

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

Prepared by Bob Deken - accountant

Notes to Financial Statements November 2018

Balance sheet Operating Cash on hand is \$39,438. Reserve CD funds are \$167,458 and the Money Market reserve is \$55,912 that is a total of \$223,369 for the reserve.

Accounts Receivable is \$455 this represents 1 homeowners that has not paid. I have sent a notice by mail and if not received before I do billing I will call on the telephone1

The year-to-date excess expense over income is \$13,799. The annual budget is \$1,073 excess income over expenses. This was to be expected as the Board approved the additional expenditures for roofing.

Lawn Maintenance is under budget \$10,392. The largest under budget is irrigation expense \$3,007 and aggregate replacement is \$3,000 under for the year. Water exceed YTD budget for the 1st time this year, but is still expected on target for the end of the year

Roofing is now over budget for the year, and has exceeded the annual Budget. Twenty roofs are scheduled for 2018 and are included in the 2018 Budget

Automatic withdrawals from the checking account include \$1,232for Waste disposal, \$1,412 for Water and \$1,625 for the Monthly reserve. This was completed with journal entry 426.

On occasions I have problems with my software and this time was no different. I successfully downloaded my backup, but then my excel would not take my files. I am scanning my files and that requires me to use my bdeken33 e-mail. I trust that it will transmit the files.

I have provided payment for the renewal of the website. The renewal has not appeared on my CC yet. I was expecting it last month.

Questions? Call me at 480-688-2237

Bob Deken
Accountant

SUN LAKES VILLA ASSN #46A INC
Balance Sheet
As of November 30, 2017

	<u>Nov 30, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
1012 · Mutual Of Omaha Operating Acct	39,438
1030 · Reserve Funds - Money Market	
1031 · Mutual CD 1466 46Mo1.29% \$65M	67,136
1032 · Mutual CD 9869 5YR 1.98% \$60M	60,199
1033 · Mutual CD 9862 3YR1.83% \$40,000	40,123
1030 · Reserve Funds - Money Market - Other	55,912
Total 1030 · Reserve Funds - Money Market	<u>223,369</u>
Total Checking/Savings	262,808
Accounts Receivable	
1200 · Accounts Receivable	455
Total Accounts Receivable	455
Other Current Assets	
1510 · Prepaid Insurance	12,965
Total Other Current Assets	<u>12,965</u>
Total Current Assets	<u>276,227</u>
TOTAL ASSETS	<u>276,227</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2020 · Deferred Income	19,056
Total Other Current Liabilities	<u>19,056</u>
Total Current Liabilities	<u>19,056</u>
Total Liabilities	19,056
Equity	
3015 · Reserve Equity	223,372
32000 · *Retained Earnings	47,598
Net Income	-13,799
Total Equity	<u>257,171</u>
TOTAL LIABILITIES & EQUITY	<u>276,227</u>

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

6:26 PM
 12/11/17
 Accrual Basis

Ordinary Income/Expense	Nov 17	Budget	Jan - ...	YTD B...	Annua...
Income					
4000 · Income	17,897	17,897	196,863	196,863	214,760
4010 · Homeowner Dues	0	500	2,298	4,500	5,000
4020 · Transfer fees	0	0	134	0	0
4025 · Late Fees	2	6	177	71	76
4032 · Interest Income	8	14	119	154	168
4033 · Interest Income - Reserve	237	108	1,505	1,371	1,756
4034 · interest income Reserve CD	0		0		
4000 · Income - Other					
Total 4000 · Income	18,144	18,525	201,095	202,959	221,760
4080 · Transfer to Reserve	-1,873	-1,625	-18,582	-17,875	-19,500
49900 · Uncategorized Income	0	0	0	0	0
Total Income	16,271	16,900	182,514	185,084	202,260
Gross Profit	16,271	16,900	182,514	185,084	202,260
Expense					
6000 · Lawn Maintenance Expenses					
6004 · Tree Trimming	0	1,750	2,975	3,500	3,500
6005 · Cutting & Trimming	4,130	4,248	45,607	46,728	50,976
6010 · Irrigation Expenses	106	500	2,493	5,500	6,000
6016 · Water	1,412	1,333	14,800	14,667	16,000
6025 · Seed	0	0	5,400	5,800	5,800
6026 · Fertilizer	0	1,100	534	2,200	2,200
6027 · Chemicals	0	355	2,758	3,895	4,250
6035 · Plant & Tree Replacement	1,909	500	3,331	3,000	3,000
6040 · Aggregate replacement	0	1,500	0	3,000	3,000
Total 6000 · Lawn Maintenance Expenses	7,557	11,286	77,898	88,290	94,726
6050 · Roofing					
6060 · Roof repair	5,517	3,500	49,173	35,000	35,000
Total 6050 · Roofing	5,517	3,500	49,173	35,000	35,000
6075 · Painting					
6085 · Villa Trim/touchup	170	500	4,379	3,500	3,500
Total 6075 · Painting	170	500	4,379	3,500	3,500

