

**SUN LAKES VILLA'S HOMEOWNERS
ASSOCIATION**

UNIT 46A Monthly Report

May2018

Notes to Financial Statements June 2018

Balance sheet Operating Cash on hand is \$45,275 . Reserve CD funds are \$169,064 the Money Market reserve is 67,098 that is a total of \$236,182 for the reserve.

Accounts Receivable is \$1,440 this represents 3 homeowners that have not paid.

Lawn maintenance is under budget partially due to water, fertilizer and chemicals all still being under budget.

There has been some activity on roofing in June although Roof repair and Patio roofs are still under budget.

Automatic withdrawals from the checking account include \$1,406 for Waste disposal, \$2,504 for Water and \$1,000 for the Monthly reserve. This was completed with journal entry 468

Another income item that has been good is the CD income. Cd Income for the month is \$239.35

Questions? Call me at 480-688-2237

Bob Deken
Accountant

SUN LAKES VILLA ASSN #46A INC
Balance Sheet
As of June 30, 2018

	<u>Jun 30, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
1012 · Mutual Of Omaha Operating Acct	45,275
1030 · Reserve Funds - Money Market	
1031 · Mutual CD 1466 46Mo1.29% \$65M	67,641
1032 · Mutual CD 9869 5YR 1.98% \$60M	60,892
1033 · Mutual CD 9862 3YR1.83% \$40,000	40,551
1030 · Reserve Funds - Money Market - Other	67,098
Total 1030 · Reserve Funds - Money Market	<u>236,182</u>
Total Checking/Savings	<u>281,457</u>
Accounts Receivable	
1200 · Accounts Receivable	1,440
Total Accounts Receivable	<u>1,440</u>
Other Current Assets	
1510 · Prepaid Insurance	4,118
Total Other Current Assets	<u>4,118</u>
Total Current Assets	<u>287,015</u>
TOTAL ASSETS	<u><u>287,015</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2020 · Deferred Income	1,460
Total Other Current Liabilities	<u>1,460</u>
Total Current Liabilities	<u>1,460</u>
Total Liabilities	1,460
Equity	
3015 · Reserve Equity	236,182
32000 · *Retained Earnings	42,172
Net Income	7,200
Total Equity	<u>285,554</u>
TOTAL LIABILITIES & EQUITY	<u><u>287,014</u></u>

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

	<u>Jun 18</u>	<u>Budget</u>	<u>Jan - Jun 18</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
4000 · Income					
4010 · Homeowner Dues	17,897	18,487	91,227	110,920	221,840
4020 · Transfer fees	361	361	3,856	2,888	5,054
4032 · Interest Income	3	17	14	102	204
4033 · Interest Income - Reserve	10	10	44	64	130
4034 · interest income Reserve CD	239	229	1,358	1,374	2,748
Total 4000 · Income	<u>18,510</u>	<u>19,104</u>	<u>96,499</u>	<u>115,348</u>	<u>229,976</u>
4080 · Transfer to Reserve	-1,035	-1,000	-5,069	-6,000	-12,000
49900 · Uncategorized Income	<u>0</u>	<u></u>	<u>455</u>	<u></u>	<u></u>
Total Income	<u>17,475</u>	<u>18,104</u>	<u>91,885</u>	<u>109,348</u>	<u>217,976</u>
Gross Profit	<u>17,475</u>	<u>18,104</u>	<u>91,885</u>	<u>109,348</u>	<u>217,976</u>
Expense					
6000 · Lawn Maintenance Expenses					
6004 · Tree Trimming	0	0	0	1,750	3,500
6005 · Cutting & Trimming	4,248	4,248	25,488	25,488	50,976
6010 · Irrigation Expenses	239	375	2,341	2,250	4,500
6016 · Water	2,504	1,333	6,995	8,002	16,000
6025 · Seed	0	0	0	0	5,800
6026 · Fertilizer	556	1,333	1,013	2,667	4,000
6027 · Chemicals	0	354	407	2,126	4,250
6035 · Plant & Tree Replacement	0	0	1,527	1,500	3,000
6040 · Aggregate replacement	<u>0</u>	<u>0</u>	<u>925</u>	<u>750</u>	<u>1,500</u>
Total 6000 · Lawn Maintenance Expenses	<u>7,547</u>	<u>7,643</u>	<u>38,696</u>	<u>44,533</u>	<u>93,526</u>
6050 · Roofing					
6060 · Roof repair	315	1,667	4,200	9,998	20,000
6070 · Patio Roofs	<u>6,390</u>	<u>2,500</u>	<u>9,540</u>	<u>15,000</u>	<u>30,000</u>
Total 6050 · Roofing	<u>6,705</u>	<u>4,167</u>	<u>13,740</u>	<u>24,998</u>	<u>50,000</u>
6075 · Painting					
6085 · Villa Trim/touchup	<u>150</u>	<u>375</u>	<u>1,950</u>	<u>2,250</u>	<u>4,500</u>
Total 6075 · Painting	<u>150</u>	<u>375</u>	<u>1,950</u>	<u>2,250</u>	<u>4,500</u>

