

SUN LAKES VILLA'S
HOMEOWNERS ASSOCIATION
UNIT 46A
FINANCIAL REPORT
February 2017

Prepared by Bob Deken - accountant

Notes to Financial Statements February 2017

Balance sheet Operating Cash on hand is \$57,500. Reserve funds are \$206,997

Accounts Receivable is \$1,449 This is 2 homeowners. One is seriously delinquent and has responded to my past due statements. He has a renter in his property. I do not have a phone number, but will try to locate one. I have assessed a late fee. The 2nd homeowner is a surprise as they have never been late and I am looking for information on this homeowner.

The year-to-date excess expense over income \$1,289. The annual budget is \$1,073 excess income over expenses.

The first two months of the year I do not usually comparison to budget. The next comparison will be when we finish the 1st quarter.

Automatic withdrawals from the checking account include \$1,1196 for Waste disposal, \$526 for Water. The \$1,625 for the Reserve has been journaled and will be cleared in March.

Bob

Bob Deken
Accountant

SUN LAKES VILLA ASSN #46A INC
Profit & Loss Budget Performance
February 2017

	<u>Feb 17</u>	<u>Budget</u>	<u>Jan - Feb 17</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
4000 · Income					
4010 · Homeowner Dues	17,897	17,897	35,793	35,793	214,760
4020 · Transfer fees	0	500	122	500	5,000
4025 · Late Fees	44	0	44	0	0
4032 · Interest Income	3	6	6	13	76
4033 · Interest Income - Reserve	10	14	21	28	168
4034 · interest income Reserve CD	0	0	0	0	1,756
Total 4000 · Income	<u>17,954</u>	<u>18,417</u>	<u>35,986</u>	<u>36,334</u>	<u>221,760</u>
4080 · Transfer to Reserve	-1,625	-1,625	-3,250	-3,250	-19,500
49900 · Uncategorized Income	0	0	0	0	0
Total Income	<u>16,329</u>	<u>16,792</u>	<u>32,736</u>	<u>33,084</u>	<u>202,260</u>
Gross Profit	16,329	16,792	32,736	33,084	202,260
Expense					
6000 · Lawn Maintenance Expenses					
6004 · Tree Trimming	2,975	0	2,975	0	3,500
6005 · Cutting & Trimming	4,130	4,248	8,260	8,496	50,976
6010 · Irrigation Expenses	0	500	478	1,000	6,000
6016 · Water	526	1,333	1,066	2,667	16,000
6025 · Seed	0	0	0	0	5,800
6026 · Fertilizer	0	0	0	0	2,200
6027 · Chemicals	177	350	2,094	700	4,250
6035 · Plant & Tree Replacement	0	0	0	0	3,000
6040 · Aggregate replacement	0	0	0	0	3,000
Total 6000 · Lawn Maintenance Expenses	<u>7,808</u>	<u>6,431</u>	<u>14,873</u>	<u>12,863</u>	<u>94,726</u>
6050 · Roofing					
6060 · Roof repair	7,087	3,500	7,761	3,500	35,000
Total 6050 · Roofing	<u>7,087</u>	<u>3,500</u>	<u>7,761</u>	<u>3,500</u>	<u>35,000</u>
6075 · Painting					
6085 · Villa Trim/touchup	0	0	295	0	3,500
Total 6075 · Painting	<u>0</u>	<u>0</u>	<u>295</u>	<u>0</u>	<u>3,500</u>

SUN LAKES VILLA ASSN #46A INC
Profit & Loss Budget Performance
February 2017

	<u>Feb 17</u>	<u>Budget</u>	<u>Jan - Feb 17</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
6105 - Miscellaneous Repairs & Fees					
6106 - Concrete	750	0	750	0	1,500
6112 - Stucco Repair	0	2,175	0	2,175	5,000
6124 - Pest Control	0	925	925	925	5,800
6125 - Waste Disposal	1,196	1,196	2,441	2,393	14,355
6129 - Miscellaneous Repair	390	1,500	390	1,500	2,500
Total 6105 - Miscellaneous Repairs & Fees	<u>2,336</u>	<u>5,796</u>	<u>4,506</u>	<u>6,993</u>	<u>29,155</u>
6110 - Concrete spacers	0	0	0	0	0
6120 - Bank Service Charges	0		0		
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
6292 - Corporate License	0	0	0	0	10
Total 6270 - Professional Fees	<u>1,600</u>	<u>1,600</u>	<u>3,200</u>	<u>3,200</u>	<u>19,210</u>
6500 - Administrative Expenses					
6501 - Administrative Expenses	0	0	0	0	99
6505 - Insurance	1,475	1,400	2,949	2,800	16,800
6510 - Printing/Postage/Copies	0	0	25	0	400
6525 - Meetings & Social Committees	250	0	250	0	650
6530 - Board Expense	0	0	0	65	390
6535 - Office Supplies	0	0	0	0	0
Total 6500 - Administrative Expenses	<u>1,725</u>	<u>1,400</u>	<u>3,224</u>	<u>2,865</u>	<u>18,339</u>
66900 - Reconciliation Discrepancies	0	0	15	0	0
6820 - Taxes					
6840 - Local Sales Tax	11	100	152	200	1,200
6850 - Property	0	0	0	0	7
6860 - State	0	0	0	0	50
Total 6820 - Taxes	<u>11</u>	<u>100</u>	<u>152</u>	<u>200</u>	<u>1,257</u>
Total Expense	<u>20,567</u>	<u>18,827</u>	<u>34,026</u>	<u>29,621</u>	<u>201,187</u>
Net Ordinary Income	<u>-4,238</u>	<u>-2,035</u>	<u>-1,290</u>	<u>3,463</u>	<u>1,073</u>
Net Income	<u><u>-4,238</u></u>	<u><u>-2,035</u></u>	<u><u>-1,290</u></u>	<u><u>3,463</u></u>	<u><u>1,073</u></u>

