The Ranch at Prescott

Financial Statement Period Ending: June 30, 2017



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

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Balance Sheet

6/30/2017

Assets	Operating	Reserve	Total
CASH			
1010 - ALLIANCE OPERATING CHECKING-885	\$40,525.83		\$40,525.83
1015 - ALLIANCE OPERATING MM-228	\$57,108.19		\$57,108.19
1016 - METRO OP MM-846	\$230,826.89		\$230,826.89
1020 - ALLIANCE CONSTR. DEP-236	\$36,500.00		\$36,500.00
1049 - ALLIANCE OP MM-TENNIS GRP-244	\$150.44		\$150.44
1050 - ALLIANCE RESERVE MM-089		\$49,947.91	\$49,947.91
Total CASH	\$365,111.35	\$49,947.91	\$415,059.26
ACCOUNTS RECEIVABLE			
1200 - A/R ASSESSMENTS	\$2,177.25		\$2,177.25
1220 - A/R DEVELOPER	\$25.00		\$25.00
1230 - A/R FINES	\$3,277.50		\$3,277.50
1240 - A/R LATE FEES/INTEREST	\$993.14		\$993.14
1250 - A/R NSF/COLLECTION NOTICE FEES	\$450.00		\$450.00
1273 - WEED ABATEMENT	\$75.00		\$75.00
1280 - A/R OTHER	\$485.00		\$485.00
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	(\$1,235.21)		(\$1,235.21)
Total ACCOUNTS RECEIVABLE	\$6,247.68		\$6,247.68
OTHER ASSETS			
1600 - PREPAID EXPENSE	\$300.00		\$300.00
1610 - PREPAID INSURANCE	\$4,387.95		\$4,387.95
1700 - STREET LIGHT POSTS	\$823.22		\$823.22
Total OTHER ASSETS	\$5,511.17		\$5,511.17
Assets Total	<u>\$376,870.20</u>	<u>\$49,947.91</u>	<u>\$426,818.11</u>

Balance Sheet

6/30/2017

Liabilities & Equity	Operating	Reserve	Total
LIABILITIES			
2100 - PREPAID OWNER ASSESSMENTS	\$450.00		\$450.00
2250 - ACCRUED EXPENSES	\$800.00		\$800.00
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	\$450.00		\$450.00
2400 - CONSTRUCTION DEPOSIT PAYABLE	\$31,500.00		\$31,500.00
2450 - CONSTRUCTION DEP PAYABLE - UNIT 8 ARC ONLY	\$5,000.00		\$5,000.00
2600 - DESIGN REVIEW PAYABLE	\$150.00		\$150.00
Total LIABILITIES	\$38,350.00		\$38,350.00
EQUITY			
3200 - OPERATING EQUITY	\$241,752.73		\$241,752.73
3500 - RESERVE EQUITY	+ = : :,: ==:: =	\$49,897.85	\$49,897.85
Total EQUITY	\$241,752.73	\$49,897.85	\$291,650.58
Net Income	<u>\$96,767.47</u>	<u>\$50.06</u>	<u>\$96,817.53</u>
Liabilities and Equity Total	<u>\$376,870.20</u>	<u>\$49,947.91</u>	<u>\$426,818.11</u>

THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION INCOME STATEMENT - Operating 6/1/2017 - 6/30/2017

