

The Ranch at Prescott

Financial Statement Period Ending: December 31, 2016



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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THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION
BALANCE SHEET
12/31/2016

Assets	Operating	Reserve	Total
CASH			
1010 - ALLIANCE OPERATING CHECKING-885	\$96,459.40		\$96,459.40
1015 - ALLIANCE OPERATING MM-228	\$7,047.67		\$7,047.67
1016 - METRO OP MM-846	\$230,492.97		\$230,492.97
1020 - ALLIANCE CONSTR. DEP-236	\$44,500.00		\$44,500.00
1049 - ALLIANCE OP MM-TENNIS GRP-244	\$150.33		\$150.33
1050 - ALLIANCE RESERVE MM-089		\$49,897.85	\$49,897.85
Total CASH	<u>\$378,650.37</u>	<u>\$49,897.85</u>	<u>\$428,548.22</u>
ACCOUNTS RECEIVABLE			
1200 - A/R ASSESSMENTS	\$1,423.48		\$1,423.48
1230 - A/R FINES	\$1,402.50		\$1,402.50
1240 - A/R LATE FEES/INTEREST	\$708.17		\$708.17
1250 - A/R NSF/COLLECTION NOTICE FEES	\$315.00		\$315.00
1280 - A/R OTHER	\$760.00		\$760.00
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	(\$1,207.89)		(\$1,207.89)
Total ACCOUNTS RECEIVABLE	<u>\$3,401.26</u>		<u>\$3,401.26</u>
OTHER ASSETS			
1600 - PREPAID EXPENSE	\$300.00		\$300.00
1610 - PREPAID INSURANCE	\$2,061.45		\$2,061.45
1700 - STREET LIGHT POSTS	\$545.64		\$545.64
Total OTHER ASSETS	<u>\$2,907.09</u>		<u>\$2,907.09</u>
Assets Total	<u>\$384,958.72</u>	<u>\$49,897.85</u>	<u>\$434,856.57</u>

THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION
BALANCE SHEET
12/31/2016

Liabilities & Equity	Operating	Reserve	Total
LIABILITIES			
2100 - PREPAID OWNER ASSESSMENTS	\$97,772.54		\$97,772.54
2200 - ACCOUNTS PAYABLE	\$56.87		\$56.87
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	\$264.58		\$264.58
2400 - CONSTRUCTION DEPOSIT PAYABLE	\$29,500.00		\$29,500.00
2450 - CONSTRUCTION DEP PAYABLE - UNIT 8 ARC ONLY	\$15,000.00		\$15,000.00
2460 - TELEPHONE DIRECTORY PAYABLE	\$82.00		\$82.00
2500 - TRANSFER/DISC PAYABLE	\$380.00		\$380.00
2600 - DESIGN REVIEW PAYABLE	\$150.00		\$150.00
Total LIABILITIES	<u>\$143,205.99</u>		<u>\$143,205.99</u>
EQUITY			
3200 - OPERATING EQUITY	\$270,683.50		\$270,683.50
3500 - RESERVE EQUITY		\$7,763.58	\$7,763.58
Total EQUITY	<u>\$270,683.50</u>	<u>\$7,763.58</u>	<u>\$278,447.08</u>
Net Income	<u>(\$28,930.77)</u>	<u>\$42,134.27</u>	<u>\$13,203.50</u>
Liabilities and Equity Total	<u>\$384,958.72</u>	<u>\$49,897.85</u>	<u>\$434,856.57</u>

THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION
INCOME STATEMENT - Operating
12/1/2016 - 12/31/2016

