

Sunridge Board of Directors - Open Meeting
Thursday, August 28, 6:07pm

Members Present: Erich Cameron, Brooke Foust, Sean Roe, Joan Robinson
Management Present: Kaile Kellog/Metro Property Services
Attending Guests: Sam Sherrard

Open Forum:

Sam shared the following regarding the failing paint on the island planters at the entrances to Sunridge due to efflorescence. He noticed shrinkage cracks and recommends drilling holes at the base of the planter. In addition, he recommends removing the failing paint. Then mixing new paint with "milk" (a latex fortified product such as Elmers Glue). He says we should not add new stucco until the interior is waterproofed.

Open Session:

Architectural request from unit #29, 1850 was denied 2:1. One member abstained from voting.

Unanimous motion to approve July 2014 minutes with the following amendment: change unit 23 to unit 21, 1930 with the olive tree concern.

Treasurer's Report:

There was a drop in the surplus due to unexpected expenses. We are doing well on collections.

Kaile will inquire about Martin Umbarger's (landscape architect) fees.

Unanimous Motion to approve the July financials.

Old Business:

Unanimous motion to move forward with a 6 month contract with Pest and Termite for \$70/mo. to spray all the common areas (ie pool, greenbelt, etc.) Individual owners can get the interior/exterior of their property sprayed for \$15 on the same day they service Sunridge. More information is coming.

Kaile will follow up on the tenants jumping the wall in to the pool.

New Business:

Pool Request Form was reviewed. Board supports requiring proof of insurance coverage and a special event endorsement for all groups of 20+ guests.

Kaile will inquire about whether the pool gate key mechanism can differentiate between interior/exterior entry/exit.

Meeting Closed at 6:50. **Next meeting: Thursday, September 25th at 6:00pm**

Respectfully Submitted,

Brooke Foust, Recording Secretary

Sunridge Patio Homes August 2014

Operating	\$	36,566	
Project Operating Reseves	\$	78,300	
Operating Reserve CD	\$	50,081	
Total Cash	\$	164,947	
Reserve Equity	\$	53,381	
Reserve CD	\$	50,000	
Basin Project	\$	25,000	
Total Reserves	\$	128,381	
Prepaid Assessments	\$	5,932	
Retained Earnings	\$	36,545	
Current Income	\$	(5,911)	LOSS
	\$	36,566	
Total Liabilities & Equity	\$	164,947	

Sunridge Patio Homes
Profit & Loss Budget vs. Actual
 January through August 2014

	<u>Jan - Aug 14</u>	<u>Budget</u>	<u>% of Budget</u>	<u>NOTES</u>
Income				
04100 · Assessments	149,115	231,010	65%	
04125 · Non Payment	-	(12,032)	0%	
04140 · Interest	42			
04300 · Administrative Fees/Legal Rel	550			
04500 · Late Fees	710	360	197%	
04501 · Late Interest	158			
04801 · Fines	200			
Total Income	150,774	219,338	69%	67% Budget Target
Expense				
055 · Landscape & Grounds				
05505 · Monthly Landscape	21,500	32,000	67%	
05510 · Sprinkler Maintenance	677	3,000	23%	
05515 · Trees/Shrubs/Flowers	100	900	11%	
05526 · Tree Trimming/Removal	5,559	3,000	185%	
05530 · Landscape Architect Design	1,823			
Total 055 · Landscape & Grounds	29,659	38,900	76%	9% over budget
056 · Maintenance				
05610 · Plumbing	1,066	6,000	18%	
05615 · Electric Supply/Repair	642	600	107%	
05620 · General Maintenance	1,179	2,800	42%	
05628 · Walls/Fencing/Stucco	-	600	0%	
Total 056 · Maintenance	2,888	10,000	29%	
0561 · Pools				
05640 · Pool Services	1,200	2,700	44%	
05645 · Pool Supplies/Chemicals	584	1,200	49%	
05650 · Pool Repairs	43	1,200	4%	-3845 lock install pool
05665 · Pool Permits	270	270	100%	
Total 0561 · Pools	2,097	5,370	39%	OK
057 · Utilities				
05705 · Water	28,182	42,630	66%	
05710 · Sewer	18,358	23,484	78%	
05715 · Electricity	3,523	6,300	56%	
05720 · Sanitation	17,075	24,680	69%	
Total 057 · Utilities	67,139	97,094	69%	OK summer

