

# The Ranch at Prescott Homeowners Association

## Financial Statement

Period Ending: September 30, 2014



**HOAMCO**<sup>®</sup>  
PROFESSIONAL COMMUNITY MANAGEMENT  
OUR ONLY BUSINESS

**SERVING COMMUNITY ASSOCIATIONS SINCE 1991**

3205 Lakeside Village  
Prescott, AZ 86301  
928-776-4479  
800-447-3838  
[www.hoamco.com](http://www.hoamco.com)

Fiscal Year End: December 31  
Accounting Method: Accrual

Tim Graves, Community Manager  
Email: [tgraves@hoamco.com](mailto:tgraves@hoamco.com)  
928-776-4479 ext 24

Stacy Maule, Director of Management Services  
Email: [stacy@hoamco.com](mailto:stacy@hoamco.com)  
928-776-4479 ext 32

Michelle Clay, Chief Financial Officer  
Email: [mclay@hoamco.com](mailto:mclay@hoamco.com)  
928-776-4479 ext 43

**The Ranch at Prescott HOA**  
 Balance Sheet  
 As of 09/30/14

Account Description	Operating	Reserves	Other	Totals
ASSETS				
AAFS Operating -6885	35,106.06			35,106.06
AAFS Operating MM -9228	54,384.42			54,384.42
AAFS Constr Dep -9236	28,500.00			28,500.00
AAFS Tennis Group MM -9244	149.79			149.79
AAFS Reserve MM -8089		48,716.18		48,716.18
Metro Bank OP MM	242,579.80			242,579.80
<b>Total Cash</b>	<b>360,720.07</b>	<b>48,716.18</b>	<b>.00</b>	<b>409,436.25</b>
A/R Assessments	3,100.01			3,100.01
A/R Compliance Fee	1,202.50			1,202.50
A/R Late Fees	625.00			625.00
A/R NSF/Collection Notice Fees	780.00			780.00
A/R Other	970.00			970.00
Allowance for Bad Debt	(1,072.50)			(1,072.50)
<b>Total Accounts Receivable</b>	<b>5,605.01</b>	<b>.00</b>	<b>.00</b>	<b>5,605.01</b>
Prepaid Insurance	2,545.98			2,545.98
Street Light Posts	377.41			377.41
<b>Total Other Assets</b>	<b>2,923.39</b>	<b>.00</b>	<b>.00</b>	<b>2,923.39</b>
<b>TOTAL ASSETS</b>	<b>369,248.47</b>	<b>48,716.18</b>	<b>.00</b>	<b>417,964.65</b>
=====	=====	=====	=====	=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Owner Assessments	600.25			600.25
NSF/Collection Notice Payable	810.00			810.00
Arc Review Fees Payable	3,000.00			3,000.00
Construction Deposits Payable	28,500.00			28,500.00
Telephone Directory Payable	33.00			33.00
<b>Total Liabilities</b>	<b>32,943.25</b>	<b>.00</b>	<b>.00</b>	<b>32,943.25</b>

EQUITY:

Operating Fund	321,096.05			321,096.05
Reserve Fund		55,914.38		55,914.38

**The Ranch at Prescott HOA**  
Balance Sheet  
As of 09/30/14

Account Description	Operating	Reserves	Other	Totals
Current Year Net Income/(Loss)	15,209.17	(7,198.20)	.00	8,010.97
Total Equity	<u>336,305.22</u>	<u>48,716.18</u>	<u>.00</u>	<u>385,021.40</u>
TOTAL LIABILITIES & EQUITY	<u>369,248.47</u>	<u>48,716.18</u>	<u>.00</u>	<u>417,964.65</u>
	=====	=====	=====	=====

