

# The Ranch at Prescott Homeowners Association

## Financial Statement

Period Ending: October 31, 2015



**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

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**The Ranch at Prescott HOA**  
 Balance Sheet  
 As of 10/31/15

Account Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>				
AAFS Operating -6885	3,653.05			3,653.05
AAFS Operating MM -9228	29,523.70			29,523.70
AAFS Constr Dep -9236	32,000.00			32,000.00
AAFS Tennis Group MM -9244	150.05			150.05
AAFS Reserve MM -8089		7,365.68		7,365.68
Metro Bank OP MM	243,502.55			243,502.55
<b>Total Cash</b>	<b>308,829.35</b>	<b>7,365.68</b>	<b>.00</b>	<b>316,195.03</b>
A/R Assessments	4,196.11			4,196.11
A/R Compliance Fee	752.50			752.50
A/R Late Fees	1,424.95			1,424.95
A/R NSF/Collection Notice Fees	865.00			865.00
A/R Other	1,485.00			1,485.00
Allowance for Bad Debt	(1,718.10)			(1,718.10)
<b>Total Accounts Receivable</b>	<b>7,005.46</b>	<b>.00</b>	<b>.00</b>	<b>7,005.46</b>
Prepaid Insurance	2,863.48			2,863.48
Street Light Posts	1,399.73			1,399.73
<b>Total Other Assets</b>	<b>4,263.21</b>	<b>.00</b>	<b>.00</b>	<b>4,263.21</b>
<b>TOTAL ASSETS</b>	<b>320,098.02</b>	<b>7,365.68</b>	<b>.00</b>	<b>327,463.70</b>

**LIABILITIES & EQUITY**

**CURRENT LIABILITIES:**

Prepaid Owner Assessments	784.23			784.23
Accounts Payable	4,345.03			4,345.03
NSF/Collection Notice Payable	895.00			895.00
Construction Deposits Payable	32,000.00			32,000.00
<b>Total Liabilities</b>	<b>38,024.26</b>	<b>.00</b>	<b>.00</b>	<b>38,024.26</b>

**EQUITY:**

Operating Fund	307,844.40			307,844.40
Reserve Fund		42,288.34		42,288.34
Current Year Net Income/(Loss)	(25,770.64)	(34,922.66)	.00	(60,693.30)

**The Ranch at Prescott HOA**  
Balance Sheet  
As of 10/31/15

Account Description	Operating	Reserves	Other	Totals
Total Equity	282,073.76	7,365.68	.00	289,439.44
TOTAL LIABILITIES & EQUITY	320,098.02	7,365.68	.00	327,463.70