Sunridge Patio Homes
Profit & Loss Budget vs. Actual
 January through August 2014

	<u>Jan - Aug 14</u>	<u>Budget</u>	<u>% of Budget</u>	<u>NOTES</u>
058 · Administration				
05805 · Management	6,448	9,872	67%	
05810 · Legal	4,247	2,400	177%	Flag - budget issue
05815 · Liens/Collections	600			
05820 · Audit/Tax Preparation	750	750	100%	
05821 · Pole Light Reimbursement	180	180	100%	
05823 · Coupon Books/Statements	221	150	148%	Flag - budget issue
05825 · Bank Charges	-	20	0%	
05826 · Printing	653	600	109%	Have printing costs gone up?
05830 · Meetings	25	100	25%	
05835 · Postage	261	421	62%	
05845 · Property Taxes	-	10	0%	
05846 · Corporate Taxes	50	45	111%	Flag - budget issue
05847 · Insurance	12,808	10,704	120%	Big Flag - budget issue
05848 · Storage	205	240	85%	Has storage gone up?
Total 058 · Administration	<u>26,448</u>	<u>25,292</u>	<u>105%</u>	38% OVER budget
099 · Reserve Contribution				
09910 · Reserve Allocation	28,456	42,682	67%	
09911 · Savings Interest	231			
09913 · Transfers to Reserves	(231)			
Total 099 · Reserve Contribution	<u>28,456</u>	<u>42,682</u>	<u>67%</u>	
Total Expense	<u>156,686</u>	<u>219,338</u>	<u>71%</u>	
Net Income	<u>(5,911)</u>	<u>-</u>	<u>100%</u>	Unlikely to have reserve at end of year

Sunridge Patio Homes

Balance Sheet
As of 08/31/14

ASSETS

1110	Mutual of Omaha Operating	\$ 36,565.53	
1310	Mutual of Omaha Reserve	78,299.58	
1311	Operating Reserves CD-MPHX	50,081.42	
	TOTAL ASSETS		\$ 164,946.53

LIABILITIES & EQUITY

CURRENT LIABILITIES:

2300	Pre-Paid Assessments	\$ 5,931.84	
	Subtotal Current Liab.		\$ 5,931.84

RESERVES:

2600	Reserve Equity	\$ 103,381.00	
2604	East Retention area revision	25,000.00	
	Subtotal Reserves		\$ 128,381.00

EQUITY:

2820	Retained Earnings	\$ 36,544.86	
	Current Year Net Income/(Loss)	(5,911.17)	
	Subtotal Equity		\$ 30,633.69
	TOTAL LIABILITIES & EQUITY		\$ 164,946.53

