

**SUN LAKES VILLA'S  
HOMEOWNERS ASSOCIATION**

**UNIT 46A**

**Monthly Report**

**November 2020**

Prepared by Bob Deken - accountant

## **Notes to Financial Statements November 2020**

Balance sheet Operating Cash on hand is \$63,306. The Money Market reserve is \$9,430 and CD's are \$135,119. CD income for Nov was \$228.19 The money market reserve receives \$1,590 each month from the operating account in addition to the interest that is earned.

There is one homeowner that Owes \$100. I have been in communications with the homeowner and she has agreed to make the payment and has concluded that her last two checks have been "lost:

Through November Lawn maintenance is under the annual budget \$15,000. This would DBJ will finish the budget year under budget. Roof repair is under the annual budget and may finish the year that way. With the past rain more repairs may surface. Patio roofs is still substantially under the annual budget and it is expecting that two additional roofs will be completed in December.

New items have been inserted in Miscellaneous repairs, but only \$175 was spent in November. This area is also expected to stay under budget. Some of the areas may have had more activity, but with the Virus with us I think there has been less activity.

On the Balance sheet one will see a line item for accounts payable of \$1,371. This is there because Republic services failed to take their payment from the checking account in September. We received a bill, but the payment was not taken. This still has not been resolved by Republic. I will remove it at the end of December if the payment is not taken.

Automatic withdrawals from the checking account include waste disposal, \$1,371 for Water \$1,938 and \$1,590 plus \$218 interest for the Monthly reserve. This was completed with journal entry 612

Since this is the last report for the this year as the December report will be made in January I want to wish each of all the Board members and all the staff and homeowners that read this report a Very Merry Christmas and a Happy New Year. Stay safe and stay healthy.

Questions? Call me at 480-688-2237  
Bob Deken Accountant

9:32 AM  
12/15/20  
Accrual Basis

**SUN LAKES VILLA ASSN #46A INC**  
**Balance Sheet**  
As of November 30, 2020

	<u>Nov 30, 20</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1012 · CIT Operating Acct	63,306
<b>Total Checking/Savings</b>	<u>63,306</u>
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	100
<b>Total Accounts Receivable</b>	<u>100</u>
<b>Other Current Assets</b>	
1510 · Prepaid Insurance	13,630
<b>Total Other Current Assets</b>	<u>13,630</u>
<b>Total Current Assets</b>	<u>77,036</u>
<b>TOTAL ASSETS</b>	<u><u>77,036</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	1,371
<b>Total Accounts Payable</b>	<u>1,371</u>
<b>Other Current Liabilities</b>	
2020 · Deferred Income	20,771
<b>Total Other Current Liabilities</b>	<u>20,771</u>
<b>Total Current Liabilities</b>	<u>22,142</u>
<b>Total Liabilities</b>	22,142
<b>Equity</b>	
32000 · *Retained Earnings	-3,007
Net Income	57,900
<b>Total Equity</b>	<u>54,893</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>77,035</u></u>

**Sun Lakes Villas Association 46A**  
**Reserve Balance Sheet**  
As of November 30, 2020

	<u>Nov 30, 20</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
CIT CD 3 year 2.71%	77,791.45
CIT CD 3 year 1% due Oct 19 202	57,327.67
<b>Money Market Reserve</b>	9,429.56
<b>Total Checking/Savings</b>	<u>144,548.68</u>
<b>Total Current Assets</b>	<u>144,548.68</u>
<b>TOTAL ASSETS</b>	<u><u>144,548.68</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Opening Balance Equity	210,730.49
transfer to Reserve	1,590.00
Net Income	-67,771.81
<b>Total Equity</b>	<u>144,548.68</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>144,548.68</u></u>