**The Ranch at Prescott HOA**  
 Income/Expense Statement - Operating Fund  
 Period: 10/01/15 to 10/31/15

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
41000-000	Homeowner Assessments	.00	.00	.00	114,836.99	114,750.00	86.99	114,750.00
41300-000	Developer Assessments	.00	.00	.00	875.00	875.00	.00	875.00
42300-000	Weed Abatement Income	.00	.00	.00	16,350.00	14,000.00	2,350.00	14,000.00
43000-000	Late Fees	.00	100.00	(100.00)	687.50	1,000.00	(312.50)	1,200.00
43100-000	Assessment Interest	61.98	10.00	51.98	923.39	100.00	823.39	120.00
44000-000	Rental Admin Fee	.00	.00	.00	.00	100.00	(100.00)	100.00
46000-000	Interest Income	77.69	110.00	(32.31)	863.02	1,100.00	(236.98)	1,320.00
48000-000	Compliance Fee	.00	60.00	(60.00)	25.00	600.00	(575.00)	720.00
48500-000	Intent to Lien	.00	50.00	(50.00)	455.00	500.00	(45.00)	600.00
48600-000	Lien Fee	.00	30.00	(30.00)	405.00	300.00	105.00	360.00
49000-000	Other Income	.00	.00	.00	75.00	.00	75.00	.00
	<b>TOTAL INCOME</b>	<b>139.67</b>	<b>360.00</b>	<b>(220.33)</b>	<b>135,495.90</b>	<b>133,325.00</b>	<b>2,170.90</b>	<b>134,045.00</b>
EXPENSES:								
Administrative Expense								
51000-000	Accounting/Tax Prep Fees	.00	.00	.00	750.00	600.00	(150.00)	600.00
52000-000	Bad Debt	15.28	50.00	34.72	622.57	500.00	(122.57)	600.00
54000-000	Insurance	.00	2,425.00	2,425.00	5,409.45	4,850.00	(559.45)	4,850.00
55000-000	Legal Fees	.00	500.00	500.00	3,527.00	5,000.00	1,473.00	6,000.00
55300-000	Lien Fees	10.00	75.00	65.00	945.00	750.00	(195.00)	900.00
55500-000	Long Distance/Fax	3.00	5.00	2.00	30.00	50.00	20.00	60.00
56000-000	Management Fees	4,340.00	4,340.00	.00	43,400.00	43,400.00	.00	52,080.00
56500-000	Meetings	193.80	.00	(193.80)	1,228.41	1,000.00	(228.41)	1,000.00
57000-000	Newsletter	.00	100.00	100.00	1,566.56	1,000.00	(566.56)	1,200.00
58000-000	Office Supplies	1.20	50.00	48.80	720.37	500.00	(220.37)	600.00
58100-000	Postage	7.63	330.00	322.37	2,907.18	3,300.00	392.82	3,960.00
58200-000	Printing	43.20	280.00	236.80	5,214.74	2,800.00	(2,414.74)	3,360.00
58500-000	Professional Services	.00	200.00	200.00	600.00	2,000.00	1,400.00	2,400.00
58600-000	Website administration	.00	50.00	50.00	12.95	500.00	487.05	600.00
58700-000	Compliance Officer	300.00	500.00	200.00	2,100.00	5,000.00	2,900.00	6,000.00
	<b>Total Administrative Expense</b>	<b>4,914.11</b>	<b>8,905.00</b>	<b>3,990.89</b>	<b>69,034.23</b>	<b>71,250.00</b>	<b>2,215.77</b>	<b>84,210.00</b>
Common Area Expense								
61000-000	Landscape Maintenance	990.00	.00	(990.00)	7,040.00	6,300.00	(740.00)	6,300.00
61200-000	Landscape - Other	.00	350.00	350.00	5,617.38	3,017.00	(2,600.38)	3,017.00
61300-000	Weed abatement	.00	.00	.00	14,225.00	15,000.00	775.00	15,000.00
61400-000	Common Area Maintenance	338.00	.00	(338.00)	661.00	.00	(661.00)	.00
64000-000	Repairs & Maintenance	.00	100.00	100.00	.00	400.00	400.00	400.00
64600-000	Repairs/Maint - Drainage	.00	.00	.00	41,950.45	9,800.00	(32,150.45)	9,800.00
64700-000	Firewise Expense	.00	5,000.00	5,000.00	.00	10,000.00	10,000.00	10,000.00