Sunridge Patio Homes

Income/Expense Statement
Period: 08/01/14 to 08/31/14

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04100	Assessments	18,368.68	19,250.83	(882.15)	149,114.81	154,006.64	(4,891.83)	231,010.00
04125	Non Payment	.00	(1,002.65)	1,002.65	.00	(8,021.20)	8,021.20	(12,031.80)
04140	Interest	4.50	.00	4.50	41.84	.00	41.84	.00
04300	Administrative Fees/Legal Rel	.00	.00	.00	550.00	.00	550.00	.00
04500	Late Fees	30.00	30.00	.00	710.00	240.00	470.00	360.00
04501	Late Interest	3.70	.00	3.70	157.73	.00	157.73	.00
04801	Fines	.00	.00	.00	200.00	.00	200.00	.00
	Subtotal Income	18,406.88	18,278.18	128.70	150,774.38	146,225.44	4,548.94	219,338.20
EXPENSES								
LANDSCAPE GROUNDS								
05505	Monthly Landscape	3,100.00	2,900.00	(200.00)	21,500.00	21,100.00	(400.00)	32,000.00
05510	Sprinkler Maintenance	.00	250.00	250.00	676.76	2,000.00	1,323.24	3,000.00
05515	Trees/Shrubs/Flowers	.00	75.00	75.00	99.97	600.00	500.03	900.00
05526	Tree Trimming/Removal	200.00	250.00	50.00	5,558.55	2,000.00	(3,558.55)	3,000.00
05530	Lndscp Arch Design	.00	.00	.00	1,823.38	.00	(1,823.38)	.00
	LANDSCAPE GROUNDS	3,300.00	3,475.00	175.00	29,658.66	25,700.00	(3,958.66)	38,900.00
MAINTENANCE								
05610	Plumbing	756.70	500.00	(256.70)	1,066.45	4,000.00	2,933.55	6,000.00
05615	Electric Supply/Repair	.00	50.00	50.00	642.37	400.00	(242.37)	600.00
05620	General Maintenance	300.00	233.33	(66.67)	1,179.00	1,866.64	687.64	2,800.00
05628	Walls/Fencing/Stucco	.00	50.00	50.00	.00	400.00	400.00	600.00
	MAINTENANCE	1,056.70	833.33	(223.37)	2,887.82	6,666.64	3,778.82	10,000.00
POOLS								
05640	Pool Service	200.00	225.00	25.00	1,200.00	1,800.00	600.00	2,700.00
05645	Pool Supplies/Chemicals	173.42	100.00	(73.42)	583.89	800.00	216.11	1,200.00
05650	Pool Repairs	.00	100.00	100.00	42.61	800.00	757.39	1,200.00
05665	Pool Permits	.00	.00	.00	270.00	270.00	.00	270.00
	TOTAL POOLS	373.42	425.00	51.58	2,096.50	3,670.00	1,573.50	5,370.00
UTILITIES								
05705	Water	5,047.46	3,552.50	(1,494.96)	28,182.33	28,420.00	237.67	42,630.00
05710	Sewer	2,486.02	1,957.00	(529.02)	18,358.22	15,656.00	(2,702.22)	23,484.00
05715	Electricity	525.64	525.00	(.64)	3,523.22	4,200.00	676.78	6,300.00
05720	Sanitation	2,263.62	2,056.67	(206.95)	17,074.96	16,453.36	(621.60)	24,680.00

Sunridge Patio Homes

Income/Expense Statement

Period: 08/01/14 to 08/31/14

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	UTILITIES	10,322.74	8,091.17	(2,231.57)	67,138.73	64,729.36	(2,409.37)	97,094.00
ADMINISTRATION								
05805	Management	806.00	806.00	.00	6,448.00	6,448.00	.00	9,672.00
05810	Legal	869.00	200.00	(669.00)	4,246.50	1,600.00	(2,646.50)	2,400.00
05815	Liens/Collections	.00	.00	.00	600.00	.00	(600.00)	.00
05820	Audit/Tax Prep	.00	.00	.00	750.00	750.00	.00	750.00
05821	Pole light reimbursement	.00	15.00	15.00	180.00	120.00	(60.00)	180.00
05823	Coupon Books/Statements	.00	.00	.00	221.36	.00	(221.36)	150.00
05825	Bank Charges	.00	10.00	10.00	.00	20.00	20.00	20.00
05826	Printing	99.55	50.00	(49.55)	653.05	400.00	(253.05)	600.00
05830	Meetings	.00	8.33	8.33	25.00	66.64	41.64	100.00
05835	Postage	7.66	35.08	27.42	260.93	280.64	19.71	421.00
05845	Property Taxes	.00	.00	.00	.00	.00	.00	10.00
05846	Corporate Taxes	.00	.00	.00	50.00	45.00	(5.00)	45.00
05847	Insurance	8,348.00	892.00	(7,456.00)	12,808.00	7,136.00	(5,672.00)	10,704.00
05848	Storage	30.00	20.00	(10.00)	205.00	160.00	(45.00)	240.00
	ADMINISTRATION	10,160.21	2,036.41	(8,123.80)	26,447.84	17,026.28	(9,421.56)	25,292.00
RESERVE CONTRIBUTION								
09910	Reserve Allocation	3,557.00	3,556.85	(.15)	28,456.00	28,454.80	(1.20)	42,682.20
09911	Savings Interest	24.07	.00	(24.07)	231.29	.00	(231.29)	.00
09913	Transfers to reserves	(24.07)	.00	24.07	(231.29)	.00	231.29	.00
	RESERVE CONTRIBUTION	3,557.00	3,556.85	(.15)	28,456.00	28,454.80	(1.20)	42,682.20
	TOTAL EXPENSES	28,770.07	18,417.76	(10,352.31)	156,685.55	146,247.08	(10,438.47)	219,338.20
	Current Year Net Income/(loss)	(10,363.19)	(139.58)	(10,223.61)	(5,911.17)	(21.64)	(5,889.53)	.00

