

# The Ranch @ Prescott

## Financial Statement Period Ending: May 31, 2016



**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

Ann Zdanowski, Community Manager  
Email: [azdanowski@hoamco.com](mailto:azdanowski@hoamco.com)  
928-776-4479 ext 1135

Stacy Maule, Chief Operating Officer  
Email: [stacy@hoamco.com](mailto:stacy@hoamco.com)  
928-776-4479 ext 1130

Michelle Clay, Chief Financial Officer  
Email: [mclay@hoamco.com](mailto:mclay@hoamco.com)  
928-776-4479 ext 1128

# THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION

## Balance Sheet

5/31/2016

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH</b>			
1010 - ALLIANCE OPERATING CHECKING-885	\$59,268.16		\$59,268.16
1015 - ALLIANCE OPERATING MM-228	\$14,536.78		\$14,536.78
1016 - METRO OP MM-846	\$243,999.36		\$243,999.36
1020 - ALLIANCE CONSTR. DEP-236	\$44,500.00		\$44,500.00
1049 - ALLIANCE OP MM-TENNIS GRP-244	\$150.19		\$150.19
1050 - ALLIANCE RESERVE MM-089		\$45,141.78	\$45,141.78
<b>Total CASH</b>	<b><u>\$362,454.49</u></b>	<b><u>\$45,141.78</u></b>	<b><u>\$407,596.27</u></b>
<b>ACCOUNTS RECEIVABLE</b>			
1200 - A/R ASSESSMENTS	\$4,291.19		\$4,291.19
1218 - A/R COMPLIANCE FEE	\$352.50		\$352.50
1230 - A/R FINES	\$50.00		\$50.00
1240 - A/R LATE FEES/INTEREST	\$1,514.47		\$1,514.47
1250 - A/R NSF/COLLECTION NOTICE FEES	\$749.54		\$749.54
1273 - WEED ABATEMENT	\$225.00		\$225.00
1280 - A/R OTHER	\$2,197.16		\$2,197.16
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	(\$756.52)		(\$756.52)
<b>Total ACCOUNTS RECEIVABLE</b>	<b><u>\$8,623.34</u></b>		<b><u>\$8,623.34</u></b>
<b>OTHER ASSETS</b>			
1610 - PREPAID INSURANCE	\$2,863.48		\$2,863.48
1700 - STREET LIGHT POSTS	\$954.64		\$954.64
<b>Total OTHER ASSETS</b>	<b><u>\$3,818.12</u></b>		<b><u>\$3,818.12</u></b>
<b>Assets Total</b>	<b><u>\$374,895.95</u></b>	<b><u>\$45,141.78</u></b>	<b><u>\$420,037.73</u></b>

# THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION

## Balance Sheet

5/31/2016

<b>Liabilities &amp; Equity</b>	<b>Operating Operating</b>	<b>Reserve Reserve</b>	<b>Total Total</b>
<b>LIABILITIES</b>			
2100 - PREPAID OWNER ASSESSMENTS	\$959.58		\$959.58
2200 - ACCOUNTS PAYABLE	\$6,152.16		\$6,152.16
2300 - NSF/COLLECTION NOTICE FEE PAYABLE	\$855.00		\$855.00
2400 - CONSTRUCTION DEPOSIT PAYABLE	\$34,500.00		\$34,500.00
2450 - CONSTRUCTION DEP PAYABLE - UNIT 8 ARC ONLY	\$10,000.00		\$10,000.00
2500 - TRANSFER/DISC PAYABLE	\$1,520.00		\$1,520.00
2600 - DESIGN REVIEW PAYABLE	\$150.00		\$150.00
<b>Total LIABILITIES</b>	<b><u>\$54,136.74</u></b>		<b><u>\$54,136.74</u></b>
<b>EQUITY</b>			
3200 - OPERATING EQUITY	\$270,683.50		\$270,683.50
3500 - RESERVE EQUITY		\$7,763.58	\$7,763.58
<b>Total EQUITY</b>	<b><u>\$270,683.50</u></b>	<b><u>\$7,763.58</u></b>	<b><u>\$278,447.08</u></b>
<b>Net Income</b>	<b><u>\$50,075.71</u></b>	<b><u>\$37,378.20</u></b>	<b><u>\$87,453.91</u></b>
<b>Liabilities and Equity Total</b>	<b><u>\$374,895.95</u></b>	<b><u>\$45,141.78</u></b>	<b><u>\$420,037.73</u></b>

**THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION**  
**INCOME STATEMENT - Operating**  
**5/1/2016 - 5/31/2016**

Accounts	5/1/2016 - 5/31/2016			1/1/2016 - 5/31/2016			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<u>INCOME</u>								
4100 - HOMEOWNER ASSESSMENTS	\$0.00	\$0.00	\$0.00	\$114,875.00	\$115,000.00	(\$125.00)	\$115,000.00	\$125.00
4120 - WEED ABATEMENT	\$8,850.00	\$5,333.00	\$3,517.00	\$15,450.00	\$5,333.00	\$10,117.00	\$16,000.00	\$550.00
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	\$0.00	\$10.00	(\$10.00)	\$631.25	\$50.00	\$581.25	\$120.00	(\$511.25)
4330 - LATE FEES	\$7.50	\$100.00	(\$92.50)	\$570.00	\$500.00	\$70.00	\$1,200.00	\$630.00
4350 - LIEN/COLLECTION FEES	\$455.00	\$30.00	\$425.00	\$517.11	\$150.00	\$367.11	\$360.00	(\$157.11)
4550 - INTENT TO LIEN	\$0.00	\$50.00	(\$50.00)	\$0.00	\$250.00	(\$250.00)	\$600.00	\$600.00
4600 - INTEREST INCOME	\$79.19	\$110.00	(\$30.81)	\$395.90	\$550.00	(\$154.10)	\$1,320.00	\$924.10
4800 - VIOLATION FINES	\$0.00	\$60.00	(\$60.00)	\$50.00	\$300.00	(\$250.00)	\$720.00	\$670.00
<b>Total INCOME</b>	<b>\$9,391.69</b>	<b>\$5,693.00</b>	<b>\$3,698.69</b>	<b>\$133,337.35</b>	<b>\$123,008.00</b>	<b>\$10,329.35</b>	<b>\$136,195.00</b>	<b>\$2,857.65</b>
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - TRANSFER TO RESERVES	(\$671.50)	(\$671.50)	\$0.00	(\$37,357.50)	(\$3,357.50)	(\$34,000.00)	(\$8,058.00)	\$29,299.50
<b>Total TRANSFER BETWEEN FUNDS</b>	<b>(\$671.50)</b>	<b>(\$671.50)</b>	<b>\$0.00</b>	<b>(\$37,357.50)</b>	<b>(\$3,357.50)</b>	<b>(\$34,000.00)</b>	<b>(\$8,058.00)</b>	<b>\$29,299.50</b>
<b>Total Income</b>	<b>\$8,720.19</b>	<b>\$5,021.50</b>	<b>\$3,698.69</b>	<b>\$95,979.85</b>	<b>\$119,650.50</b>	<b>(\$23,670.65)</b>	<b>\$128,137.00</b>	<b>\$32,157.15</b>
<b>Expense</b>								
<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	\$0.00	\$50.00	\$50.00	(\$832.60)	\$250.00	\$1,082.60	\$600.00	\$1,432.60
5400 - INSURANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,740.00	\$5,740.00
5500 - LEGAL FEES	\$0.00	\$500.00	\$500.00	\$1,210.50	\$2,500.00	\$1,289.50	\$6,000.00	\$4,789.50
5530 - LIEN/COLLECTION COSTS	\$20.00	\$75.00	\$55.00	\$30.00	\$375.00	\$345.00	\$900.00	\$870.00
5550 - LONG DISTANCE/FAX	\$5.00	\$5.00	\$0.00	\$18.00	\$25.00	\$7.00	\$60.00	\$42.00
5600 - MANAGEMENT FEES	\$4,790.00	\$4,340.00	(\$450.00)	\$22,150.00	\$21,700.00	(\$450.00)	\$52,080.00	\$29,930.00
5620 - COMPLIANCE OFFICER	\$300.00	\$300.00	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$3,600.00	\$2,100.00
5650 - MEETINGS	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	(\$300.00)	\$1,000.00	\$700.00

**THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION**  
**INCOME STATEMENT - Operating**  
**5/1/2016 - 5/31/2016**

