

**SUN LAKES VILLA'S
HOMEOWNERS ASSOCIATION
UNIT 46A
Monthly Report
July 2020**

Prepared by Bob Deken - accountant

Notes to Financial Statements July 2020

Balance sheet Operating Cash on hand is \$93,606.54. Reserve CD funds are \$137,269.58 The Money Market reserve is \$18,059.93, and CD's are \$119,209.65. CD income for June was \$429.43. The money market reserve receives \$1,590 each month from the operating account in addition to the interest that is earned.

Accounts Receivable is \$0. The final homeowner payment was received after the last deposit of the month had been taken to the bank so is showing as outstanding as it was taken to the bank on Monday August 3rd.

Cutting & Trimming is on budget for the year, but most of the other line items under budget including the water usage. I believe that is due the low usage during Pima Water needing to cut usage during the time they needed to drill new wells. Although I did not get a notice it appears the wells are all functioning now.

The budget for painting is adjusted to reflect the actual cost of the painting. At Budget time the painting program had not been put in place.

Automatic withdrawals from the checking account include waste disposal, \$1,371 for Water \$2,556 and \$1,590 plus \$429 interest for the Monthly reserve. This was completed with journal entry 592.

In June I was unable to get the balance of the reserve account, so Interest income was estimated, but the amount was not posted to the Balance sheet account. That change is included in this statement.

Questions? Call me at 480-688-2237

Bob Deken Accountant

SUN LAKES VILLA ASSN #46A INC
Profit & Loss Budget Performance
 July 2020

	<u>Jul 20</u>	<u>Jan - Jul 20</u>	<u>Annual Budget</u>
Ordinary Income/Expense			
Income			
4000 · Income			
4010 · Homeowner Dues	20,257	142,312	243,080
4012 · Recycling income	0	322	1,050
4020 · Transfer fees	400	2,255	5,054
4032 · Interest Income	4	19	100
4033 · Interest Income - Reserve	3	17	130
4034 · interest income Reserve CD	429	1,835	3,600
4000 · Income - Other	0	411	
Total 4000 · Income	<u>21,093</u>	<u>147,171</u>	<u>253,014</u>
4026 · Reycling	0	0	0
4080 · Transfer to Reserve	-1,831	-12,751	-19,080
49900 · Uncategorized Income	0	0	0
Total Income	<u>19,262</u>	<u>134,420</u>	<u>233,934</u>
Gross Profit	19,262	134,420	233,934
Expense			
6000 · Lawn Maintenance Expenses			
6004 · Tree Trimming	0	0	4,850
6005 · Cutting & Trimming	4,366	30,562	52,392
6010 · Irrigation Expenses	89	2,534	5,913
6011 · Aeration	0	0	2,415
6016 · Water	2,556	8,067	19,000
6025 · Seed	0	0	4,883
6026 · Fertilizer	0	984	1,865
6027 · Chemicals	115	518	1,115
6028 · Labor -	222	2,023	2,930
6035 · Plant & Tree Replacement	0	2,137	1,247
6040 · Aggregate replacement	0	0	735
Total 6000 · Lawn Maintenance Expenses	<u>7,348</u>	<u>46,825</u>	<u>97,345</u>
6050 · Roofing			
6060 · Roof repair	0	6,355	20,000
6070 · Patio Roofs	0	1,550	30,000
Total 6050 · Roofing	<u>0</u>	<u>7,905</u>	<u>50,000</u>
6075 · Painting			
6085 · Villa Trim/touchup	0	0	0
6075 · Painting - Other	0	68,000	72,000
Total 6075 · Painting	<u>0</u>	<u>68,000</u>	<u>72,000</u>
6105 · Miscellaneous Repairs & Fees			
6106 · Concrete	0	0	2,000
6110 · Concrete spacers	0	0	0
6112 · Stucco Repair	0	0	0
6116 · Glass/Repair/Replacment	0	0	0
6124 · Pest Control	925	4,775	5,800