CASH DISBURSEMENTS

Starting Check Date: 8/01/14 Cash account #: "All"
 Ending Check Date: 8/31/14

Check date	Check #	Vend #	Vendor Name	Check amount	Reference
Cash account #:		1110	Mutual of Omaha Operating		
8/01/14	80114	(M)SRP	SRP	525.64	179831005
8/11/14	543	CAU	CAU	8,348.00	
8/11/14	544	MOHAVE	MOHAVE LANDSCAPE SERVICES, INC	3,300.00	
8/11/14	545	PMC	PHOENIX METAL CREATIONS, LLC.	150.00	Relocated rail/inst plate
8/20/14	546	COREY	COREY R. BICKEL	200.53	Reim Aug dues per escrow
8/20/14	547	DOG	THE POOL DOG LLC	373.42	JUL SRV/CHEMICALS
8/20/14	548	LAW	THE TRAVIS LAW FIRM, PLC	619.00	Legal fee
8/20/14	549	TCH	TCH PLUMBING LLC	79.00	Water leak
8/21/14	550	METRO	METRO PROPERTY SERVICES INC	943.21	AUG SRV
8/27/14	82714	(M)CITY	CITY OF MESA	9,797.10	514071157023
8/28/14	551	LAW	THE TRAVIS LAW FIRM, PLC	250.00	Dusich #1930-48
8/28/14	552	PMC	PHOENIX METAL CREATIONS, LLC.	150.00	Gate repairs
8/28/14	553	TCH	TCH PLUMBING LLC	677.70	Water leak #1930-30
Totals:				25,413.60	

CASH DISBURSEMENTS

Starting Check Date: 8/01/14 Cash account #: "All"
 Ending Check Date: 8/31/14

Check-date	Check#	Vend#	Vendor Name	Check-amount	Reference		
Cash account #:		1110	Mutual of Omaha Operating				
8/01/14	80114 (M)SRP	SRP		525.64	179831005		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	857	0814831005	7/22/14	5715	8/01/14	289.65	179831005
	857	0814831005	7/22/14	5715	8/01/14	235.99	
	Totals:					525.64	
8/11/14	543	CAU	CAU	8,348.00			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	853	081432674	8/11/14	5847	8/11/14	884.00	32674
	856	081432674	8/01/14	5847	8/11/14	7,464.00	Commercial package
	Totals:					8,348.00	
8/11/14	544	MOHAVE	MOHAVE LANDSCAPE SERVICES,INC	3,300.00			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	852	16372	8/11/14	5505	8/11/14	3,100.00	AUG SRV
	855	16336	7/31/14	5526	8/11/14	200.00	Tree srv #1850-34
	Totals:					3,300.00	
8/11/14	545	PMC	PHOENIX METAL CREATIONS,LLC.	150.00	Relocated rail/inst plate		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	854	072101	7/21/14	5620	8/11/14	150.00	Relocated rail/inst plate
8/20/14	546	COREY	COREY R. BICKEL	200.53	Reim.Aug dues per escrow		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	858	081914	8/19/14	4100	8/20/14	200.53	Reim Aug dues per escrow
8/20/14	547	DOG	THE POOL DOG LLC	373.42	JUL SRV/CHEMICALS		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	861	13277	8/20/14	5640	8/20/14	200.00	JUL SRV/CHEMICALS
	861	13277	8/20/14	5645	8/20/14	173.42	
	Totals:					373.42	
8/20/14	548	LAW	THE TRAVIS LAW FIRM, PLC	619.00	Legal fee		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	860	081414	8/14/14	5810	8/20/14	619.00	Legal fee