Accounts	5/1/2016 - 5/31/2016			1/1/2016 - 5/31/2016			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
5700 - NEWSLETTER	\$0.00	\$0.00	\$0.00	\$1,041.23	\$300.00	(\$741.23)	\$1,200.00	\$158.77
5800 - OFFICE SUPPLIES	\$187.50	\$50.00	(\$137.50)	\$286.57	\$250.00	(\$36.57)	\$600.00	\$313.43
5810 - POSTAGE	\$464.91	\$330.00	(\$134.91)	\$1,006.19	\$1,650.00	\$643.81	\$3,960.00	\$2,953.81
5820 - PRINTING	\$772.71	\$280.00	(\$492.71)	\$2,767.73	\$1,400.00	(\$1,367.73)	\$3,360.00	\$592.27
5850 - PROFESSIONAL SERVICES	\$0.00	\$83.33	\$83.33	\$240.00	\$416.65	\$176.65	\$1,000.00	\$760.00
<b><u>Total ADMINISTRATIVE</u></b>	<b>\$6,540.12</b>	<b>\$6,013.33</b>	<b>(\$526.79)</b>	<b>\$30,467.62</b>	<b>\$31,116.65</b>	<b>\$649.03</b>	<b>\$80,850.00</b>	<b>\$50,382.38</b>
<b><u>COMMON AREA</u></b>								
6050 - BACK FLOW TESTING	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	(\$35.00)	\$0.00	(\$35.00)
6080 - FIREWISE	\$4,900.00	\$0.00	(\$4,900.00)	\$4,934.61	\$0.00	(\$4,934.61)	\$0.00	(\$4,934.61)
6300 - LANDSCAPE MAINTENANCE	\$1,590.00	\$1,050.00	(\$540.00)	\$1,590.00	\$2,100.00	\$510.00	\$6,300.00	\$4,710.00
6320 - LANDSCAPE-WEED ABATEMENT	\$4,875.00	\$5,000.00	\$125.00	\$4,875.00	\$5,000.00	\$125.00	\$15,000.00	\$10,125.00
6330 - LANDSCAPE - OTHER	\$0.00	\$350.00	\$350.00	\$0.00	\$517.00	\$517.00	\$3,017.00	\$3,017.00
6500 - REPAIRS & MAINTENANCE: COMMON AREA MAINT	\$0.00	\$1,000.00	\$1,000.00	\$3,562.18	\$5,000.00	\$1,437.82	\$12,000.00	\$8,437.82
6530 - REPAIRS & MAINTENANCE: DRAINAGE	\$0.00	\$816.67	\$816.67	\$0.00	\$4,083.35	\$4,083.35	\$9,800.00	\$9,800.00
<b><u>Total COMMON AREA</u></b>	<b>\$11,365.00</b>	<b>\$8,216.67</b>	<b>(\$3,148.33)</b>	<b>\$14,996.79</b>	<b>\$16,700.35</b>	<b>\$1,703.56</b>	<b>\$46,117.00</b>	<b>\$31,120.21</b>
<b><u>TAXES/OTHER EXPENSES</u></b>								
8250 - CONTINGENCY	\$0.00	\$50.00	\$50.00	\$0.00	\$250.00	\$250.00	\$600.00	\$600.00
8280 - CORPORATION COMMISSION	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	\$10.00	\$10.00	\$10.00
8850 - TAXES - STATE	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	(\$50.00)	\$50.00	\$0.00
<b><u>Total TAXES/OTHER EXPENSES</u></b>	<b>\$0.00</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$260.00</b>	<b>\$210.00</b>	<b>\$660.00</b>	<b>\$610.00</b>
<b><u>UTILITIES</u></b>								
7900 - WATER/SEWER	\$222.93	\$42.50	(\$180.43)	\$389.73	\$212.50	(\$177.23)	\$510.00	\$120.27
<b><u>Total UTILITIES</u></b>	<b>\$222.93</b>	<b>\$42.50</b>	<b>(\$180.43)</b>	<b>\$389.73</b>	<b>\$212.50</b>	<b>(\$177.23)</b>	<b>\$510.00</b>	<b>\$120.27</b>
<b>Total Expense</b>	<b>\$18,128.05</b>	<b>\$14,322.50</b>	<b>(\$3,805.55)</b>	<b>\$45,904.14</b>	<b>\$48,289.50</b>	<b>\$2,385.36</b>	<b>\$128,137.00</b>	<b>\$82,232.86</b>
<b>Net Income</b>	<b>(\$9,407.86)</b>	<b>(\$9,301.00)</b>	<b>(\$106.86)</b>	<b>\$50,075.71</b>	<b>\$71,361.00</b>	<b>(\$21,285.29)</b>	<b>\$0.00</b>	<b>(\$50,075.71)</b>

**THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION**  
**INCOME STATEMENT - Reserve**  
**5/1/2016 - 5/31/2016**

Accounts	5/1/2016 - 5/31/2016			1/1/2016 - 5/31/2016			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Reserve Income</b>								
<u>INCOME</u>								
4610 - INTEREST INCOME - RESERVE	\$7.81	\$0.00	\$7.81	\$20.70	\$0.00	\$20.70	\$0.00	(\$20.70)
<b><u>Total INCOME</u></b>	<b>\$7.81</b>	<b>\$0.00</b>	<b>\$7.81</b>	<b>\$20.70</b>	<b>\$0.00</b>	<b>\$20.70</b>	<b>\$0.00</b>	<b>(\$20.70)</b>
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - TRANSFER FROM OPERATING	\$671.50	\$671.50	\$0.00	\$37,357.50	\$3,357.50	\$34,000.00	\$8,058.00	(\$29,299.50)
<b><u>Total TRANSFER BETWEEN FUNDS</u></b>	<b>\$671.50</b>	<b>\$671.50</b>	<b>\$0.00</b>	<b>\$37,357.50</b>	<b>\$3,357.50</b>	<b>\$34,000.00</b>	<b>\$8,058.00</b>	<b>(\$29,299.50)</b>
<b>Total Reserve Income</b>	<b>\$679.31</b>	<b>\$671.50</b>	<b>\$7.81</b>	<b>\$37,378.20</b>	<b>\$3,357.50</b>	<b>\$34,020.70</b>	<b>\$8,058.00</b>	<b>(\$29,320.20)</b>
<b>Reserve Net Income</b>	<b>\$679.31</b>	<b>\$671.50</b>	<b>\$7.81</b>	<b>\$37,378.20</b>	<b>\$3,357.50</b>	<b>\$34,020.70</b>	<b>\$8,058.00</b>	<b>(\$29,320.20)</b>
<b>Net Income</b>	<b>\$679.31</b>	<b>\$671.50</b>	<b>\$7.81</b>	<b>\$37,378.20</b>	<b>\$3,357.50</b>	<b>\$34,020.70</b>	<b>\$8,058.00</b>	<b>(\$29,320.20)</b>

**THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION**

**Income Statement - Operating**

**1/1/2016 - 5/31/2016**

	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	YTD
<b>Income</b>						
<u>INCOME</u>						
4100 - HOMEOWNER ASSESSMENTS	\$114,875.00	\$0.00	\$0.00	\$0.00	\$0.00	\$114,875.00
4120 - WEED ABATEMENT	\$0.00	\$0.00	\$0.00	\$6,600.00	\$8,850.00	\$15,450.00
4140 - COMPLIANCE FEE	\$0.00	(\$26.91)	\$0.00	\$0.00	\$0.00	(\$26.91)
4150 - DEVELOPER ASSESSMENTS	\$875.00	\$0.00	\$0.00	\$0.00	\$0.00	\$875.00
4310 - ASSESSMENT INTEREST	\$207.80	\$135.74	\$283.85	\$3.86	\$0.00	\$631.25
4330 - LATE FEES	(\$12.50)	\$687.50	(\$37.50)	(\$75.00)	\$7.50	\$570.00
4350 - LIEN/COLLECTION FEES	\$135.00	(\$5.73)	\$0.00	(\$67.16)	\$455.00	\$517.11
4410 - ARCHITECTURAL REVIEW FEES	\$0.00	\$750.00	\$0.00	(\$750.00)	\$0.00	\$0.00
4600 - INTEREST INCOME	\$81.21	\$78.01	\$81.27	\$76.22	\$79.19	\$395.90
4800 - VIOLATION FINES	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00
<u>Total INCOME</u>	\$116,161.51	\$1,618.61	\$327.62	\$5,837.92	\$9,391.69	\$133,337.35
<u>TRANSFER BETWEEN FUNDS</u>						
8900 - TRANSFER TO RESERVES	(\$671.50)	(\$671.50)	(\$34,671.50)	(\$671.50)	(\$671.50)	(\$37,357.50)
<u>Total TRANSFER BETWEEN FUNDS</u>	(\$671.50)	(\$671.50)	(\$34,671.50)	(\$671.50)	(\$671.50)	(\$37,357.50)
<i>Total Income</i>	\$115,490.01	\$947.11	(\$34,343.88)	\$5,166.42	\$8,720.19	\$95,979.85
<b>Expense</b>						
<u>ADMINISTRATIVE</u>						
5100 - ACCOUNTING/TAX PREP FEES	\$0.00	\$0.00	\$750.00	\$0.00	\$0.00	\$750.00
5200 - BAD DEBT	\$269.10	(\$173.11)	(\$754.35)	(\$174.24)	\$0.00	(\$832.60)
5500 - LEGAL FEES	\$300.50	\$52.00	\$858.00	\$0.00	\$0.00	\$1,210.50
5530 - LIEN/COLLECTION COSTS	\$10.00	\$0.00	\$0.00	\$0.00	\$20.00	\$30.00
5550 - LONG DISTANCE/FAX	\$4.00	\$3.00	\$3.00	\$3.00	\$5.00	\$18.00
5600 - MANAGEMENT FEES	\$4,340.00	\$4,340.00	\$4,340.00	\$4,340.00	\$4,790.00	\$22,150.00
5620 - COMPLIANCE OFFICER	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$1,500.00
5650 - MEETINGS	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$300.00

**THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION**

**Income Statement - Operating**

**1/1/2016 - 5/31/2016**

	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	YTD
5700 - NEWSLETTER	\$0.00	\$530.84	\$0.00	\$510.39	\$0.00	\$1,041.23
5800 - OFFICE SUPPLIES	\$94.10	\$0.50	\$1.52	\$2.95	\$187.50	\$286.57
5810 - POSTAGE	\$466.43	\$9.92	\$16.28	\$48.65	\$464.91	\$1,006.19
5820 - PRINTING	\$1,871.60	\$2.55	\$45.47	\$75.40	\$772.71	\$2,767.73
5850 - PROFESSIONAL SERVICES	\$120.00	\$0.00	\$120.00	\$0.00	\$0.00	\$240.00
5950 - MISCELLANEOUS ADMIN	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b><u>Total ADMINISTRATIVE</u></b>	<b>\$7,775.73</b>	<b>\$5,065.70</b>	<b>\$5,979.92</b>	<b>\$5,106.15</b>	<b>\$6,540.12</b>	<b>\$30,467.62</b>
<b><u>COMMON AREA</u></b>						
6050 - BACK FLOW TESTING	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	\$35.00
6080 - FIREWISE	\$0.00	\$0.00	\$34.61	\$0.00	\$4,900.00	\$4,934.61
6300 - LANDSCAPE MAINTENANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$1,590.00	\$1,590.00
6320 - LANDSCAPE-WEED ABATEMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$4,875.00	\$4,875.00
6500 - REPAIRS & MAINTENANCE: COMMON AREA MAINT	\$0.00	\$0.00	\$162.18	\$3,400.00	\$0.00	\$3,562.18
6650 - STREET CLEANING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b><u>Total COMMON AREA</u></b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$196.79</b>	<b>\$3,435.00</b>	<b>\$11,365.00</b>	<b>\$14,996.79</b>
<b><u>TAXES/OTHER EXPENSES</u></b>						
8850 - TAXES - STATE	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
<b><u>Total TAXES/OTHER EXPENSES</u></b>	<b>\$0.00</b>	<b>\$50.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$50.00</b>
<b><u>UTILITIES</u></b>						
7900 - WATER/SEWER	\$38.79	\$39.27	\$39.27	\$49.47	\$222.93	\$389.73
<b><u>Total UTILITIES</u></b>	<b>\$38.79</b>	<b>\$39.27</b>	<b>\$39.27</b>	<b>\$49.47</b>	<b>\$222.93</b>	<b>\$389.73</b>
<b>Total Expense</b>	<b>\$7,814.52</b>	<b>\$5,154.97</b>	<b>\$6,215.98</b>	<b>\$8,590.62</b>	<b>\$18,128.05</b>	<b>\$45,904.14</b>
<b>Operating Net Income</b>	<b>\$107,675.49</b>	<b>(\$4,207.86)</b>	<b>(\$40,559.86)</b>	<b>(\$3,424.20)</b>	<b>(\$9,407.86)</b>	<b>\$50,075.71</b>
<b>Net Income</b>	<b>\$107,675.49</b>	<b>(\$4,207.86)</b>	<b>(\$40,559.86)</b>	<b>(\$3,424.20)</b>	<b>(\$9,407.86)</b>	<b>\$50,075.71</b>