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

6:26 PM
 12/11/17
 Accrual Basis

	Nov 17	Budget	Jan - ...	YTD B...	Annua...
6105 · Miscellaneous Repairs & Fees					
6106 · Concrete	0	0	2,185	1,500	1,500
6112 · Stucco Repair	0	0	5,300	5,000	5,000
6124 · Pest Control	925	925	5,700	5,650	5,800
6125 · Waste Disposal	1,232	1,196	13,446	13,159	14,355
6129 · Miscellaneous Repair	0	500	2,737	2,500	2,500
Total 6105 · Miscellaneous Repairs & Fees	2,157	2,621	29,368	27,809	29,155
6110 · Concrete spacers	0	0	0	0	0
6120 · Bank Service Charges	0	0	0	0	0
6270 · Professional Fees					
6275 · Management Fees	800	800	8,800	8,800	9,600
6290 · Accounting Fees	800	800	8,800	8,800	9,600
6292 · Corporate License	0	0	0	10	10
6294 · Legal Fee	0	0	172		
Total 6270 · Professional Fees	1,600	1,600	17,772	17,610	19,210
6500 · Administrative Expenses					
6501 · Administrative Expenses	0	0	0	99	99
6505 · Insurance	1,475	1,400	16,192	15,400	16,800
6510 · Printing/Postage/Copies	0	40	129	275	400
6525 · Meetings & Social Committees	0	0	1,085	650	650
6530 · Board Expense	0	65	205	325	390
6535 · Office Supplies	81	0	81	0	0
Total 6500 · Administrative Expenses	1,555	1,505	17,691	16,749	18,339
66900 · Reconciliation Discrepancies	-470	0	-888	0	0
6820 · Taxes					
6840 · Local Sales Tax	127	100	863	1,100	1,200
6850 · Property	0	0	7	7	7
6860 · State	0	0	50	50	50
Total 6820 · Taxes	127	100	920	1,157	1,257
Total Expense	18,213	21,113	196,313	190,114	201,187
Net Ordinary Income	-1,942	-4,213	-13,799	-5,030	1,073
Net Income	-1,942	-4,213	-13,799	-5,030	1,073

