

**SUN LAKES VILLA'S
HOMEOWNERS ASSOCIATION**

UNIT 46A

Monthly Report

February 2019

Prepared by Bob Deken - accountant

Notes to Financial Statements February 2019

Balance sheet Operating Cash on hand is \$44,170 Reserve CD funds are \$170,988 the Money Market reserve is \$75,266 that is a total of \$246,255 for the reserve. CD income for January was \$242.

Accounts Receivable is \$2,350. this represents 5 homeowners that have not paid the dues in January. The five that was represented last month's statement, but this five have not paid the dues that are due this quarter. Two of these have paid in March.

Automatic withdrawals from the checking account include \$1,345 for Waste disposal, \$869 for Water and \$1,000 for the Monthly reserve. This was completed with journal entry 519

Susan has put together a recommendation for the Board on the new CD renewal.

Questions? Call me at 480-688-2237

Bob Deken
Accountant

SUN LAKES VILLA ASSN #46A INC
Balance Sheet

As of February 28, 2019

Feb 28, 19

ASSETS

Current Assets

Checking/Savings

1012 · Mutual Of Omaha Operating Acct	44,170
1030 · Reserve Funds - Money Market	
1031 · Mutual CD 1466 46Mo1.29% \$65M	68,229
1032 · Mutual CD 9869 5YR 1.98% \$60M	61,706
1033 · Mutual CD 9862 3YR1.83% \$40,000	41,053
1030 · Reserve Funds - Money Market - Other	75,266
Total 1030 · Reserve Funds - Money Market	246,254

Total Checking/Savings 290,424

Accounts Receivable

1200 · Accounts Receivable 2,350

Total Accounts Receivable 2,350

Other Current Assets

1499 · Undeposited Funds 21

1510 · Prepaid Insurance 10,471

Total Other Current Assets 10,492

Total Current Assets 303,266

TOTAL ASSETS **303,266**

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2000 · Accounts Payable -4,850

Total Accounts Payable -4,850

Other Current Liabilities

2020 · Deferred Income 21,321

Total Other Current Liabilities 21,321

Total Current Liabilities 16,471

Total Liabilities 16,471

Equity

3015 · Reserve Equity 246,255

32000 · *Retained Earnings 39,015

Net Income 1,525

Total Equity 286,795

TOTAL LIABILITIES & EQUITY **303,266**

	<u>Feb 19</u>	<u>Budget</u>	<u>Jan - Feb 19</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	221,843
4012 · Recycling income	0	0	231	231	924
4020 · Transfer fees	361	421	722	842	5,054
4032 · Interest Income	2	17	5	34	204
4033 · Interest Income - Reserve	23	11	48	22	130
4034 · interest income Reserve CD	242	229	484	458	2,748
Total 4000 · Income	<u>19,115</u>	<u>19,165</u>	<u>38,463</u>	<u>38,560</u>	<u>230,903</u>
4026 · Recycling	0	0	0	0	0
4080 · Transfer to Reserve	-1,023	-1,000	-2,048	-2,000	-12,000
49900 · Uncategorized Income	0	0	0	0	455
Total Income	<u>18,092</u>	<u>18,165</u>	<u>36,415</u>	<u>36,560</u>	<u>219,358</u>
Gross Profit	<u>18,092</u>	<u>18,165</u>	<u>36,415</u>	<u>36,560</u>	<u>219,358</u>
Expense					
6000 · Lawn Maintenance Expenses					
6004 · Tree Trimming	500	292	500	583	3,500
6005 · Cutting & Trimming	4,350	4,248	9,200	8,496	50,976
6010 · Irrigation Expenses	0	375	1,623	750	4,500
6016 · Water	860	1,333	1,984	2,667	16,000
6025 · Seed	0	0	0	0	5,800
6026 · Fertilizer	0	333	0	667	4,000
6027 · Chemicals	0	354	0	710	4,250
6028 · Labor -	252	0	702	0	0
6035 · Plant & Tree Replacement	0	250	0	500	3,000
6040 · Aggregate replacement	325	125	325	250	1,500
Total 6000 · Lawn Maintenance Expenses	<u>6,287</u>	<u>7,310</u>	<u>14,334</u>	<u>14,623</u>	<u>93,526</u>
6050 · Roofing					
6060 · Roof repair	3,780	1,667	7,560	3,333	20,000
6070 · Patio Roofs	0	2,500	0	5,000	30,000
Total 6050 · Roofing	<u>3,780</u>	<u>4,167</u>	<u>7,560</u>	<u>8,333</u>	<u>50,000</u>
6075 · Painting					
6085 · Villa Trim/touchup	0	375	350	750	4,500
6075 · Painting - Other	0	0	0	0	0