**The Ranch at Prescott HOA**  
Income/Expense Statement - Operating Fund  
Period: 09/01/14 to 09/30/14

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
41000-000	Homeowner Assessments	.00	.00	.00	114,750.00	114,750.00	.00	114,750.00
41300-000	Developer Assessments	.00	.00	.00	875.00	.00	875.00	.00
42100-000	Collection Agency Fee	75.00	.00	75.00	75.00	.00	75.00	.00
42300-000	Weed Abatement Income	.00	.00	.00	14,625.00	16,000.00	(1,375.00)	16,000.00
43000-000	Late Fees	.00	.00	.00	725.00	.00	725.00	.00
43100-000	Assessment Interest	.00	.00	.00	4.51	.00	4.51	.00
44000-000	Rental Admin Fee	.00	.00	.00	100.00	.00	100.00	.00
46000-000	Interest Income	85.32	180.00	(94.68)	902.76	1,620.00	(717.24)	2,160.00
48000-000	Compliance Fee	.00	.00	.00	975.00	.00	975.00	.00
48500-000	Intent to Lien	.00	.00	.00	385.00	.00	385.00	.00
48600-000	Lien Fee	.00	.00	.00	540.00	.00	540.00	.00
	<b>TOTAL INCOME</b>	<b>160.32</b>	<b>180.00</b>	<b>(19.68)</b>	<b>133,957.27</b>	<b>132,370.00</b>	<b>1,587.27</b>	<b>132,910.00</b>
EXPENSES:								
Administrative Expense								
51000-000	Accounting/Tax Prep Fees	.00	.00	.00	600.00	750.00	150.00	750.00
52000-000	Bad Debt	.00	.00	.00	350.00	1,000.00	650.00	1,000.00
54000-000	Insurance	.00	.00	.00	5,000.45	4,850.00	(150.45)	4,850.00
55000-000	Legal Fees	.00	500.00	500.00	2,499.00	4,500.00	2,001.00	6,000.00
55300-000	Lien Fees	170.00	50.00	(120.00)	1,000.00	450.00	(550.00)	600.00
55400-000	Collection Agency Costs	75.00	.00	(75.00)	75.00	.00	(75.00)	.00
55500-000	Long Distance/Fax	3.00	10.00	7.00	32.00	90.00	58.00	120.00
56000-000	Management Fees	4,214.00	4,214.00	.00	37,926.00	37,926.00	.00	50,568.00
56500-000	Meetings	724.86	1,200.00	475.14	1,024.86	1,200.00	175.14	1,200.00
57000-000	Newsletter	.00	.00	.00	710.95	1,500.00	789.05	2,000.00
58000-000	Office Supplies	192.30	40.00	(152.30)	612.22	360.00	(252.22)	480.00
58100-000	Postage	623.21	100.00	(523.21)	2,944.91	2,700.00	(244.91)	3,550.00
58200-000	Printing	350.10	400.00	49.90	3,062.68	3,600.00	537.32	4,800.00
58500-000	Professional Services	120.00	50.00	(70.00)	8,529.25	450.00	(8,079.25)	600.00
58600-000	Website administration	.00	100.00	100.00	67.90	900.00	832.10	1,200.00
	<b>Total Administrative Expense</b>	<b>6,472.47</b>	<b>6,664.00</b>	<b>191.53</b>	<b>64,435.22</b>	<b>60,276.00</b>	<b>(4,159.22)</b>	<b>77,718.00</b>
Common Area Expense								
61000-000	Landscape Maintenance	925.00	1,050.00	125.00	5,550.00	6,300.00	750.00	6,300.00
61200-000	Landscape - Other	.00	350.00	350.00	45.00	2,850.00	2,805.00	3,200.00
61300-000	Weed abatement	.00	.00	.00	9,750.00	15,000.00	5,250.00	15,000.00
64000-000	Repairs & Maintenance	3,774.10	.00	(3,774.10)	22,172.44	300.00	(21,872.44)	400.00
64600-000	Repairs/Maint - Drainage	.00	.00	.00	.00	300.00	300.00	400.00
	<b>Total Common Area Expense</b>	<b>4,699.10</b>	<b>1,400.00</b>	<b>(3,299.10)</b>	<b>37,517.44</b>	<b>24,750.00</b>	<b>(12,767.44)</b>	<b>25,300.00</b>

**The Ranch at Prescott HOA**  
 Income/Expense Statement - Operating Fund  
 Period: 09/01/14 to 09/30/14

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Utilities Expense								
	Total Utilities Expense	.00	.00	.00	.00	.00	.00	.00
Tax Expense								
71000-000	Corporation Commission	.00	.00	.00	10.00	10.00	.00	10.00
72000-000	Federal Taxes	.00	.00	.00	.00	2,000.00	2,000.00	2,275.00
72500-000	State Taxes	.00	.00	.00	50.00	.00	(50.00)	1,050.00
73000-000	Property Taxes	4.44	.00	(4.44)	4.44	.00	(4.44)	27.00
	Total Tax Expense	4.44	.00	(4.44)	64.44	2,010.00	1,945.56	3,362.00
Other Expense								
82000-000	Contingency	.00	350.00	350.00	.00	3,150.00	3,150.00	4,200.00
	Total Other Expense	.00	350.00	350.00	.00	3,150.00	3,150.00	4,200.00
	TOTAL EXPENSES	11,176.01	8,414.00	(2,762.01)	102,017.10	90,186.00	(11,831.10)	110,580.00
	CURRENT NET INCOME/(LOSS)	(11,015.69)	(8,234.00)	(2,781.69)	31,940.17	42,184.00	(10,243.83)	22,330.00
TRANSFER BETWEEN FUNDS:								
98000-000	Transfer to Reserves	(1,859.00)	(1,859.00)	.00	(16,731.00)	(16,731.00)	.00	(22,330.00)
	INCOME/(LOSS) AFTER TRANSFER	(12,874.69)	(10,093.00)	(2,781.69)	15,209.17	25,453.00	(10,243.83)	.00
=====								

**The Ranch at Prescott HOA**  
 Income/Expense Statement - Reserve Fund  
 Period: 09/01/14 to 09/30/14

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
46000-002	Interest Income-Reserve	8.27	.00	8.27	70.80	.00	70.80	.00
49000-002	Firewise Grants - Reserve	.00	.00	.00	5,000.00	.00	5,000.00	.00
	TOTAL INCOME	8.27	.00	8.27	5,070.80	.00	5,070.80	.00
EXPENSES:								
83000-002	Firewise Expense - Reserve	.00	.00	.00	29,000.00	.00	(29,000.00)	.00
	TOTAL EXPENSES	.00	.00	.00	29,000.00	.00	(29,000.00)	.00
	CURRENT NET INCOME/(LOSS)	8.27	.00	8.27	(23,929.20)	.00	(23,929.20)	.00
TRANSFER BETWEEN FUNDS:								
98000-002	Transfer from Operating	1,859.00	1,859.00	.00	16,731.00	16,731.00	.00	22,330.00
	INCOME/(LOSS) AFTER TRANSFER	1,867.27	1,859.00	8.27	(7,198.20)	16,731.00	(23,929.20)	22,330.00
=====								