

Financial Statements

**of
San Tan Ranch Homeowners Assn
For the Period Ended December 31, 2008**

**Dean Johnson, CPA-PC
1021 S. Edith Ct.
Chandler, AZ 85286
480-821-2246**

March 12, 2009

To the Board of Directors

San Tan Ranch Homeowners Assn
c/o Vision Community Management
3941 E. Chandler Blvd., #106-117
Phoenix, AZ 85048

We have compiled the accompanying balance sheet of San Tan Ranch Homeowners Assn as of December 31, 2008 and the related statements of income and cash flows for the period then ended, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

A compilation is limited to presenting, in the form of financial statements, information that is the representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

Sincerely,

Dean Johnson, CPA

San Tan Ranch Homeowners Assn

BALANCE SHEET

December 31, 2008

ASSETS

CURRENT ASSETS

Operating Checking	\$	39,272.79
Reserve Savings		27,950.90
CAB CD 0983 08/14/09		100,000.00
CDARS 3502 01/08/09		183,861.54
		<hr/>

Total Current Assets \$ 351,085.23

PROPERTY AND EQUIPMENT

4-H Playground	\$	509,463.17
Granite Stabilizer		79,771.62
Accum. Depr.		-142,632.00
		<hr/>

Total Property and Equipment \$ 446,602.79

OTHER ASSETS

Total Other Assets

TOTAL ASSETS \$ 797,688.02

LIABILITIES AND EQUITY

CURRENT LIABILITIES

Prepaid Owner Assessments	\$	<u>62,909.32</u>
---------------------------	----	------------------

Total Current Liabilities \$ 62,909.32

LONG-TERM LIABILITIES

Total Long-Term Liabilities

Total Liabilities \$ 62,909.32

RESERVES AND EQUITY

Reserves	\$	628,166.00
Current Year Rec Over/(Under) Disbursements	\$	<u>106,612.70</u>

Total Reserves and Equity \$ 734,778.70

TOTAL LIABILITIES AND EQUITY \$ 797,688.02

San Tan Ranch Homeowners Assn
INCOME STATEMENT
Twelve Months Ended December 31, 2008

Revenue	
Homeowner Assessments	\$ 746,835.14
Enforcement Fee	34,201.55
Interest - Reserves	5,957.66
Interest - Operating	260.45
Fines	248.00
Late Payment Charges	13,549.46
Legal Fees	7,825.62
Miscellaneous Income	1,852.38
Working Capital	<u>8,944.08</u>
Total Revenue	\$ 819,674.34
Cost of Goods Sold	
Total Cost of Goods Sold	<u> </u>
Gross Profit	\$ 819,674.34
Operating Expenses	
Administrative	\$ 55,601.04
Professional	119,029.66
Landscaping & Common Areas	346,854.95
Playground	19,387.62
Utilities	99,821.60
Insurance	5,241.00
Depreciation Exp.	58,924.00
Reserve Expenses	<u>8,201.77</u>
Total Operating Expenses	\$ 713,061.64
Operating Income (Loss)	\$ 106,612.70
Other Income	
Total Other Income	<u> </u>
Other Expenses	
Total Other Expenses	<u> </u>
Income (Loss) Before Income Taxes	\$ 106,612.70
Net Income (Loss)	<u>\$ 106,612.70</u>

San Tan Ranch Homeowners Assn
STATEMENT OF CASH FLOWS
Twelve Months Ended December 31, 2008

CASH FLOWS FROM OPERATING ACTIVITIES	
Net Income (Loss)	\$ 106,612.70
Adjustments to reconcile Net Income (Loss) to net Cash:	
(Increase) Decrease in:	
Increase (Decrease) in:	
Prepaid Owner Assessments	<u>\$ 597.67</u>
Total Adjustments	<u>\$ 597.67</u>
Net Cash Provided By (Used In) Operating Activities	\$ 107,210.37
CASH FLOWS FROM INVESTING ACTIVITIES	
Accum. Depr.	<u>58,924.00</u>
Net Cash Provided By (Used In) Investing Activities	\$ 58,924.00
CASH FLOWS FROM FINANCING ACTIVITIES	
Reserves	\$ -58,085.74
Retained Earnings	<u>58,085.74</u>
Net Cash Provided By (Used In) Financing Activities	<u>\$ 0.00</u>
NET INCREASE (DECREASE) IN CASH	\$ 166,134.37
CASH AT BEGINNING OF PERIOD	<u>\$ 184,950.86</u>
CASH AT END OF PERIOD	<u><u>\$ 351,085.23</u></u>