6/1/2017 - 6/30/2017 1/1/2017 - 6/30/2017

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Income								
INCOME								
4100 - HOMEOWNER ASSESSMENTS	\$0.00	\$0.00	\$0.00	\$137,850.00	\$139,800.00	(\$1,950.00)	\$139,800.00	\$1,950.00
4120 - WEED ABATEMENT	\$375.00	\$0.00	\$375.00	\$16,725.00	\$5,333.00	\$11,392.00	\$16,000.00	(\$725.00)
4150 - DEVELOPER ASSESSMENTS	\$0.00	\$0.00	\$0.00	\$1,050.00	\$1,050.00	\$0.00	\$1,050.00	\$0.00
4310 - ASSESSMENT INTEREST	\$32.05	\$0.00	\$32.05	\$249.42	\$0.00	\$249.42	\$0.00	(\$249.42)
4330 - LATE FEES	\$0.00	\$0.00	\$0.00	\$512.50	\$0.00	\$512.50	\$0.00	(\$512.50)
4350 - LIEN/COLLECTION FEES	\$0.00	\$0.00	\$0.00	\$455.00	\$0.00	\$455.00	\$0.00	(\$455.00)
4600 - INTEREST INCOME	\$16.24	\$0.00	\$16.24	\$427.26	\$0.00	\$427.26	\$0.00	(\$427.26)
4800 - VIOLATION FINES	\$300.00	\$0.00	\$300.00	\$1,875.00	\$0.00	\$1,875.00	\$0.00	(\$1,875.00)
4900 - OTHER INCOME	\$0.00	\$0.00	\$0.00	\$107.00	\$0.00	\$107.00	\$0.00	(\$107.00)
Total INCOME	\$723.29	\$0.00	\$723.29	\$159,251.18	\$146,183.00	\$13,068.18	\$156,850.00	(\$2,401.18)
Total Income	\$723.29	\$0.00	\$723.29	\$159,251.18	\$146,183.00	\$13,068.18	\$156,850.00	(\$2,401.18)
Expense								
<u>ADMINISTRATIVE</u>								
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$0.00	\$3,200.00		(\$2,450.00)	\$750.00	(\$2,450.00)
5200 - BAD DEBT	\$8.48	\$50.00	\$41.52	\$27.32	\$300.00	\$272.68	\$600.00	\$572.68
5400 - INSURANCE	\$343.55	\$625.00	\$281.45	\$2,005.45	\$3,750.00	\$1,744.55	\$7,500.00	\$5,494.55
5500 - LEGAL FEES	\$0.00	\$500.00	\$500.00	\$3,604.00	\$3,000.00	(\$604.00)	\$6,000.00	\$2,396.00
5530 - LIEN/COLLECTION COSTS	\$0.00	\$75.00	\$75.00	\$560.00	\$450.00	(\$110.00)	\$900.00	\$340.00
5550 - LONG DISTANCE/FAX	\$3.00	\$5.00	\$2.00	\$18.00	\$30.00	\$12.00	\$60.00	\$42.00
5600 - MANAGEMENT FEES	\$4,340.00	\$4,340.00	\$0.00	\$26,040.00	\$26,040.00	\$0.00	\$52,080.00	\$26,040.00
5620 - COMPLIANCE OFFICER	\$0.00	\$300.00	\$300.00	\$1,500.00	\$1,800.00	\$300.00	\$3,600.00	\$2,100.00
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,100.00	\$1,100.00
5700 - NEWSLETTER	\$0.00	\$550.00	\$550.00	\$695.95	\$1,650.00	\$954.05	\$2,200.00	\$1,504.05
5800 - OFFICE SUPPLIES	\$0.65	\$50.00	\$49.35	\$380.13	\$300.00	(\$80.13)	\$600.00	\$219.87
5810 - POSTAGE	\$23.52	\$330.00	\$306.48	\$1,654.04	\$1,980.00	\$325.96	\$3,960.00	\$2,305.96
5820 - PRINTING	\$135.30	\$280.00	\$144.70	\$3,784.66	\$1,680.00	(\$2,104.66)	\$3,360.00	(\$424.66)
5850 - PROFESSIONAL SERVICES	\$0.00	\$72.92	\$72.92	\$635.00	\$437.52	(\$197.48)	\$875.00	\$240.00

THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION INCOME STATEMENT - Operating