Total 6075 · Painting	0	375	350	750	4,500
6105 · Miscellaneous Repairs & Fees					
6106 · Concrete	1,485	167	1,485	333	2,000
6110 · Concrete spacers	0	0	0	0	0
6112 · Stucco Repair	0	333	0	667	4,000
6116 · Glass/Repair/Replacment	0	0	0	0	0
6124 · Pest Control	0	925	925	925	5,800
6125 · Waste Disposal	1,346	1,196	2,695	2,392	14,352
6129 · Miscellaneous Repair	43	292	1,143	583	3,500
6130 · Tree repair from storm	0	0	0	0	0
Total 6105 · Miscellaneous Repairs & Fees	2,874	2,913	6,248	4,900	29,652
6120 · Bank Service Charges	10		50		
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	0	42	0	83	500
Total 6270 · Professional Fees	1,600	1,642	3,200	3,283	19,700
6500 · Administrative Expenses					
6501 · Administrative Expenses	0	0	0	0	53
6505 · Insurance	1,475	1,472	2,949	2,943	17,660
6510 · Printing/Postage/Copies	0	17	0	33	200
6515 · Dues & Subscriptions	0	0	0	0	0
6525 · Meetings & Social Committees	0	54	0	108	650
6530 · Board Expense	200	33	200	65	390
6535 · Office Supplies	0	8	0	17	100
Total 6500 · Administrative Expenses	1,675	1,584	3,149	3,166	19,053
66900 · Reconciliation Discrepancies	0	0	0	0	0
6820 · Taxes					
6840 · Local Sales Tax	0	100	0	200	1,200
6850 · Property	0	0	0	0	7
6860 · State	0	0	0	0	50
Total 6820 · Taxes	0	100	0	200	1,257
Total Expense	16,226	18,091	34,891	35,255	217,688
Net Ordinary Income	1,866	74	1,524	1,305	1,670
Net Income	1,866	74	1,524	1,305	1,670

SUN LAKES VILLA ASSN #46A INC

Reconciliation Summary

1012 · Mutual Of Omaha Operating Acct, Period Ending 02/28/2019

	<u>Feb 28, 19</u>
Beginning Balance	72,355.15
Cleared Transactions	
Checks and Payments - 7 items	-17,011.07
Deposits and Credits - 4 items	2,243.41
Total Cleared Transactions	<u>-14,767.66</u>
Cleared Balance	<u><u>57,587.49</u></u>
Uncleared Transactions	
Checks and Payments - 7 items	-13,417.00
Total Uncleared Transactions	<u>-13,417.00</u>
Register Balance as of 02/28/2019	<u><u>44,170.49</u></u>
Ending Balance	44,170.49

SUN LAKES VILLA ASSN #46A INC

Reconciliation Detail

1012 · Mutual Of Omaha Operating Acct, Period Ending 02/28/2019

	Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance							72,355.15
Cleared Transactions							
Checks and Payments - 7 items							
	Bill Pmt -Check	01/31/2019	4158	EMPIRE ROOFING	√	-3,780.00	-3,780.00
	Bill Pmt -Check	01/31/2019	4160	Paddock, Craig	√	-1,250.00	-5,030.00
	Bill Pmt -Check	01/31/2019	4157	Barraza, David	√	-1,000.00	-6,030.00
	Bill Pmt -Check	01/31/2019	4162	TJM ACCOUNTING & TAX SERVICES LLC	√	-800.00	-6,830.00
	Bill Pmt -Check	02/05/2019	4163	Barandy, Richard Von	√	-42.50	-6,872.50
	Bill Pmt -Check	02/11/2019	4161	Tenant Land Management	√	-6,922.96	-13,795.46
	General Journal	02/28/2019	519		√	-3,215.61	-17,011.07
Total Checks and Payments						-17,011.07	-17,011.07
Deposits and Credits - 4 items							
	Deposit	01/31/2019			√	470.00	470.00
	Deposit	02/05/2019			√	1,771.00	2,241.00
	General Journal	02/28/2019	519		√	0.00	2,241.00
	General Journal	02/28/2019	519		√	2.41	2,243.41
Total Deposits and Credits						2,243.41	2,243.41
Total Cleared Transactions						-14,767.66	-14,767.66
Cleared Balance						-14,767.66	57,587.49
Uncleared Transactions							
Checks and Payments - 7 items							
	Bill Pmt -Check	01/31/2019	4159	KC PEST CONTROL		-925.00	-925.00
	Bill Pmt -Check	02/08/2019	4169	Tenant Land Management		-5,427.00	-6,352.00
	Bill Pmt -Check	02/08/2019	4164	EMPIRE ROOFING		-3,780.00	-10,132.00
	Bill Pmt -Check	02/08/2019	4165	Grigg Concrete LLC		-1,485.00	-11,617.00
	Bill Pmt -Check	02/08/2019	4168	Robert E. Deken		-920.00	-12,537.00
	Bill Pmt -Check	02/08/2019	4167	Paddock, Craig		-800.00	-13,337.00
	Bill Pmt -Check	02/08/2019	4166	Karen Jorgensen		-80.00	-13,417.00
Total Checks and Payments						-13,417.00	-13,417.00
Total Uncleared Transactions						-13,417.00	-13,417.00
Register Balance as of 02/28/2019						-28,184.66	44,170.49
Ending Balance						-28,184.66	44,170.49