professional Fees</b>	<u>1,600</u>	<u>1,600</u>	<u>8,000</u>	<u>8,000</u>	<u>19,210</u>
<b>6500 · Administrative Expenses</b>					
6501 · Administrative Expenses	0	0	0	0	99
6505 · Insurance	1,475	1,400	7,373	7,000	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
<b>Total 6500 · Administrative Expenses</b>	<u>1,475</u>	<u>1,400</u>	<u>8,513</u>	<u>7,935</u>	<u>18,339</u>
66900 · Reconciliation Discrepancies	0	0	15	0	0
<b>6820 · Taxes</b>					
6840 · Local Sales Tax	56	100	275	500	1,200
6850 · Property	0	0	0	0	7
6860 · State	0	0	0	50	50
<b>Total 6820 · Taxes</b>	<u>56</u>	<u>100</u>	<u>275</u>	<u>550</u>	<u>1,257</u>
<b>Total Expense</b>	<u>11,876</u>	<u>18,507</u>	<u>73,026</u>	<u>83,993</u>	<u>201,187</u>
<b>Net Ordinary Income</b>	<u>4,434</u>	<u>-1,814</u>	<u>9,327</u>	<u>-449</u>	<u>1,073</u>
<b>Net Income</b>	<u><u>4,434</u></u>	<u><u>-1,814</u></u>	<u><u>9,327</u></u>	<u><u>-449</u></u>	<u><u>1,073</u></u>

## SUN LAKES VILLA ASSN #46A INC Reconciliation Detail

1012 - Mutual Of Omaha Operating Acct, Period Ending 05/31/2017

	Type	Date	Num	Name	Clr
<b>Beginning Balance</b>					
<b>Cleared Transactions</b>					
<b>Checks and Payments - 8 items</b>					
	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	√
	General Journal	05/31/2017	401		√
Total Checks and Payments					
<b>Deposits and Credits - 6 items</b>					
	Deposit	04/28/2017			√
	Deposit	05/12/2017			√
	Deposit	05/15/2017			√
	Deposit	05/26/2017			√
	General Journal	05/31/2017	401		√
	General Journal	05/31/2017	402		√
Total Deposits and Credits					
Total Cleared Transactions					
Cleared Balance					
<b>Uncleared Transactions</b>					
<b>Checks and Payments - 3 items</b>					
	Bill Pmt -Check	05/31/2017	4022	DBJ MAINTENANCE INC	
	Bill Pmt -Check	05/31/2017	4021	D & D SWEEPERS LLC	
	Bill Pmt -Check	05/31/2017	4023	Robert E. Deken	
Total Checks and Payments					
Total Uncleared Transactions					
Register Balance as of 05/31/2017					
<b>New Transactions</b>					
<b>Checks and Payments - 1 item</b>					
	Bill Pmt -Check	06/03/2017	4024	EMPIRE ROOFING	
Total Checks and Payments					
<b>Deposits and Credits - 1 item</b>					
	Deposit	06/06/2017			
Total Deposits and Credits					
Total New Transactions					
<b>Ending Balance</b>					

**SUN LAKES VILLA ASSN #46A INC**  
**Reconciliation Detail**

1012 - Mutual Of Omaha Operating Acct, Period Ending 05/31/2017

	<u>Amount</u>	<u>Balance</u>
<b>Beginning Balance</b>		<b>69,633.44</b>
<b>Cleared Transactions</b>		
<b>Checks and Payments - 8 items</b>		
	-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
	<u>-4,138.93</u>	<u>-19,790.15</u>
Total Checks and Payments	-19,790.15	-19,790.15
<b>Deposits and Credits - 6 items</b>		
	505.00	505.00
	25,935.00	26,440.00
	2,804.00	29,244.00
	455.00	29,699.00
	3.62	29,702.62
	<u>455.00</u>	<u>30,157.62</u>
Total Deposits and Credits	30,157.62	30,157.62
Total Cleared Transactions	<u>10,367.47</u>	<u>10,367.47</u>
Cleared Balance	10,367.47	80,000.91
<b>Uncleared Transactions</b>		
<b>Checks and Payments - 3 items</b>		
	-5,936.77	-5,936.77
	-1,150.00	-7,086.77
	<u>-800.00</u>	<u>-7,886.77</u>
Total Checks and Payments	-7,886.77	-7,886.77
Total Uncleared Transactions	<u>-7,886.77</u>	<u>-7,886.77</u>
Register Balance as of 05/31/2017	2,480.70	72,114.14
<b>New Transactions</b>		
<b>Checks and Payments - 1 item</b>		
	<u>-5,520.00</u>	<u>-5,520.00</u>
Total Checks and Payments	-5,520.00	-5,520.00
<b>Deposits and Credits - 1 item</b>		
	<u>361.00</u>	<u>361.00</u>
Total Deposits and Credits	361.00	361.00
Total New Transactions	<u>-5,159.00</u>	<u>-5,159.00</u>
<b>Ending Balance</b>	<u><u>-2,678.30</u></u>	<u><u>66,955.14</u></u>

# SUN LAKES VILLA ASSN #46A INC Reconciliation Summary

1012 - Mutual Of Omaha Operating Acct, Period Ending 05/31/2017

	<u>May 31, 17</u>
<b>Beginning Balance</b>	69,633.44
<b>Cleared Transactions</b>	
Checks and Payments - 8 items	-19,790.15
Deposits and Credits - 6 items	30,157.62
<b>Total Cleared Transactions</b>	<u>10,367.47</u>
<b>Cleared Balance</b>	<u><u>80,000.91</u></u>
<b>Uncleared Transactions</b>	
Checks and Payments - 3 items	-7,886.77
<b>Total Uncleared Transactions</b>	<u>-7,886.77</u>
<b>Register Balance as of 05/31/2017</b>	<u><u>72,114.14</u></u>
<b>New Transactions</b>	
Checks and Payments - 1 item	-5,520.00
Deposits and Credits - 1 item	361.00
<b>Total New Transactions</b>	<u>-5,159.00</u>
<b>Ending Balance</b>	<u><u>66,955.14</u></u>