

The Ranch at Prescott Homeowners Association

Financial Statement

Period Ending: September 30, 2015



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

Ann Zdanowski, Community Manager
Email: azdanowski@hoamco.com
928-776-4479 ext 1135

Stacy Maule, Director of Management Services
Email: stacy@hoamco.com
928-776-4479 ext 1130

Michelle Clay, Chief Financial Officer
Email: mclay@hoamco.com
928-776-4479 ext 1128

The Ranch at Prescott HOA
 Balance Sheet
 As of 09/30/15

Account Description	Operating	Reserves	Other	Totals
ASSETS				
AAFS Operating -6885	13,367.40			13,367.40
AAFS Operating MM -9228	29,518.85			29,518.85
AAFS Constr Dep -9236	27,000.00			27,000.00
AAFS Tennis Group MM -9244	150.03			150.03
AAFS Reserve MM -8089		7,168.79		7,168.79
Metro Bank OP MM	243,430.19			243,430.19
Total Cash	313,466.47	7,168.79	.00	320,635.26
A/R Assessments	4,446.11			4,446.11
A/R Compliance Fee	752.50			752.50
A/R Late Fees	1,438.38			1,438.38
A/R NSF/Collection Notice Fees	895.00			895.00
A/R Other	1,655.00			1,655.00
Allowance for Bad Debt	(1,702.82)			(1,702.82)
Total Accounts Receivable	7,484.17	.00	.00	7,484.17
Prepaid Insurance	2,863.48			2,863.48
Street Light Posts	1,437.73			1,437.73
Total Other Assets	4,301.21	.00	.00	4,301.21
TOTAL ASSETS	325,251.85	7,168.79	.00	332,420.64

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Owner Assessments	784.23			784.23
Accounts Payable	7,374.58			7,374.58
NSF/Collection Notice Payable	895.00			895.00
Transfer/Disclosure Fee	760.00			760.00
Construction Deposits Payable	27,000.00			27,000.00
Total Liabilities	36,813.81	.00	.00	36,813.81

EQUITY:

Operating Fund	307,844.40			307,844.40
Reserve Fund		42,288.34		42,288.34

The Ranch at Prescott HOA
Balance Sheet
As of 09/30/15

Account Description	Operating	Reserves	Other	Totals
Current Year Net Income/(Loss)	(19,406.36)	(35,119.55)	.00	(54,525.91)
Total Equity	288,438.04	7,168.79	.00	295,606.83
TOTAL LIABILITIES & EQUITY	325,251.85	7,168.79	.00	332,420.64

The Ranch at Prescott HOA
 Income/Expense Statement - Operating Fund
 Period: 09/01/15 to 09/30/15