**The Ranch at Prescott HOA**  
 Income/Expense Statement - Operating Fund  
 Period: 10/01/15 to 10/31/15

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Total Common Area Expense	1,328.00	5,450.00	4,122.00	69,493.83	44,517.00	(24,976.83)	44,517.00
Utilities Expense								
68500-000	Water/Sewer	65.84	.00	(65.84)	589.26	.00	(589.26)	.00
	Total Utilities Expense	65.84	.00	(65.84)	589.26	.00	(589.26)	.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)	50.00
73000-000	Property Taxes	.00	27.00	27.00	4.22	27.00	22.78	27.00
	Total Tax Expense	.00	27.00	27.00	64.22	2,037.00	1,972.78	2,362.00
Other Expense								
82000-000	Contingency	.00	50.00	50.00	125.00	500.00	375.00	600.00
	Total Other Expense	.00	50.00	50.00	125.00	500.00	375.00	600.00
	<b>TOTAL EXPENSES</b>	<b>6,307.95</b>	<b>14,432.00</b>	<b>8,124.05</b>	<b>139,306.54</b>	<b>118,304.00</b>	<b>(21,002.54)</b>	<b>131,689.00</b>
	<b>CURRENT NET INCOME/(LOSS)</b>	<b>(6,168.28)</b>	<b>(14,072.00)</b>	<b>7,903.72</b>	<b>(3,810.64)</b>	<b>15,021.00</b>	<b>(18,831.64)</b>	<b>2,356.00</b>
TRANSFER BETWEEN FUNDS:								
98000-000	Transfer to Reserves	(196.00)	(196.00)	.00	(21,960.00)	(1,960.00)	(20,000.00)	(2,356.00)
	<b>INCOME/(LOSS) AFTER TRANSFER</b>	<b>(6,364.28)</b>	<b>(14,268.00)</b>	<b>7,903.72</b>	<b>(25,770.64)</b>	<b>13,061.00</b>	<b>(38,831.64)</b>	<b>.00</b>

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**The Ranch at Prescott HOA**  
 Income/Expense Statement - Reserve Fund  
 Period: 10/01/15 to 10/31/15

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
46000-002	Interest Income-Reserve	.89	.00	.89	39.08	.00	39.08	.00
	TOTAL INCOME	<u>.89</u>	<u>.00</u>	<u>.89</u>	<u>39.08</u>	<u>.00</u>	<u>39.08</u>	<u>.00</u>
EXPENSES:								
94200-002	Landscaping - Reserves	.00	.00	.00	45,221.49	.00	(45,221.49)	.00
94300-002	Drainage - Reserves	.00	.00	.00	11,700.25	.00	(11,700.25)	.00
	TOTAL EXPENSES	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>56,921.74</u>	<u>.00</u>	<u>(56,921.74)</u>	<u>.00</u>
	CURRENT NET INCOME/(LOSS)	<u>.89</u>	<u>.00</u>	<u>.89</u>	<u>(56,882.66)</u>	<u>.00</u>	<u>(56,882.66)</u>	<u>.00</u>
TRANSFER BETWEEN FUNDS:								
98000-002	Transfer from Operating	196.00	196.00	.00	21,960.00	1,960.00	20,000.00	2,356.00
	INCOME/(LOSS) AFTER TRANSFER	<u>196.89</u>	<u>196.00</u>	<u>.89</u>	<u>(34,922.66)</u>	<u>1,960.00</u>	<u>(36,882.66)</u>	<u>2,356.00</u>
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**The Ranch at Prescott HOA**  
 Income/Expense Statement - Operating Fund  
 Actual spreadsheet Start date: 01/01/15 Cutoff date: 10/31/15