6/1/2017 - 6/30/2017

	6/1/2	2017 - 6/30/20	17	1/1/2	2017 - 6/30/20)17		
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
5900 - WEBSITE	\$0.00	\$165.00	\$165.00	\$0.00	\$990.00	\$990.00	\$1,980.00	\$1,980.00
Total ADMINISTRATIVE	\$4,854.50	\$7,342.92	\$2,488.42	\$44,104.55	\$43,157.52	(\$947.03)	\$85,565.00	\$41,460.45
COMMON AREA								
6050 - BACK FLOW TESTING	\$0.00	\$0.00	\$0.00	\$39.00	\$35.00	(\$4.00)	\$35.00	(\$4.00)
6080 - FIREWISE	\$330.00	\$1,041.67	\$711.67	\$11,041.10	\$6,250.02	(\$4,791.08)	\$12,500.00	\$1,458.90
6300 - LANDSCAPE MAINTENANCE	\$800.00	\$641.67	(\$158.33)	\$1,600.00	\$3,850.02	\$2,250.02	\$7,700.00	\$6,100.00
6320 - LANDSCAPE-WEED ABATEMENT	\$4,950.00	\$0.00	(\$4,950.00)	\$4,950.00	\$5,000.00	\$50.00	\$15,000.00	\$10,050.00
6330 - LANDSCAPE - OTHER	\$0.00	\$350.00	\$350.00	\$150.00	\$867.00	\$717.00	\$3,017.00	\$2,867.00
6500 - REPAIRS & MAINTENANCE: COMMON AREA MAINT	\$166.00	\$833.33	\$667.33	\$166.00	\$4,999.98	\$4,833.98	\$10,000.00	\$9,834.00
6530 - REPAIRS & MAINTENANCE: DRAINAGE	\$0.00	\$1,793.75	\$1,793.75	\$0.00	\$10,762.50	\$10,762.50	\$21,525.00	\$21,525.00
Total COMMON AREA	\$6,246.00	\$4,660.42	(\$1,585.58)	\$17,946.10	\$31,764.52	\$13,818.42	\$69,777.00	\$51,830.90
TAXES/OTHER EXPENSES								
8250 - CONTINGENCY	\$0.00	\$64.25	\$64.25	\$0.00	\$385.50	\$385.50	\$771.00	\$771.00
8280 - CORPORATION COMMISSION	\$0.00	\$0.00	\$0.00	\$10.00	\$10.00	\$0.00	\$10.00	\$0.00
8850 - TAXES - STATE	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	(\$50.00)	\$50.00	\$0.00
Total TAXES/OTHER EXPENSES	\$0.00	\$64.25	\$64.25	\$60.00	\$395.50	\$335.50	\$831.00	\$771.00
<u>UTILITIES</u>								
7900 - WATER/SEWER	\$66.71	\$56.42	(\$10.29)	\$373.06	\$338.52	(\$34.54)	\$677.00	\$303.94
Total UTILITIES	\$66.71	\$56.42	(\$10.29)	\$373.06	\$338.52	(\$34.54)	\$677.00	\$303.94
Total Expense	\$11,167.21	\$12,124.01	\$956.80	\$62,483.71	\$75,656.06	\$13,172.35	\$156,850.00	\$94,366.29
Operating Net Income	(\$10,443.92)	(\$12,124.01)	\$1,680.09	\$96,767.47	\$70,526.94	\$26,240.53	\$0.00	(\$96,767.47)

THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION INCOME STATEMENT - Reserve

6/1/2017 - 6/30/2017

	6/1/	2017 - 6/30/2	2017	1/1/2017 - 6/30/2017					
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget	
Reserve Income INCOME									
4610 - INTEREST INCOME - RESERVE	\$8.76	\$0.00	\$8.76	\$50.06	\$0.00	\$50.06	\$0.00	(\$50.06)	
Total INCOME	\$8.76	\$0.00	\$8.76	\$50.06	\$0.00	\$50.06	\$0.00	(\$50.06)	
Total Reserve Income	\$8.76	\$0.00	\$8.76	\$50.06	\$0.00	\$50.06	\$0.00	(\$50.06)	

\$8.76

\$50.06

\$0.00

\$50.06

\$0.00

(\$50.06)

