

WILLOW HILLS Owners Association

HOMEOWNER COPY JANUARY 2020

Financial Reports

Prepared By
Tri-City Property Management Services, Inc.
760 S Stapley
Mesa, AZ 85204

508



WILLOW HILLS HOMEOWNERS ASSN

Page: 1

Balance Sheet
As of 01/31/20

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1005-000	Mutual of Omaha - Operating*	17,348.35			17,348.35
1092-000	Country Bank (Con Dep)	2,514.87			2,514.87
1105-100	Mutual of Omaha - Reserves		12,375.70		12,375.70
	TOTAL ASSETS	19,863.22	12,375.70	.00	32,238.92
		=====	=====	=====	=====
LIABILITIES & MEMBER'S EQUITY					
2110-000	Construction Deposits	2,500.00			2,500.00
3510-000	Prior Year End - Operating	8,920.87			8,920.87
3510-100	Prior Year End - Reserves		12,292.69		12,292.69
	Current Year Net Over (Under)				
	Sub Account - 000	8,442.35	.00	.00	8,442.35
	Sub Account - 100	.00	83.01	.00	83.01
		=====	=====	=====	=====
	TOTAL LIABILITY & EQUITY	19,863.22	12,375.70	.00	32,238.92
		=====	=====	=====	=====

RESTRICTED FOR THIS HOA'S MANAGEMENT
AND MEMBERS' USE ONLY.

WILLOW HILLS HOMEOWNERS ASSN

Statement of Receipts & Disbursements

Sub-account: 000 OPERATING FUND

Period: 01/01/20 to 01/31/20

Actual	Current Period Budget	Variance	Account	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
RECEIPTS:								
9,357.42	1,755.00	7,602.42	04100-000	Association Fees	9,357.42	1,755.00	7,602.42	21,060.00
16.20	.00	16.20	04210-000	Late Fees	16.20	.00	16.20	.00
75.00	.00	75.00	04245-000	Rental Registration	75.00	.00	75.00	.00
.86	.00	.86	04500-000	Bank Interest (Oper Acct)	.86	.00	.86	.00
9,449.48	1,755.00	7,694.48		TOTAL RECEIPTS	9,449.48	1,755.00	7,694.48	21,060.00
DISBURSEMENTS:								
UTILITIES								
34.01	35.00	.99	05010-000	Water	34.01	35.00	.99	440.00
16.17	20.00	3.83	05015-000	Water - Park	16.17	20.00	3.83	310.00
44.57	40.00	(4.57)	05025-000	Electric	44.57	40.00	(4.57)	480.00
94.75	95.00	.25		UTILITIES	94.75	95.00	.25	1,230.00
LANDSCAPING								
.00	.00	.00	05110-000	Landscape Contract	.00	.00	.00	3,960.00
.00	.00	.00	05160-000	Shrubs/Trees/Flowers	.00	.00	.00	1,910.00
.00	.00	.00		LANDSCAPING	.00	.00	.00	5,870.00
GENERAL MAINTENANCE								
.00	41.67	41.67	05525-000	Common Area Repairs	.00	41.67	41.67	500.00
75.00	75.00	.00	05655-000	Exterminating	75.00	75.00	.00	900.00
.00	.00	.00	05670-000	Back Flow Testing	.00	.00	.00	52.00
75.00	116.67	41.67		GENERAL MAINTENANCE	75.00	116.67	41.67	1,452.00
GENERAL & ADMINISTRATIVE								
.00	83.33	83.33	05810-000	Legal Fees	.00	83.33	83.33	1,000.00
592.25	592.25	.00	05820-000	Management Fees	592.25	592.25	.00	7,107.00
35.00	.00	(35.00)	05835-000	Audit/Review/Compilation Fee	35.00	.00	(35.00)	645.00
.00	.00	.00	05840-000	Insurance	.00	.00	.00	1,825.00
.00	.00	.00	05850-000	Taxes - Income	.00	.00	.00	50.00
.00	.00	.00	05855-000	Taxes - Common Area	.00	.00	.00	5.00
.00	.00	.00	05865-000	Meeting Expenses	.00	.00	.00	180.00
60.45	62.50	2.05	05880-000	Printing & Postage	60.45	62.50	2.05	750.00
10.85	.00	(10.85)	05900-000	Late/Lien/NSF Fees	10.85	.00	(10.85)	.00

WILLOW HILLS HOMEOWNERS ASSN

Statement of Receipts & Disbursements

Sub-account: 000 OPERATING FUND

Period: 01/01/20 to 01/31/20

Actual	Current Period Budget	Variance	Account	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
60.00	.00	(60.00)	05916-000	Rental Registration Fees	60.00	.00	(60.00)	.00
758.55	738.08	(20.47)		GENERAL & ADMINISTRATIVE	758.55	738.08	(20.47)	11,562.00
928.30	949.75	21.45		EXPENSES BEFORE FUND TRANSFERS	928.30	949.75	21.45	20,114.00
FUND TRANSFERS								
78.83	78.83	.00	09190-000	Transfers- Reserve (Budgeted)	78.83	78.83	.00	946.00
78.83	78.83	.00		TOTAL FUND TRANSFERS	78.83	78.83	.00	946.00
1,007.13	1,028.58	21.45		TOTAL FUND DISBURSEMENTS	1,007.13	1,028.58	21.45	21,060.00
8,442.35	726.42	7,715.93		CURRENT YEAR NET	8,442.35	726.42	7,715.93	.00
=====	=====	=====			=====	=====	=====	=====

NOTE: Transfers between Funds are shown as
as Receipts and Disbursements.

508

Account # 01105-100
Mutual of Omaha Bank Reserve Account
Report Date: January 31, 2020

[illegible]

NOTE: JE denotes journal entry.