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	900.00	(212.50)	1,200.00
43100-000	Assessment Interest	65.15	10.00	55.15	861.41	90.00	771.41	120.00
44000-000	Rental Admin Fee	.00	.00	.00	.00	100.00	(100.00)	100.00
46000-000	Interest Income	80.34	110.00	(29.66)	785.33	990.00	(204.67)	1,320.00
48000-000	Compliance Fee	.00	60.00	(60.00)	25.00	540.00	(515.00)	720.00
48500-000	Intent to Lien	.00	50.00	(50.00)	455.00	450.00	5.00	600.00
48600-000	Lien Fee	.00	30.00	(30.00)	405.00	270.00	135.00	360.00
49000-000	Other Income	.00	.00	.00	75.00	.00	75.00	.00
	TOTAL INCOME	145.49	360.00	(214.51)	135,356.23	132,965.00	2,391.23	134,045.00
EXPENSES:								
Administrative Expense								
51000-000	Accounting/Tax Prep Fees	.00	.00	.00	750.00	600.00	(150.00)	600.00
52000-000	Bad Debt	14.80	50.00	35.20	607.29	450.00	(157.29)	600.00
54000-000	Insurance	.00	.00	.00	5,409.45	2,425.00	(2,984.45)	4,850.00
55000-000	Legal Fees	.00	500.00	500.00	3,527.00	4,500.00	973.00	6,000.00
55300-000	Lien Fees	.00	75.00	75.00	935.00	675.00	(260.00)	900.00
55500-000	Long Distance/Fax	3.00	5.00	2.00	27.00	45.00	18.00	60.00
56000-000	Management Fees	4,340.00	4,340.00	.00	39,060.00	39,060.00	.00	52,080.00
56500-000	Meetings	734.61	1,000.00	265.39	1,034.61	1,000.00	(34.61)	1,000.00
57000-000	Newsletter	.00	100.00	100.00	1,566.56	900.00	(666.56)	1,200.00
58000-000	Office Supplies	312.65	50.00	(262.65)	719.17	450.00	(269.17)	600.00
58100-000	Postage	22.18	330.00	307.82	2,899.55	2,970.00	70.45	3,960.00
58200-000	Printing	53.75	280.00	226.25	5,171.54	2,520.00	(2,651.54)	3,360.00
58500-000	Professional Services	120.00	200.00	80.00	600.00	1,800.00	1,200.00	2,400.00
58600-000	Website administration	.00	50.00	50.00	12.95	450.00	437.05	600.00
58700-000	Compliance Officer	300.00	500.00	200.00	1,800.00	4,500.00	2,700.00	6,000.00
	Total Administrative Expense	5,900.99	7,480.00	1,579.01	64,120.12	62,345.00	(1,775.12)	84,210.00
Common Area Expense								
61000-000	Landscape Maintenance	990.00	1,050.00	60.00	6,050.00	6,300.00	250.00	6,300.00
61200-000	Landscape - Other	.00	350.00	350.00	5,617.38	2,667.00	(2,950.38)	3,017.00
61300-000	Weed abatement	4,875.00	.00	(4,875.00)	14,225.00	15,000.00	775.00	15,000.00
61400-000	Common Area Maintenance	323.00	.00	(323.00)	323.00	.00	(323.00)	.00
64000-000	Repairs & Maintenance	.00	.00	.00	.00	300.00	300.00	400.00
64600-000	Repairs/Maint - Drainage	14,430.46	.00	(14,430.46)	41,950.45	9,800.00	(32,150.45)	9,800.00
64700-000	Firewise Expense	.00	.00	.00	.00	5,000.00	5,000.00	10,000.00

The Ranch at Prescott HOA
 Income/Expense Statement - Operating Fund
 Period: 09/01/15 to 09/30/15

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	Total Common Area Expense	20,618.46	1,400.00	(19,218.46)	68,165.83	39,067.00	(29,098.83)	44,517.00
Utilities Expense								
68500-000	Water/Sewer	64.53	.00	(64.53)	523.42	.00	(523.42)	.00
	Total Utilities Expense	64.53	.00	(64.53)	523.42	.00	(523.42)	.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	4.22	.00	(4.22)	4.22	.00	(4.22)	27.00
	Total Tax Expense	4.22	.00	(4.22)	64.22	2,010.00	1,945.78	2,362.00
Other Expense								
82000-000	Contingency	.00	50.00	50.00	125.00	450.00	325.00	600.00
	Total Other Expense	.00	50.00	50.00	125.00	450.00	325.00	600.00
	TOTAL EXPENSES	26,588.20	8,930.00	(17,658.20)	132,998.59	103,872.00	(29,126.59)	131,689.00
	CURRENT NET INCOME/(LOSS)	(26,442.71)	(8,570.00)	(17,872.71)	2,357.64	29,093.00	(26,735.36)	2,356.00
TRANSFER BETWEEN FUNDS:								
98000-000	Transfer to Reserves	(196.00)	(196.00)	.00	(21,764.00)	(1,764.00)	(20,000.00)	(2,356.00)
	INCOME/(LOSS) AFTER TRANSFER	(26,638.71)	(8,766.00)	(17,872.71)	(19,406.36)	27,329.00	(46,735.36)	.00
=====								

The Ranch at Prescott HOA
 Income/Expense Statement - Reserve Fund
 Period: 09/01/15 to 09/30/15