Reserve Net Income

\$8.76

\$0.00

Income Statement - Operating 1/1/2017 - 6/30/2017

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	YTD
Income							
<u>INCOME</u>							
4100 - HOMEOWNER ASSESSMENTS	\$137,850.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$137,850.00
4120 - WEED ABATEMENT	\$0.00	\$0.00	\$0.00	\$9,900.00	\$6,450.00	\$375.00	\$16,725.00
4150 - DEVELOPER ASSESSMENTS	\$1,050.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,050.00
4310 - ASSESSMENT INTEREST	\$126.51	\$34.31	(\$10.78)	\$34.63	\$32.70	\$32.05	\$249.42
4330 - LATE FEES	\$1,028.37	(\$264.87)	(\$251.00)	\$0.00	\$0.00	\$0.00	\$512.50
4350 - LIEN/COLLECTION FEES	\$0.00	\$595.00	(\$140.00)	\$0.00	\$0.00	\$0.00	\$455.00
4410 - ARCHITECTURAL REVIEW FEES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4600 - INTEREST INCOME	\$79.05	\$77.96	\$86.03	\$82.55	\$85.43	\$16.24	\$427.26
4800 - VIOLATION FINES	\$150.00	\$225.00	\$600.00	\$300.00	\$300.00	\$300.00	\$1,875.00
4900 - OTHER INCOME	\$82.00	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$107.00
Total INCOME	\$140,365.93	\$692.40	\$284.25	\$10,317.18	\$6,868.13	\$723.29	\$159,251.18
Total Income	\$140,365.93	\$692.40	\$284.25	\$10,317.18	\$6,868.13	\$723.29	\$159,251.18
Expense							
<u>ADMINISTRATIVE</u>							
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$700.00	\$0.00	\$2,500.00	\$0.00	\$3,200.00
5200 - BAD DEBT	\$176.76	(\$40.00)	\$11.07	\$10.70	(\$139.69)	\$8.48	\$27.32
5400 - INSURANCE	\$343.58	\$343.58	\$343.58	\$343.58	\$287.58	\$343.55	\$2,005.45
5500 - LEGAL FEES	\$1,560.00	\$1,652.00	\$56.00	\$0.00	\$336.00	\$0.00	\$3,604.00
5530 - LIEN/COLLECTION COSTS	\$0.00	\$0.00	\$560.00	\$0.00	\$0.00	\$0.00	\$560.00
5550 - LONG DISTANCE/FAX	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$18.00
5600 - MANAGEMENT FEES	\$4,340.00	\$4,340.00	\$4,340.00	\$4,340.00	\$4,340.00	\$4,340.00	\$26,040.00
5620 - COMPLIANCE OFFICER	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$0.00	\$1,500.00
5700 - NEWSLETTER	\$0.00	\$695.95	\$0.00	\$0.00	\$0.00	\$0.00	\$695.95
5800 - OFFICE SUPPLIES	\$92.80	\$3.88	\$5.20	\$0.55	\$277.05	\$0.65	\$380.13
5810 - POSTAGE	\$470.91	\$59.12	\$53.70	\$222.97	\$823.82	\$23.52	\$1,654.04
5820 - PRINTING	\$2,875.04	\$147.77	\$26.85	\$90.70	\$509.00	\$135.30	\$3,784.66
5850 - PROFESSIONAL SERVICES	\$280.00	\$0.00	\$190.00	\$0.00	\$165.00	\$0.00	\$635.00
Total ADMINISTRATIVE	\$10,442.09	\$7,505.30	\$6,589.40	\$5,311.50	\$9,401.76	\$4,854.50	\$44,104.55

Income Statement - Operating

1/1/2017 - 6/30/2017

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	YTD
COMMON AREA							
6050 - BACK FLOW TESTING	\$0.00	\$0.00	\$0.00	\$39.00	\$0.00	\$0.00	\$39.00
6080 - FIREWISE	\$0.00	\$13.54	\$5,619.34	\$4,615.02	\$463.20	\$330.00	\$11,041.10
6300 - LANDSCAPE MAINTENANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$800.00	\$800.00	\$1,600.00
6320 - LANDSCAPE-WEED ABATEMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,950.00	\$4,950.00
6330 - LANDSCAPE - OTHER	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00
6500 - REPAIRS & MAINTENANCE: COMMON AREA MAINT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$166.00	\$166.00
Total COMMON AREA	\$150.00	\$13.54	\$5,619.34	\$4,654.02	\$1,263.20	\$6,246.00	\$17,946.10
TAXES/OTHER EXPENSES 8280 - CORPORATION COMMISSION	\$0.00	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00	\$10.00
8850 - TAXES - STATE	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Total TAXES/OTHER EXPENSES	\$0.00	\$0.00	\$60.00	\$0.00	\$0.00	\$0.00	\$60.00
<u>UTILITIES</u>							
7900 - WATER/SEWER	\$57.34	\$56.61	\$58.52	\$63.33	\$70.55	\$66.71	\$373.06
Total UTILITIES	\$57.34	\$56.61	\$58.52	\$63.33	\$70.55	\$66.71	\$373.06
Total Expense	\$10,649.43	\$7,575.45	\$12,327.26	\$10,028.85	\$10,735.51	\$11,167.21	\$62,483.71
Operating Net Income	\$129,716.50	(\$6,883.05)	(\$12,043.01)	\$288.33	(\$3,867.38)	(\$10,443.92)	\$96,767.47