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

	<u>Jun 18</u>	<u>Budget</u>	<u>Jan - Jun 18</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
6105 - Miscellaneous Repairs & Fees					
6106 - Concrete	0	167	0	998	2,000
6112 - Stucco Repair	0	333	900	2,000	4,000
6116 - Glass/Repair/Replacment	0		492		
6124 - Pest Control	100	975	3,025	2,875	5,800
6125 - Waste Disposal	1,406	1,196	6,334	7,176	14,352
6129 - Miscellaneous Repair	0	292	1,080	1,748	3,500
Total 6105 - Miscellaneous Repairs & Fees	<u>1,506</u>	<u>2,963</u>	<u>11,831</u>	<u>14,797</u>	<u>29,652</u>
6120 - Bank Service Charges	0		0		
6270 - Professional Fees					
6275 - Management Fees	800	800	4,800	4,800	9,600
6290 - Accounting Fees	800	800	4,800	4,800	9,600
6294 - Legal Fee	0	0	25	0	500
Total 6270 - Professional Fees	<u>1,600</u>	<u>1,600</u>	<u>9,625</u>	<u>9,600</u>	<u>19,700</u>
6500 - Administrative Expenses					
6501 - Administrative Expenses	0		0		
6505 - Insurance	1,475	1,472	7,373	8,828	17,660
6510 - Printing/Postage/Copies	30	50	363	100	200
6515 - Dues & Subscriptions	0		344		
6525 - Meetings & Social Committees	0	0	75	650	650
6530 - Board Expense	0	0	370	195	390
6535 - Office Supplies	0	0	0	100	100
Total 6500 - Administrative Expenses	<u>1,505</u>	<u>1,522</u>	<u>8,525</u>	<u>9,873</u>	<u>19,000</u>
66900 - Reconciliation Discrepancies	0		30		
6820 - Taxes					
6840 - Local Sales Tax	43	100	288	600	1,200
6850 - Property	0	0	0	0	7
6860 - State	0	0	0	50	50
Total 6820 - Taxes	<u>43</u>	<u>100</u>	<u>288</u>	<u>650</u>	<u>1,257</u>
Total Expense	<u>19,056</u>	<u>18,370</u>	<u>84,685</u>	<u>106,701</u>	<u>217,635</u>
Net Ordinary Income	<u>-1,581</u>	<u>-266</u>	<u>7,200</u>	<u>2,647</u>	<u>341</u>
Net Income	<u><u>-1,581</u></u>	<u><u>-266</u></u>	<u><u>7,200</u></u>	<u><u>2,647</u></u>	<u><u>341</u></u>

SUN LAKES VILLA ASSN #46A INC Reconciliation Detail

1012 - Mutual Of Omaha Operating Acct, Period Ending 06/30/2018

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>	
Beginning Balance							76,172.93	
Cleared Transactions								
Checks and Payments - 9 items								
	Bill Pmt -Check	05/31/2018	4106	DBJ MAINTENANCE INC	√	-5,055.43	-5,055.43	
	Bill Pmt -Check	05/31/2018	4109	Paddock, Craig	√	-2,025.00	-7,080.43	
	Bill Pmt -Check	05/31/2018	4110	Robert E. Deken	√	-920.00	-8,000.43	
	Bill Pmt -Check	05/31/2018	4111	D & L CHANDLER GLASSWORKS	√	-491.62	-8,492.05	
	Bill Pmt -Check	05/31/2018	4107	Karen Jorgensen	√	-80.00	-8,572.05	
	Bill Pmt -Check	06/21/2018	4112	EMPIRE ROOFING	√	-6,705.00	-15,277.05	
	General Journal	06/29/2018	471		√	-1,625.00	-16,902.05	
	General Journal	06/29/2018	469		√	-1,600.00	-18,502.05	
	General Journal	06/30/2018	468		√	-4,934.88	-23,436.93	
	Total Checks and Payments						-23,436.93	-23,436.93
Deposits and Credits - 2 items								
	Deposit	06/19/2018			√	1,801.00	1,801.00	
	General Journal	06/30/2018	468		√	2.70	1,803.70	
	Total Deposits and Credits						1,803.70	1,803.70
	Total Cleared Transactions						-21,633.23	-21,633.23
Cleared Balance						-21,633.23	54,539.70	
Uncleared Transactions								
Checks and Payments - 6 items								
	Bill Pmt -Check	03/20/2018	4087	IronOaks At Sunlakes		-75.19	-75.19	
	Bill Pmt -Check	05/31/2018	4108	KC PEST CONTROL		-2,000.00	-2,075.19	
	Bill Pmt -Check	05/31/2018	4105	Barandy, Richard Von		-223.56	-2,298.75	
	Bill Pmt -Check	06/29/2018	4113	DBJ MAINTENANCE INC		-5,086.19	-7,384.94	
	Bill Pmt -Check	06/29/2018	4114	Paddock, Craig		-1,050.00	-8,434.94	
	Bill Pmt -Check	06/29/2018	4115	Robert E. Deken		-830.00	-9,264.94	
	Total Checks and Payments						-9,264.94	-9,264.94
	Total Uncleared Transactions						-9,264.94	-9,264.94
Register Balance as of 06/30/2018						-30,898.17	45,274.76	
Ending Balance						-30,898.17	45,274.76	

SUN LAKES VILLA ASSN #46A INC
Reconciliation Summary

1012 - Mutual Of Omaha Operating Acct, Period Ending 06/30/2018

	<u>Jun 30, 18</u>
Beginning Balance	76,172.93
Cleared Transactions	
Checks and Payments - 9 items	-23,436.93
Deposits and Credits - 2 items	1,803.70
Total Cleared Transactions	<u>-21,633.23</u>
Cleared Balance	<u>54,539.70</u>
Uncleared Transactions	
Checks and Payments - 6 items	<u>-9,264.94</u>
Total Uncleared Transactions	<u>-9,264.94</u>
Register Balance as of 06/30/2018	<u>45,274.76</u>
Ending Balance	45,274.76