

SUN LAKES VILLA'S HOA UNIT 46A
FINANCIAL STATEMENTS
AS OF MARCH 31, 2021

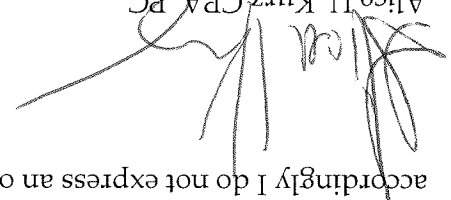
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ACCOUNTANT'S DISCLAIMER REPORT

To the Homeowners of
Sun Lakes Villa's HOA Unit 46A:

The accompanying financial statements of Sun Lakes Villa's HOA Unit 46A as of and for the year ended March 31, 2021, were not subject to an audit, review or compilation by me and, accordingly I do not express an opinion, a conclusion, nor provide any assurance on them.



Alice U. Kurz CPA, PC
Sun Lakes, Arizona
April 16, 2021

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Sun Lakes Villa's HOA Unit 46A
 Balance Sheet - Modified Cash Basis
 March 31, 2021

ASSETS

	Operating Fund	Reserve Fund	Total
Current Assets			
Regular Checking Account	\$ 30,366.95	\$ 0.00	\$ 30,366.95
Money Market Reserve	0.00	42,570.03	42,570.03
CIT CD 3 year 2.71% due 4-2022	0.00	78,307.59	78,307.59
CIT CD 3 year 1% due 10-2023	0.00	57,516.36	57,516.36
Accounts Receivable	(4,555.00)	0.00	(4,555.00)
Prepaid Expenses	7,486.00	0.00	7,486.00
Total Current Assets	33,297.95	178,393.98	211,691.93
Property and Equipment			
Total Property and Equipment	0.00	0.00	0.00
Other Assets			
Total Other Assets	0.00	0.00	0.00
Total Assets	\$ 33,297.95	\$ 178,393.98	\$ 211,691.93

LIABILITIES AND FUND BALANCES

Current Liabilities			
Accounts Payable	\$ 2,296.00	\$ 0.00	\$ 2,296.00
Accounts Payable	0.00	4,000.00	4,000.00
Total Current Liabilities	2,296.00	4,000.00	6,296.00
Long-Term Liabilities			
Total Long-Term Liabilities	0.00	0.00	0.00
Total Liabilities	2,296.00	4,000.00	6,296.00
Fund Balances			
Operating Fund Balance	17,966.55	0.00	17,966.55
Reserve Fund Balance	0.00	167,140.00	167,140.00
Net Income	13,035.40	7,253.98	20,289.38
Total Fund Balances	31,001.95	174,393.98	205,395.93
Total Liabilities & Fund Balances	\$ 33,297.95	\$ 178,393.98	\$ 211,691.93

No Assurance is provided on these financial statements
 See selected information
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Sun Lakes Villa's HOA Unit 46A
Income Statement - Modified Cash Basis
Compared with Budget
For the Three Months Ending March 31, 2021

	Current Month Opr	Current Month Rsv	Year to Date Opr Actual	Year to Date Rsv Actual	Year to Date Budget
Revenues					
Income-Home Owner Dues	\$ 19,256.67	\$ 0.00	\$ 57,770.00	\$ 0.00	\$ 57,770.01
Income-Reserve	0.00	2,180.00	0.00	6,540.00	6,540.00
Income - Transfer Fees	439.00	0.00	2,438.00	0.00	902.49
Interest Income	2.01	0.00	8.99	0.00	0.00
	0.00	212.03	0.00	713.98	795.99
Total Revenues	19,697.68	2,392.03	60,216.99	7,253.98	66,008.49
Cost of Sales					
Total Cost of Sales	0.00	0.00	0.00	0.00	0.00
Gross Profit	19,697.68	2,392.03	60,216.99	7,253.98	66,008.49
Expenses					
Cutting & Trimming	4,584.30	0.00	13,752.99	0.00	13,752.99
Water	632.00	0.00	2,329.99	0.00	5,137.50
Tree Trimming	0.00	0.00	0.00	0.00	1,212.51
Irrigation	28.77	0.00	2,731.69	0.00	1,550.01
Seed	0.00	0.00	0.00	0.00	1,374.99
Aeration	0.00	0.00	0.00	0.00	600.00
Lawn Maint Labor	0.00	0.00	0.00	0.00	750.00
Fertilizer	0.00	0.00	420.00	0.00	549.99
Chemicals	145.94	0.00	375.94	0.00	778.74
Plant & Tree Replacement	0.00	0.00	359.50	0.00	750.00
Tree Repair from Storm	0.00	0.00	0.00	0.00	125.01
Aggregate Replacement	0.00	0.00	1,050.00	0.00	500.01
Roof Repair	1,650.00	0.00	4,725.00	0.00	5,000.01
Patio Roof Repair	0.00	0.00	0.00	0.00	7,500.00
Painting	0.00	0.00	0.00	0.00	125.01
Concrete Repairs	250.00	0.00	250.00	0.00	300.00
Self Leveling Compound	430.00	0.00	1,410.00	0.00	1,500.00
White Drainage Strips	0.00	0.00	0.00	0.00	375.00
Mailbox Door Replacement	0.00	0.00	0.00	0.00	900.00
Pest Control	925.00	0.00	1,850.00	0.00	1,500.00
Waste Disposal	1,371.13	0.00	4,113.39	0.00	4,113.00

No Assurance is provided on these financial statements
See selected information

Sun Lakes Villas's HOA Unit 46A
 Income Statement - Modified Cash Basis
 Compared with Budget
 For the Three Months Ending March 31, 2021

	Current Month Opr	Current Month Rsv	Year to Date Opr Actual	Year to Date Rsv Actual	Year to Date Budget
Miscellaneous Repair	0.00	0.00	30.94	0.00	249.99
Bank Charges	0.00	0.00	20.00	0.00	0.00
Legal and Professional Expense	1,797.50	0.00	1,855.50	0.00	0.00
Other Taxes	0.00	0.00	50.00	0.00	0.00
Management Fees	800.00	0.00	2,400.00	0.00	2,400.00
Accounting Fees	1,000.00	0.00	4,400.00	0.00	2,400.00
Legal Fees	0.00	0.00	0.00	0.00	99.99
Insurance Expense	1,536.00	0.00	4,608.00	0.00	4,800.99
Administrative Expense	0.00	0.00	29.00	0.00	50.01
Printing/Postage/Copies	67.32	0.00	67.32	0.00	62.49
Meeting & Social Committees	0.00	0.00	0.00	0.00	62.49
Board Expense	272.42	0.00	352.42	0.00	120.00
Office Supplies	0.00	0.00	0.00	0.00	24.99
Property Taxes	0.00	0.00	0.00	0.00	1.74
State Taxes	0.00	0.00	0.00	0.00	12.51
Total Expenses	15,490.38	0.00	47,181.59	0.00	58,679.97
Net Income	\$ 4,207.30	\$ 2,392.03	\$ 13,035.40	\$ 7,253.98	\$ 7,328.52

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Note 1: Applicable Financial Reporting Framework

The accompanying financial statements have been prepared on the modified cash basis of accounting; accordingly, revenues are recognized when earned, and expenses are recognized when paid rather than when incurred. This is a basis of accounting other than accounting principles generally accepted in the United State of America.

Note 2: Management's Election to Omit Disclosures

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared in accordance with the modified cash financial reporting framework. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the company's assets, liabilities, equity, revenue and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.