

SUN LAKES VILLA'S
HOMEOWNERS ASSOCIATION
UNIT 46A
Monthly Report
February 2018

Notes to Financial Statements January 2018

Balance sheet Operating Cash on hand is \$58,877. Reserve CD funds are \$168,160 and the Money Market reserve is 60,022 that is a total of \$228,182 for the reserve.

Accounts Receivable is \$1410 this represents 3 homeowners that have not paid. One has already paid and I have been in communication with the other two.

Automatic withdrawals from the checking account include \$1,232 for Waste disposal, \$1,119 for Water and \$1,000 for the Monthly reserve. This was completed with journal entry 440. The budget for the monthly reserve \$1,000 per month so I have made journal entry moving the \$625 difference into the operating account.

This report is with the Bank reconciliation but the reconciliation goes back several months, but that enabled me to complete the reconciliation.

We have a new title company serving several of our homeowners. I have found them very unreliable in providing warranty deeds and details of a closing. I am learning of a closing with the new homeowner send me information. I have spoken with them and need to speak again.

Questions? Call me at 480-688-2237

Bob Deken
Accountant

SUN LAKES VILLA ASSN #46A INC

Balance Sheet

As of February 28, 2018

	<u>Feb 28, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
1012 · Mutual Of Omaha Operating Acct	58,877
1030 · Reserve Funds - Money Market	
1031 · Mutual CD 1466 46Mo1.29% \$65M	67,383
1032 · Mutual CD 9869 5YR 1.98% \$60M	60,469
1033 · Mutual CD 9862 3YR1.83% \$40,000	40,308
1030 · Reserve Funds - Money Market - Other	60,022
Total 1030 · Reserve Funds - Money Market	<u>228,182</u>
Total Checking/Savings	287,059
Accounts Receivable	
1200 · Accounts Receivable	1,410
Total Accounts Receivable	<u>1,410</u>
Other Current Assets	
1510 · Prepaid Insurance	8,541
Total Other Current Assets	<u>8,541</u>
Total Current Assets	<u>297,010</u>
TOTAL ASSETS	<u><u>297,010</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2020 · Deferred Income	20,672
Total Other Current Liabilities	<u>20,672</u>
Total Current Liabilities	<u>20,672</u>
Total Liabilities	20,672
Equity	
3015 · Reserve Equity	228,182
32000 · *Retained Earnings	36,367
Net Income	11,789
Total Equity	<u>276,338</u>
TOTAL LIABILITIES & EQUITY	<u><u>297,010</u></u>

SUN LAKES VILLA ASSN #46A INC
Profit & Loss Budget Performance
February 2018

	<u>Feb 18</u>	<u>Budget</u>	<u>Jan - Feb 18</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
4000 - Income					
4010 - Homeowner Dues	18,487	18,487	36,973	36,973	221,840
4020 - Transfer fees	0	722	0	1,083	5,054
4032 - Interest Income	2	17	5	34	204
4033 - Interest Income - Reserve	8	11	16	22	130
4034 - interest income Reserve CD	235	229	235	458	2,748
Total 4000 - Income	<u>18,732</u>	<u>19,466</u>	<u>37,229</u>	<u>38,570</u>	<u>229,976</u>
4080 - Transfer to Reserve	-1,008	-1,000	-2,016	-2,000	-12,000
Total Income	<u>17,724</u>	<u>18,466</u>	<u>35,213</u>	<u>36,570</u>	<u>217,976</u>
Gross Profit	17,724	18,466	35,213	36,570	217,976
Expense					
6000 - Lawn Maintenance Expenses					
6004 - Tree Trimming	0	0	0	0	3,500
6005 - Cutting & Trimming	4,248	4,248	8,496	8,496	50,976
6010 - Irrigation Expenses	146	375	1,207	750	4,500
6016 - Water	1,119	1,333	1,871	2,666	16,000
6025 - Seed	0	0	0	0	5,800
6026 - Fertilizer	0	0	0	0	4,000
6027 - Chemicals	0	354	146	708	4,250
6035 - Plant & Tree Replacement	267	0	267	0	3,000
6040 - Aggregate replacement	0	750	505	750	1,500
Total 6000 - Lawn Maintenance Expenses	<u>5,780</u>	<u>7,060</u>	<u>12,492</u>	<u>13,370</u>	<u>93,526</u>
6050 - Roofing					
6060 - Roof repair	0	1,667	0	1,667	20,000
6070 - Patio Roofs	0	2,500	0	2,500	30,000
Total 6050 - Roofing	<u>0</u>	<u>4,167</u>	<u>0</u>	<u>4,167</u>	<u>50,000</u>
6075 - Painting					
6085 - Villa Trim/touchup	500	375	500	750	4,500
Total 6075 - Painting	<u>500</u>	<u>375</u>	<u>500</u>	<u>750</u>	<u>4,500</u>
6105 - Miscellaneous Repairs & Fees					