Accounts	12/1/2016 - 12/31/2016			1/1/2016 - 12/31/2016			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
<u>INCOME</u>								
4100 - HOMEOWNER ASSESSMENTS	\$0.00	\$0.00	\$0.00	\$114,750.00	\$115,000.00	(\$250.00)	\$115,000.00	\$250.00
4120 - WEED ABATEMENT	\$75.00	\$0.00	\$75.00	\$16,350.00	\$16,000.00	\$350.00	\$16,000.00	(\$350.00)
4140 - COMPLIANCE FEE	\$0.00	\$0.00	\$0.00	(\$26.91)	\$0.00	(\$26.91)	\$0.00	\$26.91
4150 - DEVELOPER ASSESSMENTS	\$0.00	\$0.00	\$0.00	\$875.00	\$875.00	\$0.00	\$875.00	\$0.00
4310 - ASSESSMENT INTEREST	\$21.74	\$10.00	\$11.74	\$854.42	\$120.00	\$734.42	\$120.00	(\$734.42)
4330 - LATE FEES	\$0.00	\$100.00	(\$100.00)	\$557.50	\$1,200.00	(\$642.50)	\$1,200.00	\$642.50
4350 - LIEN/COLLECTION FEES	\$0.00	\$30.00	(\$30.00)	\$488.61	\$360.00	\$128.61	\$360.00	(\$128.61)
4550 - INTENT TO LIEN	\$0.00	\$50.00	(\$50.00)	\$0.00	\$600.00	(\$600.00)	\$600.00	\$600.00
4600 - INTEREST INCOME	\$73.44	\$110.00	(\$36.56)	\$916.40	\$1,320.00	(\$403.60)	\$1,320.00	\$403.60
4800 - VIOLATION FINES	\$425.00	\$60.00	\$365.00	\$1,275.00	\$720.00	\$555.00	\$720.00	(\$555.00)
Total INCOME	\$595.18	\$360.00	\$235.18	\$136,040.02	\$136,195.00	(\$154.98)	\$136,195.00	\$154.98
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - TRANSFER TO RESERVES	(\$671.50)	(\$671.50)	\$0.00	(\$42,058.00)	(\$8,058.00)	(\$34,000.00)	(\$8,058.00)	\$34,000.00
Total TRANSFER BETWEEN FUNDS	(\$671.50)	(\$671.50)	\$0.00	(\$42,058.00)	(\$8,058.00)	(\$34,000.00)	(\$8,058.00)	\$34,000.00
Total Income	(\$76.32)	(\$311.50)	\$235.18	\$93,982.02	\$128,137.00	(\$34,154.98)	\$128,137.00	\$34,154.98
Expense								
<u>ADMINISTRATIVE</u>								
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$0.00	\$750.00	\$750.00	\$0.00	\$750.00	\$0.00
5200 - BAD DEBT	\$9.55	\$50.00	\$40.45	\$2,167.60	\$600.00	(\$1,567.60)	\$600.00	(\$1,567.60)
5400 - INSURANCE	\$0.00	\$0.00	\$0.00	\$6,937.98	\$5,740.00	(\$1,197.98)	\$5,740.00	(\$1,197.98)
5500 - LEGAL FEES	\$0.00	\$500.00	\$500.00	\$3,082.50	\$6,000.00	\$2,917.50	\$6,000.00	\$2,917.50
5530 - LIEN/COLLECTION COSTS	\$0.00	\$75.00	\$75.00	\$640.00	\$900.00	\$260.00	\$900.00	\$260.00
5550 - LONG DISTANCE/FAX	\$3.00	\$5.00	\$2.00	\$40.00	\$60.00	\$20.00	\$60.00	\$20.00
5600 - MANAGEMENT FEES	\$4,340.00	\$4,340.00	\$0.00	\$52,530.00	\$52,080.00	(\$450.00)	\$52,080.00	(\$450.00)
5620 - COMPLIANCE OFFICER	\$0.00	\$300.00	\$300.00	\$3,300.00	\$3,600.00	\$300.00	\$3,600.00	\$300.00
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$1,034.61	\$1,000.00	(\$34.61)	\$1,000.00	(\$34.61)

THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION
INCOME STATEMENT - Operating
12/1/2016 - 12/31/2016

