

**ABBE SPRINGS RANCHES HOMEOWNERS' ASSOCIATION INC.**

**FINANCIAL STATEMENTS**

**Year Ended December 31, 2014**

**FINDELL & COMPANY, P.C.**

**Certified Public Accountants**

## TABLE OF CONTENTS

	Page No.
ACCOUNTANT'S REPORT	1
FINANCIAL STATEMENTS	
Statement of Assets, Liabilities and Members' Equity	2
Statement of Revenues and Expenses	3

**FINDELL & COMPANY, P.C.**  
Certified Public Accountants  
6605 Uptown Blvd. N.E., Suite 320  
Albuquerque, New Mexico 87110  
(505) 889-9104

Independent Accountant's Compilation Report

To the Board of Directors and Members  
Abbe Springs Ranches Homeowners' Association, Inc.  
Magdalena, New Mexico

We have compiled the accompanying statement of assets, liabilities and members' equity of Abbe Springs Ranches Homeowners' Association, Inc. as of December 31, 2014, and the related statement of revenues and expenses for the year then ended. We have not audited or reviewed the accompanying financial statements and, accordingly do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Management has elected to omit substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Association's assets, liabilities, equity, revenues and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

Homeowners' Association may be taxed either as homeowners' associations or as regular corporations. For the 2014 tax year, Abbe Springs Ranches Homeowners' Association, Inc. has elected under the Internal Revenue Code to be taxed as a homeowners' association. Under this election, the Association is taxed on its nonexempt function income, such as interest earnings, at a flat rate of 30%. Exempt function income, which consists primarily of member assessments, is not taxable.

*Findell + Company, P.C.*  
FINDELL & COMPANY, P.C.  
Certified Public Accountants  
Albuquerque, N.M.  
June 29, 2015

ABBE SPRINGS RANCHES HOMEOWNERS' ASSOCIATION, INC.  
 STATEMENT OF ASSETS, LIABILITIES AND MEMBERS' EQUITY  
 As of December 31, 2014

ASSETS

CURRENT ASSETS

Cash - checking	\$	1,639
Cash - money market		15,155
Cash - savings		366
Cash - CD accounts		60,540
Accounts receivable - net		<u>7,992</u>

TOTAL ASSETS	\$	<u><u>85,692</u></u>
--------------	----	----------------------

LIABILITIES AND MEMBERS' EQUITY

CURRENT LIABILITIES

Accounts payable	\$	<u>238</u>
------------------	----	------------

TOTAL CURRENT LIABILITIES		238
---------------------------	--	-----

MEMBERS' EQUITY

Unrestricted net assets		30,454
Road restricted net assets		5,000
Contingency fund net assets		<u>50,000</u>
		<u>85,454</u>

TOTAL LIABILITIES AND MEMBERS' EQUITY	\$	<u><u>85,692</u></u>
--	----	----------------------

See independent accountant's compilation report

ABBE SPRINGS RANCHES HOMEOWNERS' ASSOCIATION, INC.  
 STATEMENT OF REVENUE AND EXPENSES  
 Year Ended December 31, 2014

INCOME	
Annual dues	\$ 19,350
Finance & late fees	1,308
Transfer & sales fees	200
In-kind and other donations	738
Interest & dividends	717
	<u>22,313</u>
EXPENSES	
Bad debt	1,384
Consulting & professional fees	1,351
Insurance	3,402
Mail & delivery	29
Meetings	101
Miscellaneous	50
Printing and publications	79
Road maintenance	8,542
Signs	1,281
Supplies	130
Telephone & communications	171
Travel	738
Taxes	248
	<u>17,505</u>
NET INCOME (LOSS)	4,807
BEGINNING UNRESTRICTED NET ASSETS	<u>25,647</u>
ENDING UNRESTRICTED NET ASSETS	<u>\$ 30,454</u>

See independent accountant's compilation report