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

	<u>Nov 20</u>	<u>Jan - Nov 20</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>4000 · Income</b>			
4010 · Homeowner Dues	20,257	223,338	243,080
4012 · Recycling income	0	322	1,050
4020 · Transfer fees	0	2,255	5,054
4032 · Interest Income	4	33	100
4000 · Income - Other	0	411	
<b>Total 4000 · Income</b>	<u>20,261</u>	<u>226,359</u>	<u>249,284</u>
4026 · Reycling	0	0	0
<b>4080 · Transfer to Reserve</b>			
4033 · Interest Income - Reserve	-1,590	-1,590	130
4034 · interest income Reserve CD	0	0	3,600
4080 · Transfer to Reserve - Other	0	0	-19,080
<b>Total 4080 · Transfer to Reserve</b>	<u>-1,590</u>	<u>-1,590</u>	<u>-15,350</u>
49900 · Uncategorized Income	0	0	0
<b>Total Income</b>	<u>18,671</u>	<u>224,769</u>	<u>233,934</u>
<b>Gross Profit</b>	18,671	224,769	233,934
<b>Expense</b>			
<b>6000 · Lawn Maintenance Expenses</b>			
6004 · Tree Trimming	0	0	4,850
6005 · Cutting & Trimming	4,366	48,026	52,392
6006 · Irrigation Tech Labor	148	188	
6008 · Valve Replacement	240	603	
6010 · Irrigation Expenses	77	3,603	5,913
6011 · Aeration	0	26	2,415
6016 · Water	1,938	16,946	19,000
6025 · Seed	0	5,400	4,883
6026 · Fertilizer	0	984	1,865
6027 · Chemicals	0	633	1,115
6028 · Labor -	0	3,767	2,930
6035 · Plant & Tree Replacement	0	2,137	1,247
6040 · Aggregate replacement	0	0	735
<b>Total 6000 · Lawn Maintenance Expenses</b>	<u>6,769</u>	<u>82,313</u>	<u>97,345</u>
<b>6050 · Roofing</b>			
6060 · Roof repair	2,650	13,355	20,000
6070 · Patio Roofs	3,100	12,400	30,000
<b>Total 6050 · Roofing</b>	<u>5,750</u>	<u>25,755</u>	<u>50,000</u>
<b>6075 · Painting</b>			
6085 · Villa Trim/touchup	0	0	0
6075 · Painting - Other	0	0	72,000
<b>Total 6075 · Painting</b>	<u>0</u>	<u>0</u>	<u>72,000</u>
<b>6105 · Miscellaneous Repairs &amp; Fees</b>			
6106 · Concrete	0	75	2,000

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

	<u>Nov 20</u>	<u>Jan - Nov 20</u>	<u>Annual Budget</u>
6110 · Concrete spacers	0	75	0
6112 · Stucco Repair	0	100	0
6116 · Glass/Repair/Replacment	0	0	0
6124 · Pest Control	925	6,625	5,800
6125 · Waste Disposal	1,371	15,165	17,748
6128 · Self Leveling Compound	175	450	
6129 · Miscellaneous Repair	0	250	2,218
6130 · Tree repair from storm	0	0	0
6105 · Miscellaneous Repairs & Fees - Other	0	133	
<b>Total 6105 · Miscellaneous Repairs &amp; Fees</b>	<u>2,471</u>	<u>22,873</u>	<u>27,766</u>
6120 · Bank Service Charges	0	20	
6200 · Interest Expense	0	485	
6270 · Professional Fees			
6275 · Management Fees	800	8,800	9,600
6290 · Accounting Fees	800	8,800	9,600
6294 · Legal Fee	0	0	800
<b>Total 6270 · Professional Fees</b>	<u>1,600</u>	<u>17,600</u>	<u>20,000</u>
6500 · Administrative Expenses			
6501 · Administrative Expenses	0	112	540
6505 · Insurance	1,536	16,936	18,432
6510 · Printing/Postage/Copies	0	99	450
6515 · Dues & Subscriptions	0	217	0
6525 · Meetings & Social Committees	0	0	650
6530 · Board Expense	80	410	600
6535 · Office Supplies	0	0	300
<b>Total 6500 · Administrative Expenses</b>	<u>1,616</u>	<u>17,774</u>	<u>20,972</u>
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
<b>Total 6820 · Taxes</b>	<u>0</u>	<u>50</u>	<u>257</u>
<b>Total Expense</b>	<u>18,206</u>	<u>166,870</u>	<u>288,340</u>
<b>Net Ordinary Income</b>	<u>465</u>	<u>57,899</u>	<u>-54,406</u>
<b>Net Income</b>	<u><u>465</u></u>	<u><u>57,899</u></u>	<u><u>-54,406</u></u>