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	Total
<b>INCOME:</b>													
41000-000 Homeowner Assessments	114,750.00	.00	.00	.00	86.99	.00	.00	.00	.00	.00	.00	.00	114,836.99
41300-000 Developer Assessments	875.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	875.00
42300-000 Weed Abatement Income	.00	.00	.00	14,025.00	1,575.00	750.00	.00	.00	.00	.00	.00	.00	16,350.00
43000-000 Late Fees	1,162.50	(12.50)	(62.50)	(12.50)	(187.50)	.00	(200.00)	.00	.00	.00	.00	.00	687.50
43100-000 Assessment Interest	243.38	131.74	92.19	137.44	116.39	72.55	(66.19)	68.76	65.15	61.98	.00	.00	923.39
46000-000 Interest Income	91.55	83.42	92.57	88.27	89.21	86.58	87.51	85.88	80.34	77.69	.00	.00	863.02
48000-000 Compliance Fee	.00	.00	(100.00)	.00	.00	25.00	75.00	25.00	.00	.00	.00	.00	25.00
48500-000 Intent to Lien	.00	.00	350.00	.00	.00	.00	105.00	.00	.00	.00	.00	.00	455.00
48600-000 Lien Fee	.00	.00	.00	.00	.00	.00	405.00	.00	.00	.00	.00	.00	405.00
49000-000 Other Income	75.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	75.00
<b>TOTAL INCOME</b>	<b>117,197.43</b>	<b>202.66</b>	<b>372.26</b>	<b>14,238.21</b>	<b>1,680.09</b>	<b>934.13</b>	<b>406.32</b>	<b>179.64</b>	<b>145.49</b>	<b>139.67</b>	<b>.00</b>	<b>.00</b>	<b>135,495.90</b>
<b>EXPENSES:</b>													
<b>Administrative Expense</b>													
51000-000 Accounting/Tax Prep Fees	.00	.00	750.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	750.00
51100-000 Architectural Design Review	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
52000-000 Bad Debt	435.62	20.88	(88.42)	24.41	20.60	14.80	149.32	15.28	14.80	15.28	.00	.00	622.57
54000-000 Insurance	2,545.98	.00	.00	.00	.00	.00	2,863.47	.00	.00	.00	.00	.00	5,409.45
55000-000 Legal Fees	.00	484.50	.00	229.50	1,104.50	994.50	.00	714.00	.00	.00	.00	.00	3,527.00
55300-000 Lien Fees	.00	.00	.00	350.00	.00	.00	145.00	440.00	.00	10.00	.00	.00	945.00
55500-000 Long Distance/Fax	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	.00	.00	30.00
56000-000 Management Fees	4,340.00	4,340.00	4,340.00	4,340.00	4,340.00	4,340.00	4,340.00	4,340.00	4,340.00	4,340.00	.00	.00	43,400.00
56500-000 Meetings	.00	300.00	.00	.00	.00	.00	.00	.00	734.61	193.80	.00	.00	1,228.41
57000-000 Newsletter	579.36	.00	.00	.00	491.50	.00	495.70	.00	.00	.00	.00	.00	1,566.56
58000-000 Office Supplies	91.70	3.35	4.08	239.80	1.45	5.65	43.45	17.04	312.65	1.20	.00	.00	720.37
58100-000 Postage	444.87	55.33	42.77	967.67	22.11	55.83	434.05	854.74	22.18	7.63	.00	.00	2,907.18
58200-000 Printing	2,565.61	71.25	13.93	402.05	23.40	173.25	272.40	1,595.90	53.75	43.20	.00	.00	5,214.74
58500-000 Professional Services	120.00	.00	.00	.00	240.00	.00	.00	120.00	120.00	.00	.00	.00	600.00

**The Ranch at Prescott HOA**  
 Income/Expense Statement - Operating Fund  
 Actual spreadsheet Start date: 01/01/15 Cutoff date: 10/31/15