SUN LAKES VILLA ASSN #46A INC
Profit & Loss Budget Performance
February 2018

	<u>Feb 18</u>	<u>Budget</u>	<u>Jan - Feb 18</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
6106 · Concrete	0	167	0	330	2,000
6112 · Stucco Repair	0	333	0	667	4,000
6124 · Pest Control	0	925	925	925	5,800
6125 · Waste Disposal	1,232	1,196	2,464	2,392	14,352
6129 · Miscellaneous Repair	0	290	505	580	3,500
Total 6105 · Miscellaneous Repairs & Fees	1,232	2,911	3,894	4,894	29,652
6120 · Bank Service Charges	0		0		
6270 · Professional Fees					
6275 · Management Fees	800	800	1,600	1,600	9,600
6290 · Accounting Fees	800	800	1,600	1,600	9,600
6294 · Legal Fee	25	0	25	0	500
Total 6270 · Professional Fees	1,625	1,600	3,225	3,200	19,700
6500 · Administrative Expenses					
6501 · Administrative Expenses	0		120		
6505 · Insurance	1,475	1,470	2,949	2,940	17,660
6510 · Printing/Postage/Copies	0	0	69	0	200
6525 · Meetings & Social Committees	0	0	0	0	650
6530 · Board Expense	80	65	80	65	390
6535 · Office Supplies	0	0	0	0	100
Total 6500 · Administrative Expenses	1,555	1,535	3,218	3,005	19,000
6820 · Taxes					
6840 · Local Sales Tax	12	100	96	200	1,200
6850 · Property	0	0	0	0	7
6860 · State	0	0	0	0	50
Total 6820 · Taxes	12	100	96	200	1,257
Total Expense	10,704	17,748	23,425	29,586	217,635
Net Ordinary Income	7,020	718	11,788	6,984	341
Net Income	7,020	718	11,788	6,984	341

SUN LAKES VILLA ASSN #46A INC
Reconciliation Summary
1012 - Mutual Of Omaha Operating Acct, Period Ending 02/28/2018

	<u>Feb 28, 18</u>
Beginning Balance	76,622.78
Cleared Transactions	
Checks and Payments - 46 items	-129,783.42
Deposits and Credits - 33 items	114,380.82
Total Cleared Transactions	<u>-15,402.60</u>
Cleared Balance	<u>61,220.18</u>
Uncleared Transactions	
Checks and Payments - 6 items	-7,803.56
Deposits and Credits - 3 items	5,460.00
Total Uncleared Transactions	<u>-2,343.56</u>
Register Balance as of 02/28/2018	<u>58,876.62</u>
Ending Balance	58,876.62