Accounts	12/1/2016 - 12/31/2016			1/1/2016 - 12/31/2016			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
5700 - NEWSLETTER	\$0.00	\$300.00	\$300.00	\$2,008.49	\$1,200.00	(\$808.49)	\$1,200.00	(\$808.49)
5800 - OFFICE SUPPLIES	\$0.70	\$50.00	\$49.30	\$854.12	\$600.00	(\$254.12)	\$600.00	(\$254.12)
5810 - POSTAGE	\$25.10	\$330.00	\$304.90	\$2,991.28	\$3,960.00	\$968.72	\$3,960.00	\$968.72
5820 - PRINTING	\$38.40	\$280.00	\$241.60	\$4,969.68	\$3,360.00	(\$1,609.68)	\$3,360.00	(\$1,609.68)
5850 - PROFESSIONAL SERVICES	\$0.00	\$83.37	\$83.37	\$845.00	\$1,000.00	\$155.00	\$1,000.00	\$155.00
5900 - WEBSITE	\$0.00	\$0.00	\$0.00	\$12.95	\$0.00	(\$12.95)	\$0.00	(\$12.95)
<u>Total ADMINISTRATIVE</u>	\$4,416.75	\$6,313.37	\$1,896.62	\$82,164.21	\$80,850.00	(\$1,314.21)	\$80,850.00	(\$1,314.21)
COMMON AREA								
6050 - BACK FLOW TESTING	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	(\$35.00)	\$0.00	(\$35.00)
6080 - FIREWISE	\$0.00	\$0.00	\$0.00	\$13,442.06	\$0.00	(\$13,442.06)	\$0.00	(\$13,442.06)
6300 - LANDSCAPE MAINTENANCE	\$0.00	\$0.00	\$0.00	\$7,090.00	\$6,300.00	(\$790.00)	\$6,300.00	(\$790.00)
6320 - LANDSCAPE-WEED ABATEMENT	\$0.00	\$0.00	\$0.00	\$14,625.00	\$15,000.00	\$375.00	\$15,000.00	\$375.00
6330 - LANDSCAPE - OTHER	\$0.00	\$0.00	\$0.00	\$297.00	\$3,017.00	\$2,720.00	\$3,017.00	\$2,720.00
6500 - REPAIRS & MAINTENANCE: COMMON AREA MAINT	\$162.18	\$1,000.00	\$837.82	\$4,346.59	\$12,000.00	\$7,653.41	\$12,000.00	\$7,653.41
6530 - REPAIRS & MAINTENANCE: DRAINAGE	\$0.00	\$816.63	\$816.63	\$0.00	\$9,800.00	\$9,800.00	\$9,800.00	\$9,800.00
<u>Total COMMON AREA</u>	\$162.18	\$1,816.63	\$1,654.45	\$39,835.65	\$46,117.00	\$6,281.35	\$46,117.00	\$6,281.35
TAXES/OTHER EXPENSES								
8250 - CONTINGENCY	\$0.00	\$50.00	\$50.00	\$81.26	\$600.00	\$518.74	\$600.00	\$518.74
8280 - CORPORATION COMMISSION	\$0.00	\$0.00	\$0.00	\$10.00	\$10.00	\$0.00	\$10.00	\$0.00
8840 - TAXES - PROPERTY	\$0.00	\$0.00	\$0.00	\$4.20	\$0.00	(\$4.20)	\$0.00	(\$4.20)
8850 - TAXES - STATE	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$0.00
<u>Total TAXES/OTHER EXPENSES</u>	\$0.00	\$50.00	\$50.00	\$145.46	\$660.00	\$514.54	\$660.00	\$514.54
UTILITIES								
7900 - WATER/SEWER	\$56.87	\$42.50	(\$14.37)	\$767.47	\$510.00	(\$257.47)	\$510.00	(\$257.47)
<u>Total UTILITIES</u>	\$56.87	\$42.50	(\$14.37)	\$767.47	\$510.00	(\$257.47)	\$510.00	(\$257.47)
Total Expense	\$4,635.80	\$8,222.50	\$3,586.70	\$122,912.79	\$128,137.00	\$5,224.21	\$128,137.00	\$5,224.21
Operating Net Income	(\$4,712.12)	(\$8,534.00)	\$3,821.88	(\$28,930.77)	\$0.00	(\$28,930.77)	\$0.00	\$28,930.77

THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION
INCOME STATEMENT - Reserve
12/1/2016 - 12/31/2016

Accounts	12/1/2016 - 12/31/2016			1/1/2016 - 12/31/2016			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
<u>INCOME</u>								
4610 - INTEREST INCOME - RESERVE	\$8.42	\$0.00	\$8.42	\$76.27	\$0.00	\$76.27	\$0.00	(\$76.27)
<u>Total INCOME</u>	\$8.42	\$0.00	\$8.42	\$76.27	\$0.00	\$76.27	\$0.00	(\$76.27)
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - TRANSFER FROM OPERATING	\$671.50	\$671.50	\$0.00	\$42,058.00	\$8,058.00	\$34,000.00	\$8,058.00	(\$34,000.00)
<u>Total TRANSFER BETWEEN FUNDS</u>	\$671.50	\$671.50	\$0.00	\$42,058.00	\$8,058.00	\$34,000.00	\$8,058.00	(\$34,000.00)
Total Reserve Income	\$679.92	\$671.50	\$8.42	\$42,134.27	\$8,058.00	\$34,076.27	\$8,058.00	(\$34,076.27)
Reserve Net Income	\$679.92	\$671.50	\$8.42	\$42,134.27	\$8,058.00	\$34,076.27	\$8,058.00	(\$34,076.27)

THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION

Income Statement - Operating

1/1/2016 - 12/31/2016

	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 2016	Oct 2016	Nov 2016	Dec 2016	YTD
Income													
<u>INCOME</u>													
4100 - HOMEOWNER ASSESSMENTS	\$114,875.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$125.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$114,750.00
4120 - WEED ABATEMENT	\$0.00	\$0.00	\$0.00	\$6,600.00	\$8,850.00	\$825.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$16,350.00
4140 - COMPLIANCE FEE	\$0.00	(\$26.91)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$26.91)
4150 - DEVELOPER ASSESSMENTS	\$875.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$875.00
4310 - ASSESSMENT INTEREST	\$207.80	\$135.74	\$283.85	\$3.86	\$0.00	(\$16.70)	\$120.30	\$31.16	\$22.51	\$23.33	\$20.83	\$21.74	\$854.42
4330 - LATE FEES	(\$12.50)	\$687.50	(\$37.50)	(\$75.00)	\$7.50	(\$12.50)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$557.50
4350 - LIEN/COLLECTION FEES	\$135.00	(\$5.73)	\$0.00	(\$67.16)	\$455.00	\$0.00	\$135.00	(\$163.50)	\$0.00	\$0.00	\$0.00	\$0.00	\$488.61
4410 - ARCHITECTURAL REVIEW FEES	\$0.00	\$750.00	\$0.00	(\$750.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4600 - INTEREST INCOME	\$81.21	\$78.01	\$81.27	\$76.22	\$79.19	\$75.67	\$77.05	\$76.92	\$72.93	\$74.60	\$69.89	\$73.44	\$916.40
4800 - VIOLATION FINES	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$100.00	\$75.00	\$0.00	\$300.00	\$325.00	\$425.00	\$1,275.00
Total INCOME	\$116,161.51	\$1,618.61	\$327.62	\$5,837.92	\$9,391.69	\$871.47	\$307.35	\$19.58	\$95.44	\$397.93	\$415.72	\$595.18	\$136,040.02
<u>TRANSFER BETWEEN FUNDS</u>													
8900 - TRANSFER TO RESERVES	(\$671.50)	(\$671.50)	(\$34,671.50)	(\$671.50)	(\$671.50)	(\$671.50)	(\$671.50)	(\$671.50)	(\$671.50)	(\$671.50)	(\$671.50)	(\$671.50)	(\$42,058.00)
Total TRANSFER BETWEEN FUNDS	(\$671.50)	(\$671.50)	(\$34,671.50)	(\$671.50)	(\$671.50)	(\$671.50)	(\$671.50)	(\$671.50)	(\$671.50)	(\$671.50)	(\$671.50)	(\$671.50)	(\$42,058.00)
Total Income	\$115,490.01	\$947.11	(\$34,343.88)	\$5,166.42	\$8,720.19	\$199.97	(\$364.15)	(\$651.92)	(\$576.06)	(\$273.57)	(\$255.78)	(\$76.32)	\$93,982.02
Expense													
<u>ADMINISTRATIVE</u>													
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$750.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$750.00
5200 - BAD DEBT	\$269.10	(\$173.11)	(\$754.35)	(\$174.24)	\$0.00	\$0.00	\$2,643.99	(\$33.54)	\$380.74	\$11.46	(\$12.00)	\$9.55	\$2,167.60
5400 - INSURANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,937.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,937.98
5500 - LEGAL FEES	\$300.50	\$52.00	\$858.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$598.00	\$1,222.00	\$52.00	\$0.00	\$3,082.50
5530 - LIEN/COLLECTION COSTS	\$10.00	\$0.00	\$0.00	\$0.00	\$20.00	\$465.00	\$10.00	\$135.00	\$0.00	\$0.00	\$0.00	\$0.00	\$640.00
5550 - LONG DISTANCE/FAX	\$4.00	\$3.00	\$3.00	\$3.00	\$5.00	\$3.00	\$3.00	\$4.00	\$3.00	\$3.00	\$3.00	\$3.00	\$40.00

THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION

Income Statement - Operating

1/1/2016 - 12/31/2016

	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 2016	Oct 2016	Nov 2016	Dec 2016	YTD
5600 - MANAGEMENT FEES	\$4,340.00	\$4,340.00	\$4,340.00	\$4,340.00	\$4,790.00	\$4,340.00	\$4,340.00	\$4,340.00	\$4,340.00	\$4,340.00	\$4,340.00	\$4,340.00	\$52,530.00
5620 - COMPLIANCE OFFICER	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$0.00	\$3,300.00
5650 - MEETINGS	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$734.61	\$0.00	\$0.00	\$0.00	\$1,034.61
5700 - NEWSLETTER	\$0.00	\$530.84	\$0.00	\$510.39	\$0.00	\$0.00	\$622.17	\$0.00	\$345.09	\$0.00	\$0.00	\$0.00	\$2,008.49
5800 - OFFICE SUPPLIES	\$94.10	\$0.50	\$1.52	\$2.95	\$187.50	\$1.95	\$89.05	\$2.20	\$386.10	\$86.65	\$0.90	\$0.70	\$854.12
5810 - POSTAGE	\$466.43	\$9.92	\$16.28	\$48.65	\$464.91	\$22.02	\$402.04	\$41.54	\$1,074.75	\$399.40	\$20.24	\$25.10	\$2,991.28
5820 - PRINTING	\$1,871.60	\$2.55	\$45.47	\$75.40	\$772.71	\$62.30	\$18.15	\$6.60	\$1,877.85	\$89.70	\$108.95	\$38.40	\$4,969.68
5850 - PROFESSIONAL SERVICES	\$120.00	\$0.00	\$120.00	\$0.00	\$0.00	\$120.00	\$0.00	\$125.00	\$120.00	\$120.00	\$120.00	\$0.00	\$845.00
5900 - WEBSITE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.95
5950 - MISCELLANEOUS ADMIN	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total ADMINISTRATIVE</u>	\$7,775.73	\$5,065.70	\$5,979.92	\$5,106.15	\$6,540.12	\$5,314.27	\$15,379.33	\$4,920.80	\$10,160.14	\$6,572.21	\$4,933.09	\$4,416.75	\$82,164.21
COMMON AREA													
6050 - BACK FLOW TESTING	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00
6080 - FIREWISE	\$0.00	\$0.00	\$34.61	\$0.00	\$4,900.00	\$45.45	\$100.00	\$0.00	\$0.00	\$0.00	\$8,362.00	\$0.00	\$13,442.06
6300 - LANDSCAPE MAINTENANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$1,590.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$0.00	\$0.00	\$7,090.00
6320 - LANDSCAPE-WEED ABATEMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$4,875.00	\$0.00	\$0.00	\$4,875.00	\$0.00	\$4,875.00	\$0.00	\$0.00	\$14,625.00
6330 - LANDSCAPE - OTHER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$297.00	\$0.00	\$297.00
6500 - REPAIRS & MAINTENANCE: COMMON AREA MAINT	\$0.00	\$0.00	\$162.18	\$3,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$622.23	\$162.18	\$4,346.59
6650 - STREET CLEANING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total COMMON AREA</u>	\$0.00	\$0.00	\$196.79	\$3,435.00	\$11,365.00	\$1,145.45	\$1,200.00	\$5,975.00	\$1,100.00	\$5,975.00	\$9,281.23	\$162.18	\$39,835.65
TAXES/OTHER EXPENSES													
8250 - CONTINGENCY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$81.26	\$0.00	\$0.00	\$0.00	\$81.26
8280 - CORPORATION COMMISSION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00
8840 - TAXES - PROPERTY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4.20	\$0.00	\$0.00	\$4.20

THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION

Income Statement - Operating

1/1/2016 - 12/31/2016

	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 2016	Oct 2016	Nov 2016	Dec 2016	YTD
8850 - TAXES - STATE	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
<u>Total TAXES/OTHER EXPENSES</u>	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	\$0.00	\$81.26	\$4.20	\$0.00	\$0.00	\$145.46
UTILITIES													
7900 - WATER/SEWER	\$38.79	\$39.27	\$39.27	\$49.47	\$222.93	\$45.29	\$39.27	\$60.12	\$58.74	\$60.58	\$56.87	\$56.87	\$767.47
<u>Total UTILITIES</u>	\$38.79	\$39.27	\$39.27	\$49.47	\$222.93	\$45.29	\$39.27	\$60.12	\$58.74	\$60.58	\$56.87	\$56.87	\$767.47
<i>Total Expense</i>	\$7,814.52	\$5,154.97	\$6,215.98	\$8,590.62	\$18,128.05	\$6,515.01	\$16,618.60	\$10,955.92	\$11,400.14	\$12,611.99	\$14,271.19	\$4,635.80	\$122,912.79
Operating Net Income	\$107,675.49	(\$4,207.86)	(\$40,559.86)	(\$3,424.20)	(\$9,407.86)	(\$6,315.04)	(\$16,982.75)	(\$11,607.84)	(\$11,976.20)	(\$12,885.56)	(\$14,526.97)	(\$4,712.12)	(\$28,930.77)

THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION

Income Statement - Reserve

1/1/2016 - 12/31/2016

	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 2016	Oct 2016	Nov 2016	Dec 2016	YTD
Reserve Income													
<u>INCOME</u>													
4610 - INTEREST INCOME - RESERVE	\$0.92	\$1.06	\$3.95	\$6.96	\$7.81	\$7.43	\$7.29	\$8.43	\$7.76	\$8.20	\$8.04	\$8.42	\$76.27
<u>Total INCOME</u>	\$0.92	\$1.06	\$3.95	\$6.96	\$7.81	\$7.43	\$7.29	\$8.43	\$7.76	\$8.20	\$8.04	\$8.42	\$76.27
<u>TRANSFER BETWEEN FUNDS</u>													
9000 - TRANSFER FROM OPERATING	\$671.50	\$671.50	\$34,671.50	\$671.50	\$671.50	\$671.50	\$671.50	\$671.50	\$671.50	\$671.50	\$671.50	\$671.50	\$42,058.00
<u>Total TRANSFER BETWEEN FUNDS</u>	\$671.50	\$671.50	\$34,671.50	\$671.50	\$671.50	\$671.50	\$671.50	\$671.50	\$671.50	\$671.50	\$671.50	\$671.50	\$42,058.00
<i>Total Reserve Income</i>	\$672.42	\$672.56	\$34,675.45	\$678.46	\$679.31	\$678.93	\$678.79	\$679.93	\$679.26	\$679.70	\$679.54	\$679.92	\$42,134.27
Reserve Expense													
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
 Reserve Net Income	 \$672.42	 \$672.56	 \$34,675.45	 \$678.46	 \$679.31	 \$678.93	 \$678.79	 \$679.93	 \$679.26	 \$679.70	 \$679.54	 \$679.92	 \$42,134.27

THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION
Check Register Report
12/1/2016 - 12/31/2016

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
		Invoice	Line Item				
1010	On-Line	12/2/2016	COMMUNITY ASSET MANAGEMENT LLC	\$4,407.20			
		DEC SUPP MGMT	STMNTS-COUPONS		5820 PRINTING	\$1.25	\$1.25
		DEC SUPP MGMT	MGMT FEES		5600 MANAGEMENT FEES	\$4,340.00	\$4,340.00
		DEC SUPP MGMT	OFFICE SUPPLIES		5800 OFFICE SUPPLIES	\$0.70	\$0.70
		DEC SUPP MGMT	LONG DIST/FAX		5550 LONG DISTANCE/FAX	\$3.00	\$3.00
		DEC SUPP MGMT	POSTAGE		5810 POSTAGE	\$25.10	\$25.10
		DEC SUPP MGMT	PRINTING		5820 PRINTING	\$37.15	\$37.15
1020	504	12/7/2016	HENRY TANGAERE and MARIA ALLISON	\$5,000.00			
		Refund	[REFUND] - Acct #: 106109010-2 - Construction Deposit - ALLISON - RECEIVED 5/13/2015		2400 CONSTRUCTION DEPOSIT PAYABLE	\$5,000.00	\$5,000.00
1010	1056	12/8/2016	HASSAYAMPA INN	\$300.00			
		DEPOSIT	2017 ANNUAL MEETING		1600 PREPAID EXPENSE	\$300.00	\$300.00
1010	1057	12/12/2016	COMMUNITY ASSET MANAGEMENT LLC	\$90.00			
		NOV	NSF/COLLECTION FEES		2300 NSF/COLLECTION NOTICE FEE PAYABLE	\$90.00	\$90.00
1010	1058	12/22/2016	COMMUNITY ASSET MANAGEMENT LLC	\$90.00			
		NOV	NSF/COLLECTION FEES		2300 NSF/COLLECTION NOTICE FEE PAYABLE	\$90.00	\$90.00
1010	1059	12/27/2016	FLAGS GALORE AND MORE	\$162.18			
		35591	FLAG		6500 REPAIRS & MAINTENANCE: COMMON AREA MAINT	\$162.18	\$162.18
Total:				<u>\$10,049.38</u>			

THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION
Accounts Payable Aging Report
Period Through: 12/31/2016

Payee	Invoice	Invoice Date	Due Date	Description	Expense	Total	Current	30 Days	60 Days	90 Days
CITY OF PRESCOTT	11/14-12/15 8054	12/20/2016	1/2/2017	286 LEE BLV 1228258054	7900-WATER/SEWER	\$56.87	\$56.87			
					11/14-12/15 8054 Total:	\$56.87	\$56.87	\$0.00	\$0.00	\$0.00
					Totals:	\$56.87	\$56.87	\$0.00	\$0.00	\$0.00