

The Ranch at Prescott Homeowners Association

Financial Statement Period Ending: October 31, 2014



HOAMCO[®]
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

Fiscal Year End: December 31
Accounting Method: Accrual

Tim Graves, Community Manager
Email: tgraves@hoamco.com
928-776-4479 ext 24

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

Michelle Clay, Chief Financial Officer
Email: mclay@hoamco.com
928-776-4479 ext 43

The Ranch at Prescott HOA
 Balance Sheet
 As of 10/31/14

Account Description	Operating	Reserves	Other	Totals
ASSETS				
AAFS Operating -6885	20,077.66			20,077.66
AAFS Operating MM -9228	54,395.97			54,395.97
AAFS Constr Dep -9236	28,500.00			28,500.00
AAFS Tennis Group MM -9244	149.81			149.81
AAFS Reserve MM -8089		50,583.61		50,583.61
Metro Bank OP MM	242,651.91			242,651.91
Total Cash	345,775.35	50,583.61	.00	396,358.96
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)
Total Accounts Receivable	5,605.01	.00	.00	5,605.01
Prepaid Insurance	2,545.98			2,545.98
Street Light Posts	352.41			352.41
Total Other Assets	2,898.39	.00	.00	2,898.39
TOTAL ASSETS	354,278.75	50,583.61	.00	404,862.36
=====	=====	=====	=====	=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Owner Assessments	600.25			600.25
Accounts Payable	4,000.00			4,000.00
NSF/Collection Notice Payable	780.00			780.00
Arc Review Fees Payable	75.00			75.00
Construction Deposits Payable	24,500.00			24,500.00
Telephone Directory Payable	33.00			33.00
Total Liabilities	29,988.25	.00	.00	29,988.25

EQUITY:

Operating Fund	321,096.05			321,096.05
----------------	------------	--	--	------------

The Ranch at Prescott HOA
 Balance Sheet
 As of 10/31/14

Account Description	Operating	Reserves	Other	Totals
Reserve Fund		55,914.38		55,914.38
Current Year Net Income/(Loss)	3,194.45	(5,330.77)	.00	(2,136.32)
Total Equity	324,290.50	50,583.61	.00	374,874.11
TOTAL LIABILITIES & EQUITY	354,278.75	50,583.61	.00	404,862.36

The Ranch at Prescott HOA
Income/Expense Statement - Operating Fund
Period: 10/01/14 to 10/31/14

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	.00	.00	.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	85.98	180.00	(94.02)	988.74	1,800.00	(811.26)	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
	TOTAL INCOME	85.98	180.00	(94.02)	134,043.25	132,550.00	1,493.25	132,910.00
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	196.00	500.00	304.00	2,695.00	5,000.00	2,305.00	6,000.00
55300-000	Lien Fees	10.00	50.00	40.00	1,010.00	500.00	(510.00)	600.00
55400-000	Collection Agency Costs	.00	.00	.00	75.00	.00	(75.00)	.00
55500-000	Long Distance/Fax	9.00	10.00	1.00	41.00	100.00	59.00	120.00
56000-000	Management Fees	4,214.00	4,214.00	.00	42,140.00	42,140.00	.00	50,568.00
56500-000	Meetings	.00	.00	.00	1,024.86	1,200.00	175.14	1,200.00
57000-000	Newsletter	695.75	500.00	(195.75)	1,406.70	2,000.00	593.30	2,000.00
58000-000	Office Supplies	.85	40.00	39.15	613.07	400.00	(213.07)	480.00
58100-000	Postage	11.30	75.00	63.70	2,956.21	2,775.00	(181.21)	3,550.00
58200-000	Printing	109.80	400.00	290.20	3,172.48	4,000.00	827.52	4,800.00
58500-000	Professional Services	120.00	50.00	(70.00)	8,649.25	500.00	(8,149.25)	600.00
58600-000	Website administration	.00	100.00	100.00	67.90	1,000.00	932.10	1,200.00
	Total Administrative Expense	5,366.70	5,939.00	572.30	69,801.92	66,215.00	(3,586.92)	77,718.00
Common Area Expense								
61000-000	Landscape Maintenance	.00	.00	.00	5,550.00	6,300.00	750.00	6,300.00
61200-000	Landscape - Other	.00	350.00	350.00	45.00	3,200.00	3,155.00	3,200.00
61300-000	Weed abatement	4,875.00	.00	(4,875.00)	14,625.00	15,000.00	375.00	15,000.00
64000-000	Repairs & Maintenance	.00	100.00	100.00	22,172.44	400.00	(21,772.44)	400.00
64600-000	Repairs/Maint - Drainage	.00	100.00	100.00	.00	400.00	400.00	400.00
	Total Common Area Expense	4,875.00	550.00	(4,325.00)	42,392.44	25,300.00	(17,092.44)	25,300.00

The Ranch at Prescott HOA
 Income/Expense Statement - Operating Fund
 Period: 10/01/14 to 10/31/14

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	.00	27.00	27.00	4.44	27.00	22.56	27.00
	Total Tax Expense	.00	27.00	27.00	64.44	2,037.00	1,972.56	3,362.00
Other Expense								
82000-000	Contingency	.00	350.00	350.00	.00	3,500.00	3,500.00	4,200.00
	Total Other Expense	.00	350.00	350.00	.00	3,500.00	3,500.00	4,200.00
	TOTAL EXPENSES	10,241.70	6,866.00	(3,375.70)	112,258.80	97,052.00	(15,206.80)	110,580.00
	CURRENT NET INCOME/(LOSS)	(10,155.72)	(6,686.00)	(3,469.72)	21,784.45	35,498.00	(13,713.55)	22,330.00
TRANSFER BETWEEN FUNDS:								
98000-000	Transfer to Reserves	(1,859.00)	(1,859.00)	.00	(18,590.00)	(18,590.00)	.00	(22,330.00)
	INCOME/(LOSS) AFTER TRANSFER	(12,014.72)	(8,545.00)	(3,469.72)	3,194.45	16,908.00	(13,713.55)	.00
=====								

The Ranch at Prescott HOA
 Income/Expense Statement - Reserve Fund
 Period: 10/01/14 to 10/31/14

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
46000-002	Interest Income-Reserve	8.43	.00	8.43	79.23	.00	79.23	.00
49000-002	Firewise Grants - Reserve	.00	.00	.00	5,000.00	.00	5,000.00	.00
	TOTAL INCOME	8.43	.00	8.43	5,079.23	.00	5,079.23	.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)	8.43	.00	8.43	(23,920.77)	.00	(23,920.77)	.00
TRANSFER BETWEEN FUNDS:								
98000-002	Transfer from Operating	1,859.00	1,859.00	.00	18,590.00	18,590.00	.00	22,330.00
	INCOME/(LOSS) AFTER TRANSFER	1,867.43	1,859.00	8.43	(5,330.77)	18,590.00	(23,920.77)	22,330.00
=====								