9:23 AM  
12/15/20  
Accrual Basis

**Sun Lakes Villas Association 46A**  
**Reserve Profit Loss**  
**January through November 2020**

	<u>Jan - Nov 20</u>
<b>Ordinary Income/Expense</b>	
Income	
interest income	228.19
<b>Total Income</b>	<u>228.19</u>
Expense	
Repairs and Maintenance	
Painting	68,000.00
<b>Total Repairs and Maintenance</b>	<u>68,000.00</u>
<b>Total Expense</b>	<u>68,000.00</u>
<b>Net Ordinary Income</b>	<u>-67,771.81</u>
<b>Net Income</b>	<u><u>-67,771.81</u></u>

7:42 PM

12/13/20

**SUN LAKES VILLA ASSN #46A INC**  
**Reconciliation Summary**  
1012 · CIT Operating Acct, Period Ending 11/30/2020

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	<u>Nov 30, 20</u>	
<b>Beginning Balance</b>		100,516.41
<b>Cleared Transactions</b>		
Checks and Payments - 8 items	-27,678.19	
Deposits and Credits - 7 items	2,578.60	
<b>Total Cleared Transactions</b>	<u>-25,099.59</u>	
<b>Cleared Balance</b>		<b><u>75,416.82</u></b>
<b>Uncleared Transactions</b>		
Checks and Payments - 6 items	-12,111.01	
<b>Total Uncleared Transactions</b>	<u>-12,111.01</u>	
<b>Register Balance as of 11/30/2020</b>		<b><u>63,305.81</u></b>
<b>Ending Balance</b>		63,305.81



## SUN LAKES VILLA ASSN #46A INC

## Reconciliation Detail

1012 · CIT Operating Acct, Period Ending 11/30/2020

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						100,516.41
<b>Cleared Transactions</b>						
<b>Checks and Payments - 8 items</b>						
Bill Pmt -Check	09/30/2020	4325	KC PEST CONTROL	X	-925.00	-925.00
Bill Pmt -Check	10/30/2020	4330	GPS Remodeling LLC	X	-1,550.00	-2,475.00
Bill Pmt -Check	10/31/2020	4326	DBJ MAINTENANC...	X	-10,894.15	-13,369.15
Bill Pmt -Check	10/31/2020	4327	GPS Remodeling LLC	X	-6,200.00	-19,569.15
Bill Pmt -Check	10/31/2020	4328	Paddock, Craig	X	-1,150.00	-20,719.15
Bill Pmt -Check	10/31/2020	4329	TJM ACCOUNTING ...	X	-810.00	-21,529.15
Bill Pmt -Check	11/11/2020	4331	GPS Remodeling LLC	X	-1,250.00	-22,779.15
General Journal	11/30/2020	612		X	-4,899.04	-27,678.19
Total Checks and Payments					-27,678.19	-27,678.19
<b>Deposits and Credits - 7 items</b>						
Deposit	10/26/2020			X	515.00	515.00
Deposit	10/26/2020			X	515.00	1,030.00
Deposit	10/27/2020			X	515.00	1,545.00
General Journal	10/31/2020	605		X	0.00	1,545.00
Deposit	10/31/2020			X	1,030.00	2,575.00
General Journal	11/30/2020	612		X	0.00	2,575.00
General Journal	11/30/2020	612		X	3.60	2,578.60
Total Deposits and Credits					2,578.60	2,578.60
Total Cleared Transactions					-25,099.59	-25,099.59
Cleared Balance					-25,099.59	75,416.82
<b>Uncleared Transactions</b>						
<b>Checks and Payments - 6 items</b>						
Bill Pmt -Check	11/25/2020	4333	GPS Remodeling LLC		-4,500.00	-4,500.00
Bill Pmt -Check	11/25/2020	4335	TJM ACCOUNTING ...		-800.00	-5,300.00
Bill Pmt -Check	11/25/2020	4334	Karen Jorgensen		-80.00	-5,380.00
Bill Pmt -Check	11/30/2020	4336	DBJ MAINTENANC...		-4,831.01	-10,211.01
Bill Pmt -Check	11/30/2020	4348	Paddock, Craig		-975.00	-11,186.01
Bill Pmt -Check	11/30/2020	4347	KC PEST CONTROL		-925.00	-12,111.01
Total Checks and Payments					-12,111.01	-12,111.01
Total Uncleared Transactions					-12,111.01	-12,111.01
Register Balance as of 11/30/2020					-37,210.60	63,305.81
<b>Ending Balance</b>					<b>-37,210.60</b>	<b>63,305.81</b>