Income Statement - Reserve 1/1/2017 - 6/30/2017

	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	YTD
Reserve Income INCOME							
4610 - INTEREST INCOME - RESERVE	\$8.48	\$7.65	\$8.48	\$8.21	\$8.48	\$8.76	\$50.06
Total INCOME	\$8.48	\$7.65	\$8.48	\$8.21	\$8.48	\$8.76	\$50.06
Total Reserve Income	\$8.48	\$7.65	\$8.48	\$8.21	\$8.48	\$8.76	\$50.06
Reserve Expense Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Net Income	\$8.48	\$7.65	\$8.48	\$8.21	\$8.48	\$8.76	\$50.06

THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION Check Register Report 6/1/2017 - 6/30/2017

Accoui #	nt Check #	Check Date Vendor or Payee Invoice Line Item		Check Amt	Expense Account	Invoice	Paid
1010	On- Line	6/5/2017	COMMUNITY ASSET MANAGEMENT LLC	\$4,502.47			
	0	JUNE SUPP MGMT	POSTAGE		5810 POSTAGE	\$23.52	\$23.52
		JUNE SUPP MGMT	MGMT FEES		5600 MANAGEMENT FEES	\$4,340.00\$	4,340.00
		JUNE SUPP MGMT	OFFICE SUPPLIES		5800 OFFICE SUPPLIES	\$0.65	\$0.65
		JUNE SUPP MGMT	PRINTING		5820 PRINTING	\$135.30	\$135.30
		JUNE SUPP MGMT	LONG DIST/FAX		5550 LONG DISTANCE/FAX	\$3.00	\$3.00
1010	100027	6/5/2017 053117	HOUSE CHILSON AND ASSOCIATES Policy # 8236-0299	\$4,387.95	5400 INSURANCE	\$4,387.95\$	4,387.95
1010	100028	6/7/2017 608277	CITY LIGHTS INC	\$299.80	1700 STREET LIGHT POSTS	\$299.80	\$299.80
1010	100029	6/8/2017 052817	DONNA FORSTER	\$165.00	5850 PROFESSIONAL SERVICES	\$165.00	\$165.00
1010	100030	6/9/2017 81549	SIR SPEEDY 2143	\$463.20	6080 FIREWISE	\$463.20	\$463.20
1010	100031	6/14/2017 34417 34479	K-LER LAND WORKS INC	\$5,116.00	6500 REPAIRS & MAINTENANCE: COMMON AREA MAINT 6320 LANDSCAPE-WEED ABATEMENT	\$166.00 \$4,950.00\$	
1010	1076	6/16/2017 061517 061517	THE HIGHLAND CENTER FOR NATURAL HISTORY FIREWISE DAY AUGUST 13 2017 FIREWISE DAY AUGUST 13 2017	\$330.00	6080 FIREWISE 6080 FIREWISE	\$150.00 \$180.00	
1010	100032	6/19/2017 609498	CITY LIGHTS INC	\$228.66	1700 STREET LIGHT POSTS	\$228.66	\$228.66
1020	508	6/23/2017 Refund	AMERICAN INVESTMENT PROPERTIES [REFUND] - Acct #: 106109190-2 - Construction Deposit NEWPORT HEIGHTS HOLDINGS	\$5,000.00	2400 CONSTRUCTION DEPOSIT PAYABLE	\$5,000.00\$	5,000.00
1020	509	6/23/2017 CONS DEP REFUND	BANCROFT HOMES REFUND 8-887 CONS DEPOSIT	\$5,000.00	2450 CONSTRUCTION DEP PAYABLE - UNIT ARC ONLY	⁸ \$5,000.00\$	5,000.00
1010	1077 1	6/27/2017 228258054 061	CITY OF PRESCOTT 7286 LEE BLV 1228258054	\$66.71	7900 WATER/SEWER	\$66.71	\$66.71
Total:				\$25,559.79			

Accounts Payable Aging Report Period Through: 6/30/2017

Payee	Invoice	Invoice Date	Due Date	Description	Expense	Total	Current	30 Days	60 Days	90 Days
					То	tals: \$0.00	\$0.00	\$0.00	\$0.00	\$0.00