SUN LAKES VILLA ASSN #46A INC

Balance Sheet

As of February 28, 2017

Feb 28, 17

ASSETS

Current Assets

Checking/Savings

1012 · Mutual Of Omaha Operating Acct 57,500

1030 · Reserve Funds - Money Market

1031 · Mutual of Omaha CD 42 month 61,097

1032 · Mutual of Omaha CD 28 Month 67,971

1030 · Reserve Funds - Money Market - Other 77,929

Total 1030 · Reserve Funds - Money Market 206,997

Total Checking/Savings 264,497

Accounts Receivable

1200 · Accounts Receivable 1,449

Total Accounts Receivable 1,449

Other Current Assets

1510 · Prepaid Insurance 8,847

Total Other Current Assets 8,847

Total Current Assets 274,793

TOTAL ASSETS 274,793

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

2020 · Deferred Income 19,901

Total Other Current Liabilities 19,901

Total Current Liabilities 19,901

Total Liabilities 19,901

Equity

3010 · Retained Earnings -86

3015 · Reserve Equity 206,997

32000 · *Retained Earnings 49,834

Net Income -1,854

Total Equity 254,891

TOTAL LIABILITIES & EQUITY 274,792

SUN LAKES VILLA ASSN #46A INC

Reconciliation Detail

1012 - Mutual Of Omaha Operating Acct, Period Ending 02/28/2017

	Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance							88,659.58
Cleared Transactions							
Checks and Payments - 8 items							
	Bill Pmt -Check	01/30/2017	4000	DBJ MAINTENANCE INC	√	-7,465.76	-7,465.76
	Bill Pmt -Check	01/30/2017	4002	KC PEST CONTROL	√	-925.00	-8,390.76
	Bill Pmt -Check	01/30/2017	4003	Robert E. Deken	√	-825.00	-9,215.76
	Bill Pmt -Check	01/30/2017	4001	EMPIRE ROOFING	√	-674.00	-9,889.76
	Bill Pmt -Check	01/30/2017	3999	D & D SWEEPERS LLC	√	-295.00	-10,184.76
	Bill Pmt -Check	02/17/2017	4004	IronOaks At Sunlakes	√	-250.00	-10,434.76
	General Journal	02/28/2017	391		√	-1,722.72	-12,157.48
	General Journal	02/28/2017	393		√	-455.00	-12,612.48
	Total Checks and Payments					-12,612.48	-12,612.48
Deposits and Credits - 3 items							
	Deposit	02/03/2017			√	1,365.00	1,365.00
	Deposit	02/14/2017			√	455.00	1,820.00
	General Journal	02/28/2017	391		√	3.05	1,823.05
	Total Deposits and Credits					1,823.05	1,823.05
	Total Cleared Transactions					-10,789.43	-10,789.43
	Cleared Balance					-10,789.43	77,870.15
Uncleared Transactions							
Checks and Payments - 7 items							
	General Journal	01/31/2017	386			-1,625.00	-1,625.00
	Bill Pmt -Check	02/22/2017	4007	DBJ MAINTENANCE INC		-8,093.02	-9,718.02
	Bill Pmt -Check	02/22/2017	4008	EMPIRE ROOFING		-7,087.00	-16,805.02
	Bill Pmt -Check	02/22/2017	4005	D & D SWEEPERS LLC		-955.00	-17,760.02
	Bill Pmt -Check	02/22/2017	4009	Robert E. Deken		-800.00	-18,560.02
	Bill Pmt -Check	02/22/2017	4006	D & L CHANDLER GLASSWORKS		-185.00	-18,745.02
	General Journal	02/28/2017	391			-1,625.00	-20,370.02
	Total Checks and Payments					-20,370.02	-20,370.02
	Total Uncleared Transactions					-20,370.02	-20,370.02
	Register Balance as of 02/28/2017					-31,159.45	57,500.13
	Ending Balance					-31,159.45	57,500.13

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	General Journal	02/28/2017	391		√	-1,722.72	-12,157.48
	General Journal	02/28/2017	393		√	-455.00	-12,612.48
	Total Checks and Payments					-12,612.48	-12,612.48
Deposits and Credits - 3 items							
	Deposit	02/03/2017			√	1,365.00	1,365.00
	Deposit	02/14/2017			√	455.00	1,820.00
	General Journal	02/28/2017	391		√	3.05	1,823.05
	Total Deposits and Credits					1,823.05	1,823.05
	Total Cleared Transactions					-10,789.43	-10,789.43
	Cleared Balance					-10,789.43	77,870.15
Uncleared Transactions							
Checks and Payments - 7 items							
	General Journal	01/31/2017	386			-1,625.00	-1,625.00
	Bill Pmt -Check	02/22/2017	4007	DBJ MAINTENANCE INC		-8,093.02	-9,718.02
	Bill Pmt -Check	02/22/2017	4008	EMPIRE ROOFING		-7,087.00	-16,805.02
	Bill Pmt -Check	02/22/2017	4005	D & D SWEEPERS LLC		-955.00	-17,760.02
	Bill Pmt -Check	02/22/2017	4009	Robert E. Deken		-800.00	-18,560.02
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	General Journal	02/28/2017	391			-1,625.00	-20,370.02
	Total Checks and Payments					-20,370.02	-20,370.02
	Total Uncleared Transactions					-20,370.02	-20,370.02
	Register Balance as of 02/28/2017					-31,159.45	57,500.13
	Ending Balance					-31,159.45	57,500.13