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
46000-002	Interest Income-Reserve	.87	.00	.87	38.19	.00	38.19	.00
	TOTAL INCOME	<u>.87</u>	<u>.00</u>	<u>.87</u>	<u>38.19</u>	<u>.00</u>	<u>38.19</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>.87</u>	<u>.00</u>	<u>.87</u>	<u>(56,883.55)</u>	<u>.00</u>	<u>(56,883.55)</u>	<u>.00</u>
TRANSFER BETWEEN FUNDS:								
98000-002	Transfer from Operating	196.00	196.00	.00	21,764.00	1,764.00	20,000.00	2,356.00
	INCOME/(LOSS) AFTER TRANSFER	<u>196.87</u>	<u>196.00</u>	<u>.87</u>	<u>(35,119.55)</u>	<u>1,764.00</u>	<u>(36,883.55)</u>	<u>2,356.00</u>
=====								

The Ranch at Prescott HOA
 Income/Expense Statement - Operating Fund
 Actual spreadsheet Start date: 01/01/15 Cutoff date: 09/30/15

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	Total
INCOME:													
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	.00	.00	.00	861.41
46000-000 Interest Income	91.55	83.42	92.57	88.27	89.21	86.58	87.51	85.88	80.34	.00	.00	.00	785.33
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
TOTAL INCOME	117,197.43	202.66	372.26	14,238.21	1,680.09	934.13	406.32	179.64	145.49	.00	.00	.00	135,356.23
EXPENSES:													
Administrative Expense													
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	.00	.00	.00	607.29
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	.00	.00	.00	935.00
55500-000 Long Distance/Fax	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	.00	.00	.00	27.00
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	.00	.00	.00	39,060.00
56500-000 Meetings	.00	300.00	.00	.00	.00	.00	.00	.00	734.61	.00	.00	.00	1,034.61
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	.00	.00	.00	719.17
58100-000 Postage	444.87	55.33	42.77	967.67	22.11	55.83	434.05	854.74	22.18	.00	.00	.00	2,899.55
58200-000 Printing	2,565.61	71.25	13.93	402.05	23.40	173.25	272.40	1,595.90	53.75	.00	.00	.00	5,171.54
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: 09/30/15

	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	.00	.00	.00	1,800.00
Total Administrative Expense	11,126.14	5,278.31	5,065.36	6,856.43	6,546.56	5,899.98	9,046.39	8,399.96	5,900.99	.00	.00	.00	64,120.12
Common Area Expense													
61000-000 Landscape Maintenance	.00	.00	.00	1,100.00	990.00	990.00	990.00	990.00	990.00	.00	.00	.00	6,050.00
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	.00	.00	.00	323.00
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
Total Common Area Expense	.00	4,025.00	567.38	1,100.00	20,055.62	21,190.61	(11,954.54)	12,563.30	20,618.46	.00	.00	.00	68,165.83
Utilities Expense													
68500-000 Water/Sewer	90.92	38.79	38.79	45.35	48.82	59.30	68.46	68.46	64.53	.00	.00	.00	523.42
Total Utilities Expense	90.92	38.79	38.79	45.35	48.82	59.30	68.46	68.46	64.53	.00	.00	.00	523.42
Tax Expense													
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
Total Tax Expense	.00	.00	50.00	10.00	.00	.00	.00	.00	4.22	.00	.00	.00	64.22
Other Expense													

The Ranch at Prescott HOA
 Income/Expense Statement - Operating Fund
 Actual spreadsheet Start date: 01/01/15 Cutoff date: 09/30/15

	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
Total Other Expense	.00	.00	.00	.00	.00	125.00	.00	.00	.00	.00	.00	.00	125.00
TOTAL EXPENSES	11,217.06	9,342.10	5,721.53	8,011.78	26,651.00	27,274.89	(2,839.69)	21,031.72	26,588.20	.00	.00	.00	132,998.59
CURRENT NET INCOME/(LOSS)	105,980.37	(9,139.44)	(5,349.27)	6,226.43	(24,970.91)	(26,340.76)	3,246.01	(20,852.08)	(26,442.71)	.00	.00	.00	2,357.64
TRANSFER BETWEEN FUNDS:													
98000-000 Transfer to Reserves	(196.00)	(196.00)	(196.00)	(20,196.00)	(196.00)	(196.00)	(196.00)	(196.00)	(196.00)	.00	.00	.00	(21,764.00)
INCOME/(LOSS) AFTER TRANSFER	105,784.37	(9,335.44)	(5,545.27)	(13,969.57)	(25,166.91)	(26,536.76)	3,050.01	(21,048.08)	(26,638.71)	.00	.00	.00	(19,406.36)