CASH DISBURSEMENTS

Starting Check Date: 8/01/14 Cash account #: "All"
 Ending Check Date: 8/31/14

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
Cash account #:		1110	Mutual of Omaha Operating				
8/20/14	549	TCH	TCH PLUMBING LLC	79.00	Water leak		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	859	113615307	7/31/14	5610	8/20/14	79.00	Water leak
8/21/14	550	METRO	METRO PROPERTY SERVICES INC	943.21	AUG SRV		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	862	081914	8/21/14	5805	8/21/14	806.00	AUG SRV
	862	081914	8/21/14	5826	8/21/14	99.55	
	862	081914	8/21/14	5835	8/21/14	7.66	
	862	081914	8/21/14	5848	8/21/14	30.00	
	Totals:					943.21	
8/27/14	82714 (M)	CITY	CITY OF MESA	9,797.10	514071157023		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	866	0814157023	8/06/14	5705	8/27/14	5,047.46	514071157023
	866	0814157023	8/06/14	5710	8/27/14	2,486.02	
	866	0814157023	8/06/14	5720	8/27/14	2,263.62	
	Totals:					9,797.10	
8/28/14	551	LAW	THE TRAVIS LAW FIRM, PLC	250.00	Dusich #1930-48		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	863	90335	8/21/14	5810	8/28/14	250.00	Dusich #1930-48
8/28/14	552	PMC	PHOENIX METAL CREATIONS,LLC.	150.00	Gate repairs		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	865	081302	8/13/14	5620	8/28/14	150.00	Gate repairs
8/28/14	553	TCH	TCH PLUMBING LLC	677.70	Water leak #1930-30		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	864	113613306	8/08/14	5610	8/28/14	677.70	Water leak #1930-30
	Totals:					25,413.60	

Community Association Banc
 A Division of Mutual of Omaha Bank
 Main Office
 P.O. Box 64084
 Phoenix, AZ 85082
 (866) 800-4656



8-31-14
 50592979

METRO ROEPY SERVICES AGENT FOR
 SUNRIDGE HOMEOWNERS ASSOC
 SUNRIDGE OPER
 150 E ALAMO DR SUITE 3
 CHANDLER AZ 85225-1207

5059 297 9 NOW ACCOUNT

Previous Balance	7-31-14	56,074.82
+Deposits/Credits	22	18,793.01
-Checks/Debits	20	27,061.30
-Service Charge		.00
+Interest Paid		4.50
Current Balance		47,811.03
Days in Statement Period	31	

* - - - - -INTEREST SUMMARY- - - - - *

Interest Earned From	8/01/14 To	8/31/14
Days in Period		31
Interest Earned		4.50
Annual Percentage Yield Earned		.10
Interest Paid this Year		41.84
Interest Withheld this Year		.00