SUN LAKES VILLA ASSN #46A INC

Reconciliation Detail

1012 - Mutual Of Omaha Operating Acct, Period Ending 02/28/2018

	Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance							76,622.78
Cleared Transactions							
Checks and Payments - 46 items							
	Bill Pmt -Check	06/30/2017	4029	KC PEST CONTROL	√	-1,075.00	-1,075.00
	Bill Pmt -Check	07/27/2017	4036	KC PEST CONTROL	√	-925.00	-2,000.00
	Bill Pmt -Check	07/27/2017	4037	Robert E. Deken	√	-800.00	-2,800.00
	Bill Pmt -Check	07/27/2017	4038	CAIS LLC	√	-706.00	-3,506.00
	Bill Pmt -Check	08/16/2017	4039	Foothills Insurance Agency	√	-1,482.02	-4,988.02
	Bill Pmt -Check	08/16/2017	4040	MULCAHY LAW FIRM, P.C.	√	-122.50	-5,110.52
	Bill Pmt -Check	08/30/2017	4041	DBJ MAINTENANCE INC	√	-5,271.63	-10,382.15
	Bill Pmt -Check	08/30/2017	4042	EMPIRE ROOFING	√	-1,890.00	-12,272.15
	Bill Pmt -Check	08/30/2017	4043	Robert E. Deken	√	-800.00	-13,072.15
	General Journal	08/31/2017	412		√	-20,236.25	-33,308.40
	Bill Pmt -Check	09/29/2017	4048	EMPIRE ROOFING	√	-12,000.00	-45,308.40
	Bill Pmt -Check	09/29/2017	4046	DBJ MAINTENANCE INC	√	-11,309.35	-56,617.75
	Bill Pmt -Check	09/29/2017	4045	D & D SWEEPERS LLC	√	-985.00	-57,602.75
	Bill Pmt -Check	09/29/2017	4052	Robert E. Deken	√	-830.00	-58,432.75
	Bill Pmt -Check	09/29/2017	4049	Karen Jorgensen	√	-60.00	-58,492.75
	Bill Pmt -Check	09/29/2017	4051	MULCAHY LAW FIRM, P.C.	√	-49.00	-58,541.75
	Bill Pmt -Check	09/29/2017	4047	Dean Crocker	√	-14.54	-58,556.29
	Bill Pmt -Check	09/29/2017	4050	MARICOPA COUNTY TREASURER 1	√	-6.84	-58,563.13
	General Journal	09/30/2017	415		√	-4,517.88	-63,081.01
	Bill Pmt -Check	10/31/2017	4055	EMPIRE ROOFING	√	-6,000.00	-69,081.01
	Bill Pmt -Check	10/31/2017	4054	DBJ MAINTENANCE INC	√	-4,976.74	-74,057.75
	General Journal	10/31/2017	426		√	-4,435.22	-78,492.97
	Bill Pmt -Check	10/31/2017	4056	KC PEST CONTROL	√	-925.00	-79,417.97
	Bill Pmt -Check	10/31/2017	4057	Robert E. Deken	√	-810.00	-80,227.97
	Bill Pmt -Check	10/31/2017	4053	D & D SWEEPERS LLC	√	-345.00	-80,572.97
	Bill Pmt -Check	11/17/2017	4059	DBJ MAINTENANCE INC	√	-7,071.59	-87,644.56
	Bill Pmt -Check	11/17/2017	4064	EMPIRE ROOFING	√	-5,517.00	-93,161.56
	Bill Pmt -Check	11/17/2017	4065	KC PEST CONTROL	√	-925.00	-94,086.56
	Bill Pmt -Check	11/17/2017	4062	Robert E. Deken	√	-800.00	-94,886.56
	Bill Pmt -Check	11/17/2017	4058	D & D SWEEPERS LLC	√	-170.00	-95,056.56
	Bill Pmt -Check	11/17/2017	4063	Susan Carew*	√	-80.98	-95,137.54
	General Journal	11/30/2017	428		√	-4,269.21	-99,406.75