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6125 · Waste Disposal	1,371	9,681	17,748
6129 · Miscellaneous Repair	0	100	2,218
6130 · Tree repair from storm	0	0	0
6105 · Miscellaneous Repairs & Fees - Other	0	133	
Total 6105 · Miscellaneous Repairs & Fees	2,296	14,689	27,766
6120 · Bank Service Charges	0	0	
6200 · Interest Expense	0	485	
6270 · Professional Fees			
6275 · Management Fees	800	5,600	9,600
6290 · Accounting Fees	800	5,600	9,600
6294 · Legal Fee	0	0	800
Total 6270 · Professional Fees	1,600	11,200	20,000
6500 · Administrative Expenses			
6501 · Administrative Expenses	0	12	540
6505 · Insurance	1,536	10,830	18,432
6510 · Printing/Postage/Copies	0	69	450
6515 · Dues & Subscriptions	0	217	0
6525 · Meetings & Social Committees	0	0	650
6530 · Board Expense	0	160	600
6535 · Office Supplies	0	0	300
Total 6500 · Administrative Expenses	1,536	11,288	20,972
66900 · Reconciliation Discrepancies	0	0	0
6820 · Taxes			
6840 · Local Sales Tax	0	0	200
6850 · Property	0	0	7
6860 · State	0	50	50
Total 6820 · Taxes	0	50	257
Total Expense	12,780	160,442	288,340
Net Ordinary Income	6,482	-26,022	-54,406
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SUN LAKES VILLA ASSN #46A INC
Reconciliation Summary

1012 · CIT Operating Acct, Period Ending 07/31/2020

Jul 31, 20

Beginning Balance	<u>52,440.51</u>
Cleared Transactions	
Checks and Payments - 6 items	-13,704.52
Deposits and Credits - 8 items	<u>62,273.77</u>
Total Cleared Transactions	<u>48,569.25</u>
Cleared Balance	<u>101,009.76</u>
Uncleared Transactions	
Checks and Payments - 5 items	-7,918.22
Deposits and Credits - 1 item	<u>515.00</u>
Total Uncleared Transactions	<u>-7,403.22</u>
Register Balance as of 07/31/2020	<u>93,606.54</u>
Ending Balance	93,606.54

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SUN LAKES VILLA ASSN #46A INC
Reconciliation Detail
1012 - CIT Operating Acct, Period Ending 07/31/2020

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						52,440.51
Cleared Transactions						
Checks and Payments - 6 items						
Bill Pmt -Check	06/08/2020	4298	KC PEST CONTROL	X	-925.00	-925.00
Bill Pmt -Check	06/30/2020	4299	DBJ MAINTENANC...	X	-5,117.05	-6,042.05
Bill Pmt -Check	06/30/2020	4302	TJM ACCOUNTING ...	X	-830.00	-6,872.05
Bill Pmt -Check	06/30/2020	4303	Paddock, Craig	X	-800.00	-7,672.05
Bill Pmt -Check	06/30/2020	4300	Ruth Hiner	X	-515.00	-8,187.05
General Journal	07/31/2020	592		X	-5,517.47	-13,704.52
Total Checks and Payments					-13,704.52	-13,704.52
Deposits and Credits - 8 items						
Deposit	07/03/2020			X	2,060.00	2,060.00
Deposit	07/03/2020			X	6,180.00	8,240.00
Deposit	07/03/2020			X	9,575.00	17,815.00
Deposit	07/19/2020			X	3,785.00	21,600.00
Deposit	07/22/2020			X	36,565.00	58,165.00
General Journal	07/31/2020	592		X	0.00	58,165.00
General Journal	07/31/2020	592		X	3.77	58,168.77
Deposit	07/31/2020			X	4,105.00	62,273.77
Total Deposits and Credits					62,273.77	62,273.77
Total Cleared Transactions					48,569.25	48,569.25
Cleared Balance					48,569.25	101,009.76
Uncleared Transactions						
Checks and Payments - 5 items						
Bill Pmt -Check	07/31/2020	4305	DBJ MAINTENANC...		-4,792.22	-4,792.22
Bill Pmt -Check	07/31/2020	4308	KC PEST CONTROL		-925.00	-5,717.22
Bill Pmt -Check	07/31/2020	4307	TJM ACCOUNTING ...		-800.00	-6,517.22
Bill Pmt -Check	07/31/2020	4306	Paddock, Craig		-800.00	-7,317.22
Bill Pmt -Check	07/31/2020		CAIS LLC		-601.00	-7,918.22
Total Checks and Payments					-7,918.22	-7,918.22
Deposits and Credits - 1 item						
Deposit	07/31/2020				515.00	515.00
Total Deposits and Credits					515.00	515.00
Total Uncleared Transactions					-7,403.22	-7,403.22
Register Balance as of 07/31/2020					41,166.03	93,606.54
Ending Balance					41,166.03	93,606.54