* - - - - -DESCRIPTIVE TRANSACTIONS- - - - - *

Date	Description	Amount
8-01	Lockbox Deposit	601.59
8-04	Lockbox Deposit	1820.76
8-05	Lockbox Deposit	1604.01
8-07	Lockbox Deposit	601.59
8-11	Lockbox Deposit	1804.77
8-12	Lockbox Deposit	941.59
8-13	Lockbox Deposit	401.06
8-15	Lockbox Deposit	401.53
8-18	Lockbox Deposit	601.59
8-20	Lockbox Deposit	401.06
8-21	Lockbox Deposit	200.53
8-22	Lockbox Deposit	1101.59
8-22	Image Deposit	1018.46
8-22	Image Deposit	601.59
8-22	Image Deposit	474.86
8-22	Image Deposit	200.53
8-25	Lockbox Deposit	401.06
8-26	Lockbox Deposit	200.53
8-27	WEB TXFR TO 000050896102	3557.00-
8-27	Lockbox Deposit	200.53
8-28	Lockbox Deposit	802.12
8-29	Lockbox Deposit	401.06
8-29	Interest Pymt	4.50

* - - - - -EFT ACTIVITY- - - - - *

Date	Description	Amount
8-05	SRP SUREPAY	289.65-
8-11	SUNRIDGE PATIO HOMES SUNRIDGE CONDO FEES Sunridge	4010.60

Continued on Next Page

METRO ROEPY SERVICES AGENT FOR

8-13	SRP	SUREPAY	235.99-
	SUNRIDGE PATIO HOMES		
8-27	CITY OF MESA	CHECKPYMT	2819.29-
	SUNRIDGE HOMEOWNERS AS		
8-27	CITY OF MESA	CHECKPYMT	6977.81-
	SUNRIDGE HOMEOWNERS AS		

* - - - - -CHECKS PAID- - - - - *

No.	Date	Amount	No.	Date	Amount
526	8-06	3845.36	527	8-05	219.00
529*	8-04	300.00	530	8-08	59.00
531	8-04	339.92	533*	8-05	250.00
534	8-05	347.00	535	8-07	3100.00
536	8-06	505.60	537	8-04	966.37
538	8-05	1743.86	539	8-05	1076.00
540	8-05	149.40	541	8-06	200.53
542	8-12	79.52			

* - - - - -DAILY BALANCE SUMMARY- - - - - *

Date	Balance	Date	Balance	Date	Balance
7-31	56074.82	8-01	56676.41	8-04	56890.88
8-05	54419.98	8-06	49868.49	8-07	47370.08
8-08	47311.08	8-11	53126.45	8-12	53988.52
8-13	54153.59	8-15	54555.12	8-18	55156.71
8-20	55557.77	8-21	55758.30	8-22	59155.33
8-25	59556.39	8-26	59756.92	8-27	46603.35
8-28	47405.47	8-29	47811.03		

* - - - - -OVERDRAFT CHARGES/REFUNDS SUMMARY - - - - - *

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

END OF STATEMENT

RECONCILIATION

Bank #: 01 Mutual of Omaha Operating Accto 1110 Mutual of Omaha Operating
 G/L Acct Bal: 36,565.53
 Bank Balance: 47,811.03
 Statement date: 08/31/14

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
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OUTSTANDING ITEMS:

GJ-121	07/31/14	Cover ACME bill			3,845.36
543	08/11/14	CAU		8,348.00	
544	08/11/14	MOHAVE LANDSCAPE SERVICES		3,300.00	
545	08/11/14	PHOENIX METAL CREATIONS,L		150.00	
546	08/20/14	COREY R. BICKEL		200.53	
547	08/20/14	THE POOL DOG LLC		373.42	
548	08/20/14	THE TRAVIS LAW FIRM, PLC		619.00	
549	08/20/14	TCH PLUMBING LLC		79.00	
550	08/21/14	METRO PROPERTY SERVICES I		943.21	
551	08/28/14	THE TRAVIS LAW FIRM, PLC		250.00	
552	08/28/14	PHOENIX METAL CREATIONS,L		150.00	
553	08/28/14	TCH PLUMBING LLC		677.70	
Total Outstanding				15,090.86	3,845.36