SUN LAKES VILLA ASSN #46A INC

Reconciliation Detail

1012 - Mutual Of Omaha Operating Acct, Period Ending 11/30/2017

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						56,284.11
Cleared Transactions						
Checks and Payments - 18 items						
Bill Pmt -Check	08/30/2017	4041	DBJ MAINTENANC...	X	-5,271.63	-5,271.63
Bill Pmt -Check	08/30/2017	4042	EMPIRE ROOFING	X	-1,890.00	-7,161.63
Bill Pmt -Check	08/30/2017	4043	Robert E. Deken	X	-800.00	-7,961.63
Bill Pmt -Check	09/29/2017	4048	EMPIRE ROOFING	X	-12,000.00	-19,961.63
Bill Pmt -Check	09/29/2017	4046	DBJ MAINTENANC...	X	-11,309.35	-31,270.98
Bill Pmt -Check	09/29/2017	4045	D & D SWEEPERS ...	X	-985.00	-32,255.98
Bill Pmt -Check	09/29/2017	4052	Robert E. Deken	X	-830.00	-33,085.98
Bill Pmt -Check	09/29/2017	4049	Karen Jorgensen	X	-60.00	-33,145.98
Bill Pmt -Check	09/29/2017	4047	Dean Crocker	X	-14.54	-33,160.52
Bill Pmt -Check	09/29/2017	4050	MARICOPA COUNT...	X	-6.84	-33,167.36
General Journal	09/30/2017	415		X	-4,517.88	-37,685.24
Bill Pmt -Check	10/31/2017	4055	EMPIRE ROOFING	X	-6,000.00	-43,685.24
Bill Pmt -Check	10/31/2017	4054	DBJ MAINTENANC...	X	-4,976.74	-48,661.98
General Journal	10/31/2017	426		X	-4,435.22	-53,097.20
Bill Pmt -Check	10/31/2017	4056	KC PEST CONTROL	X	-925.00	-54,022.20
Bill Pmt -Check	10/31/2017	4057	Robert E. Deken	X	-810.00	-54,832.20
Bill Pmt -Check	10/31/2017	4053	D & D SWEEPERS ...	X	-345.00	-55,177.20
General Journal	11/30/2017	428		X	-4,269.21	-59,446.41
Total Checks and Payments					-59,446.41	-59,446.41
Deposits and Credits - 18 items						
Deposit	08/17/2017			X	910.00	910.00
Deposit	08/30/2017			X	455.00	1,365.00
Deposit	09/11/2017			X	455.00	1,820.00
Deposit	09/22/2017			X	530.00	2,350.00
Check	09/25/2017	4044	US Bank	X	0.00	2,350.00
General Journal	09/30/2017	415		X	2.34	2,352.34
Deposit	10/01/2017			X	455.00	2,807.34
Deposit	10/01/2017			X	1,820.00	4,627.34
Deposit	10/01/2017			X	3,185.00	7,812.34
Deposit	10/01/2017			X	6,276.00	14,088.34
Deposit	10/01/2017			X	25,910.00	39,998.34
Deposit	10/09/2017			X	5,005.00	45,003.34
Deposit	10/16/2017			X	8,135.00	53,138.34
Deposit	10/27/2017			X	1,326.00	54,464.34
General Journal	10/31/2017	426		X	2.50	54,466.84
Deposit	10/31/2017			X	910.00	55,376.84
General Journal	11/30/2017	428		X	2.35	55,379.19
General Journal	11/30/2017	429		X	470.00	55,849.19
Total Deposits and Credits					55,849.19	55,849.19
Total Cleared Transactions					-3,597.22	-3,597.22
Cleared Balance					-3,597.22	52,686.89
Uncleared Transactions						
Checks and Payments - 7 items						
Bill Pmt -Check	09/29/2017	4051	MULCAHY LAW FI...		-49.00	-49.00
Bill Pmt -Check	11/17/2017	4059	DBJ MAINTENANC...		-7,071.59	-7,120.59
Bill Pmt -Check	11/17/2017	4064	EMPIRE ROOFING		-5,517.00	-12,637.59
Bill Pmt -Check	11/17/2017	4065	KC PEST CONTROL		-925.00	-13,562.59
Bill Pmt -Check	11/17/2017	4062	Robert E. Deken		-800.00	-14,362.59
Bill Pmt -Check	11/17/2017	4058	D & D SWEEPERS ...		-170.00	-14,532.59
Bill Pmt -Check	11/17/2017	4063	Susan Carew*		-80.98	-14,613.57
Total Checks and Payments					-14,613.57	-14,613.57

6:12 PM

12/11/17

SUN LAKES VILLA ASSN #46A INC

Reconciliation Summary

1012 - Mutual Of Omaha Operating Acct, Period Ending 11/30/2017

	<u>Nov 30, 17</u>
Beginning Balance	56,284.11
Cleared Transactions	
Checks and Payments - 18 items	-59,446.41
Deposits and Credits - 18 items	55,849.19
Total Cleared Transactions	<u>-3,597.22</u>
Cleared Balance	<u>52,686.89</u>
Uncleared Transactions	
Checks and Payments - 7 items	-14,613.57
Deposits and Credits - 2 items	1,365.00
Total Uncleared Transactions	<u>-13,248.57</u>
Register Balance as of 11/30/2017	<u>39,438.32</u>
Ending Balance	39,438.32