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	Total
58600-000 Website administration	.00	.00	.00	.00	.00	12.95	.00	.00	.00	.00	.00	.00	12.95
58700-000 Compliance Officer	.00	.00	.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	.00	.00	2,100.00
<b>Total Administrative Expense</b>	<b>11,126.14</b>	<b>5,278.31</b>	<b>5,065.36</b>	<b>6,856.43</b>	<b>6,546.56</b>	<b>5,899.98</b>	<b>9,046.39</b>	<b>8,399.96</b>	<b>5,900.99</b>	<b>4,914.11</b>	<b>.00</b>	<b>.00</b>	<b>69,034.23</b>
<b>Common Area Expense</b>													
61000-000 Landscape Maintenance	.00	.00	.00	1,100.00	990.00	990.00	990.00	990.00	990.00	990.00	.00	.00	7,040.00
61200-000 Landscape - Other	.00	4,025.00	567.38	.00	.00	625.00	.00	400.00	.00	.00	.00	.00	5,617.38
61300-000 Weed abatement	.00	.00	.00	.00	4,875.00	.00	.00	4,475.00	4,875.00	.00	.00	.00	14,225.00
61400-000 Common Area Maintenance	.00	.00	.00	.00	.00	.00	.00	.00	323.00	338.00	.00	.00	661.00
64600-000 Repairs/Maint - Drainage	.00	.00	.00	.00	14,190.62	19,575.61	(12,944.54)	6,698.30	14,430.46	.00	.00	.00	41,950.45
<b>Total Common Area Expense</b>	<b>.00</b>	<b>4,025.00</b>	<b>567.38</b>	<b>1,100.00</b>	<b>20,055.62</b>	<b>21,190.61</b>	<b>(11,954.54)</b>	<b>12,563.30</b>	<b>20,618.46</b>	<b>1,328.00</b>	<b>.00</b>	<b>.00</b>	<b>69,493.83</b>
<b>Utilities Expense</b>													
68500-000 Water/Sewer	90.92	38.79	38.79	45.35	48.82	59.30	68.46	68.46	64.53	65.84	.00	.00	589.26
<b>Total Utilities Expense</b>	<b>90.92</b>	<b>38.79</b>	<b>38.79</b>	<b>45.35</b>	<b>48.82</b>	<b>59.30</b>	<b>68.46</b>	<b>68.46</b>	<b>64.53</b>	<b>65.84</b>	<b>.00</b>	<b>.00</b>	<b>589.26</b>
<b>Tax Expense</b>													
71000-000 Corporation Commission	.00	.00	.00	10.00	.00	.00	.00	.00	.00	.00	.00	.00	10.00
72500-000 State Taxes	.00	.00	50.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	50.00
73000-000 Property Taxes	.00	.00	.00	.00	.00	.00	.00	.00	4.22	.00	.00	.00	4.22
<b>Total Tax Expense</b>	<b>.00</b>	<b>.00</b>	<b>50.00</b>	<b>10.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>4.22</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>64.22</b>
<b>Other Expense</b>													



**The Ranch at Prescott HOA**  
 Income/Expense Statement - Operating Fund  
 Actual spreadsheet Start date: 01/01/15 Cutoff date: 10/31/15

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	Total
80050-000 ARC Review	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
82000-000 Contingency	.00	.00	.00	.00	.00	125.00	.00	.00	.00	.00	.00	.00	125.00
<b>Total Other Expense</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>125.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>125.00</b>
<b>TOTAL EXPENSES</b>	<b>11,217.06</b>	<b>9,342.10</b>	<b>5,721.53</b>	<b>8,011.78</b>	<b>26,651.00</b>	<b>27,274.89</b>	<b>(2,839.69)</b>	<b>21,031.72</b>	<b>26,588.20</b>	<b>6,307.95</b>	<b>.00</b>	<b>.00</b>	<b>139,306.54</b>
<b>CURRENT NET INCOME/(LOSS)</b>	<b>105,980.37</b>	<b>(9,139.44)</b>	<b>(5,349.27)</b>	<b>6,226.43</b>	<b>(24,970.91)</b>	<b>(26,340.76)</b>	<b>3,246.01</b>	<b>(20,852.08)</b>	<b>(26,442.71)</b>	<b>(6,168.28)</b>	<b>.00</b>	<b>.00</b>	<b>(3,810.64)</b>
<b>TRANSFER BETWEEN FUNDS:</b>													
98000-000 Transfer to Reserves	(196.00)	(196.00)	(196.00)	(20,196.00)	(196.00)	(196.00)	(196.00)	(196.00)	(196.00)	(196.00)	.00	.00	(21,960.00)
<b>INCOME/(LOSS) AFTER TRANSFER</b>	<b>105,784.37</b>	<b>(9,335.44)</b>	<b>(5,545.27)</b>	<b>(13,969.57)</b>	<b>(25,166.91)</b>	<b>(26,536.76)</b>	<b>3,050.01</b>	<b>(21,048.08)</b>	<b>(26,638.71)</b>	<b>(6,364.28)</b>	<b>.00</b>	<b>.00</b>	<b>(25,770.64)</b>