Bank Reconciliation Summary

=====

Checkbook Balance	36,565.53	Reconciling Balance	47,811.03
Uncleared Checks, Credits	15,090.86+	Bank Stmt. Balance	47,811.03
Uncleared Deposits, Debits	3,845.36-	Difference	0.00

Community Association Banc
 A Division of Mutual of Omaha Bank
 Main Office
 P.O. Box 64084
 Phoenix, AZ 85082
 (866) 800-4656



8-31-14
 50896102

METRO PROPERTY SERVICES INC AGENT FOR
 SUNRIDGE HOMEOWNERS ASSN
 OPERATING RESERVES
 150 E ALAMO DR SUITE 3
 CHANDLER AZ 85225-1207

5089 610 2 MONEY MARKET ACCOUNT

Previous Balance	7-31-14	78,574.50
+Deposits/Credits	1	3,557.00
-Checks/Debits		.00
-Service Charge		.00
+Interest Paid		13.44
Current Balance		82,144.94
Days in Statement Period	31	

* - - - - -INTEREST SUMMARY- - - - - *

Interest Earned From	8/01/14 To 8/31/14	
Days in Period		31
Interest Earned		13.44
Annual Percentage Yield Earned		.20
Interest Paid this Year		114.27
Interest Withheld this Year		.00

* - - - - -DESCRIPTIVE TRANSACTIONS- - - - - *

Date	Description	Amount
8-27	WEB TXFR FROM 000050592979 050040001233	3557.00
8-29	Interest Pymt	13.44

* - - - - -DAILY BALANCE SUMMARY- - - - - *

Date	Balance	Date	Balance	Date	Balance
7-31	78574.50	8-27	82131.50	8-29	82144.94

* - - - - -OVERDRAFT CHARGES/REFUNDS SUMMARY- - - - - *

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

END OF STATEMENT

RECONCILIATION

Bank #: 02 Mutual of Omaha Reserves 1310 Mutual of Omaha Reserve
 G/L Acct Bal: 0.00
 Bank Balance: 0.00
 Statement date: 08/31/14

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
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OUTSTANDING ITEMS:

Total Outstanding	.00	.00
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Bank Reconciliation Summary

=====

Checkbook Balance	0.00	Reconciling Balance	0.00
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	0.00
Uncleared Deposits, Debits	0.00	Difference	0.00

Kaile

From: Martin Umberger <mumberger@q.com>
Sent: Tuesday, September 09, 2014 5:40 PM
To: 'Kaile'
Subject: Landscape construction observation

Kaile,
So far, I have not gotten any calls with questions from any of the bidders.

Construction Administration is hourly @ \$50/Hr in our agreement. I would recommend:

- Preconstruction meeting @ 1.5 Hr
 - Early irrigation observation @ 2.0 Hr
 - Early planting observation @ 2.0 Hr
 - Substantial completion observation @ 3.0 Hr
 - Final Completion observation @ 1.5 Hr
- 10 Hrs @ \$50 = \$500 as a budgetary estimate

I would at least recommend that you call and request I do the first two as a minimum. That would give the Contractor a stable start and make them think someone is periodically going to be checking their work.

Martin S. Umberger
Landscape Architect, Architect, LEED AP, Certified Plans Examiner

landscapes

4225 n. 21st street, suite 20
phoenix, arizona 85016
602.430.6213
mumberger@q.com

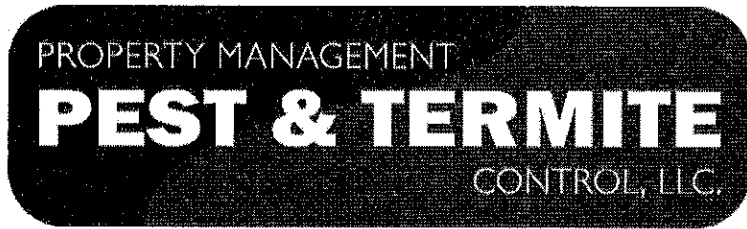
From: Kaile [mailto:kaile@metropropertyservicesaz.com]
Sent: Tuesday, September 02, 2014 1:58 PM
To: 'Martin Umberger'
Subject: RE: RFP

Martin,

Thank you, everything looks good to me. Sorry I did not get back to you sooner I was out a week for strep. Also the board would like to know what additional costs will be to have you inspect the work and process of the project.