SUN LAKES VILLA ASSN #46A INC

Reconciliation Detail

1012 - Mutual Of Omaha Operating Acct, Period Ending 02/28/2018

Type	Date	Num	Name	Clr	Amount	Balance
Bill Pmt -Check	12/26/2017	4067	DBJ MAINTENANCE INC	√	-8,001.72	-107,408.47
Bill Pmt -Check	12/26/2017	4071	Robert E. Deken	√	-860.00	-108,268.47
Bill Pmt -Check	12/26/2017	4072	EMPIRE ROOFING	√	-735.00	-109,003.47
Bill Pmt -Check	12/26/2017	4068	D & D SWEEPERS LLC	√	-225.00	-109,228.47
Bill Pmt -Check	12/26/2017	4069	Jorgenson, Karen	√	-60.00	-109,288.47
Bill Pmt -Check	12/26/2017	4070	Barandy, Richard Von	√	-41.00	-109,329.47
General Journal	12/31/2017	430		√	-4,696.10	-114,025.57
Bill Pmt -Check	01/30/2018	4074	DBJ MAINTENANCE INC	√	-6,038.95	-120,064.52
Bill Pmt -Check	01/30/2018	4076	Paddock, Greg	√	-1,309.25	-121,373.77
Bill Pmt -Check	01/30/2018	4077	Robert E. Deken	√	-920.00	-122,293.77
Bill Pmt -Check	01/30/2018	4073	Barandy, Richard Von	√	-68.72	-122,362.49
General Journal	01/31/2018	433		√	-3,608.60	-125,971.09
General Journal	02/28/2018	440		√	-3,351.33	-129,322.42
General Journal	02/28/2018	442		√	-461.00	-129,783.42
Total Checks and Payments					-129,783.42	-129,783.42
Deposits and Credits - 33 items						
General Journal	08/31/2017	412		√	3.10	3.10
General Journal	08/31/2017	413		√	910.00	913.10
Deposit	09/11/2017			√	455.00	1,368.10
Deposit	09/22/2017			√	530.00	1,898.10
Check	09/25/2017	4044	US Bank	√	0.00	1,898.10
General Journal	09/30/2017	415		√	2.34	1,900.44
Deposit	10/01/2017			√	455.00	2,355.44
Deposit	10/01/2017			√	1,820.00	4,175.44
Deposit	10/01/2017			√	3,185.00	7,360.44
Deposit	10/01/2017			√	6,276.00	13,636.44
Deposit	10/01/2017			√	25,910.00	39,546.44
Deposit	10/09/2017			√	5,005.00	44,551.44
Deposit	10/16/2017			√	8,135.00	52,686.44
Deposit	10/27/2017			√	1,326.00	54,012.44
General Journal	10/31/2017	426		√	2.50	54,014.94
Deposit	10/31/2017			√	910.00	54,924.94
Deposit	11/13/2017			√	910.00	55,834.94
Deposit	11/14/2017			√	455.00	56,289.94
General Journal	11/30/2017	428		√	2.35	56,292.29

SUN LAKES VILLA ASSN #46A INC

Reconciliation Detail

1012 - Mutual Of Omaha Operating Acct, Period Ending 02/28/2018

Type	Date	Num	Name	Clr	Amount	Balance
Deposit	12/21/2017			√	1,271.00	57,563.29
General Journal	12/31/2017	430		√	1.69	57,564.98
General Journal	12/31/2017	436		√	1,837.58	59,402.56
Deposit	01/07/2018			√	3,745.00	63,147.56
Deposit	01/07/2018			√	8,445.00	71,592.56
Deposit	01/09/2018			√	26,320.00	97,912.56
Deposit	01/15/2018			√	5,200.00	103,112.56
Deposit	01/18/2018			√	5,155.00	108,267.56
General Journal	01/31/2018	433		√	2.42	108,269.98
General Journal	01/31/2018	433		√	625.00	108,894.98
Deposit	01/31/2018			√	1,460.00	110,354.98
Deposit	02/12/2018			√	2,395.00	112,749.98
General Journal	02/28/2018	440		√	2.44	112,752.42
General Journal	02/28/2018	444		√	1,628.40	114,380.82
Total Deposits and Credits					114,380.82	114,380.82
Total Cleared Transactions					-15,402.60	-15,402.60
Cleared Balance					-15,402.60	61,220.18
Uncleared Transactions						
Checks and Payments - 6 items						
Bill Pmt -Check	01/30/2018	4075	KC PEST CONTROL		-925.00	-925.00
Bill Pmt -Check	02/10/2018	4078	DBJ MAINTENANCE INC		-4,673.56	-5,598.56
Bill Pmt -Check	02/10/2018	4081	Paddock, Greg		-1,300.00	-6,898.56
Bill Pmt -Check	02/10/2018	4082	Robert E. Deken		-800.00	-7,698.56
Bill Pmt -Check	02/10/2018	4079	Karen Jorgensen		-80.00	-7,778.56
Bill Pmt -Check	02/10/2018	4080	MULCAHY LAW FIRM, P.C.		-25.00	-7,803.56
Total Checks and Payments					-7,803.56	-7,803.56
Deposits and Credits - 3 items						
Deposit	07/31/2017				4,095.00	4,095.00
Deposit	08/17/2017				910.00	5,005.00
Deposit	08/30/2017				455.00	5,460.00
Total Deposits and Credits					5,460.00	5,460.00
Total Uncleared Transactions					-2,343.56	-2,343.56
Register Balance as of 02/28/2018					-17,746.16	58,876.62
Ending Balance					-17,746.16	58,876.62