Thank you,

Kaile Brodersen
Community Manager
kaile@metropropertyservicesaz.com



Proposal for Sunridge Patio Homes HOA

Prepared for: Kaile Kellogg, Community Manager

Prepared by: Sean Igleski, Business Development

September 22, 2014

Proposal number: PC-8004

Contact Information

For any questions regarding the information contained in this proposal please contact us:

Property Management Pest & Termite Control, LLC

2270 S. Airport Blvd., Ste. 5

Chandler, Arizona 85286

Tel (480) 245-6422

Fax (480) 513-7313

info@pesttermitepros.com

www.pesttermitepros.com

License #8835

B-1 General Pest Control

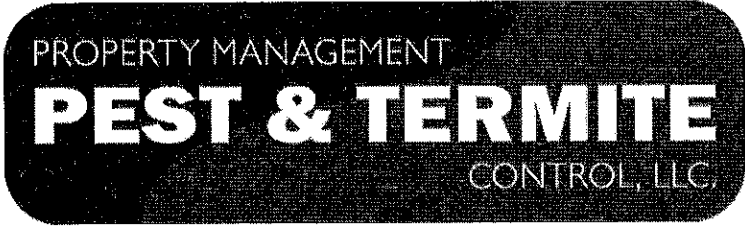
B-2 Wood Destroying Insects (Treatment)

B-8 Wood Destroying Insects (Inspection)

B-3 Right of Way Weed Control

Thank You!

We appreciate the opportunity to provide your community with a proposal and look forward to working with you!



Mosquito Control Proposal

Scope of Work:

- Use of mosquito fogging machine up and down the streets of community.
- Throw B.T.I. Briquettes in three drainage areas, at Westwood in the corner of retention area on southwest side, under sidewalk in retention culvert and area by the south side of the pool. (Included in pricing)

Service Fees

Description	Quantity	Service Price	Annual Cost
Mosquito Fogging Treatment Up and Down Streets of Community	1	\$500.00	\$500.00
Use of B.T.I. Briquettes in three drainage areas(included in pricing)		\$N/A	\$N/A
Total			\$500.00

Upon completion of pest control service, the community will be given a service report with pictures

Sunridge Patio Homes HOA Representative

Property Management Pest & Termite Control

Title _____

Title _____

Name _____

Name _____

Date _____

Date _____

Kaile

From: Vincent Rector <mohavetwo@cox.net>
Sent: Monday, September 22, 2014 4:29 PM
To: 'Kaile Brodersen'
Cc: mohaveone@cox.net
Subject: FW: tree photos & pruning prices - let's try this without the photos

Original message came back saying your mailbox is full. Please let me know if you get this one...thx!

From: Vincent Rector [mailto:mohavetwo@cox.net]
Sent: Monday, September 22, 2014 4:17 PM
To: 'Kaile Brodersen (kaile@metropropertyservicesaz.com)'
Cc: 'mohaveone@cox.net'
Subject: tree photos & pruning prices

Hi Kaile.

Attached are pics for the following tree pruning or removal prices:

- a. Prune bottle tree at 1930-12 = \$75
- b. Prune bottle tree at 1930-16 = \$100
- c. Prune low branches of pine by 1930 mailbox = \$50
- d. Prune silk oak tree at unit 1930-1 = \$150
- e. Remove and stump-grind leaning pine by 1850 mailbox = \$850

These prices are based on performing all the work proposed except the tree at 1930-16, which was not requested.

Please let us know if you'd like to schedule this pruning,

Thanks!
Vince

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2013.0.3485 / Virus Database: 4015/8256 - Release Date: 09/22/14

