

AV Homes, Inc.
Form 10-Q
November 09, 2012

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549
FORM 10-Q

QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the quarterly period ended September 30, 2012

OR

TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

Commission File Number 001-07395

AV HOMES, INC.

(Exact name of registrant as specified in its charter)

Delaware
(State or other Jurisdiction of Incorporation or
Organization)

23-1739078

(I.R.S. Employer Identification No.)

8601 N. Scottsdale Rd., Suite 225, Scottsdale, Arizona
(Address of Principal Executive Offices)

85253
(Zip Code)

(480) 214-7400
(Registrant's telephone number, including area code)

Indicate by check mark whether the registrant: (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes No

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files). Yes No

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or a smaller reporting company. See the definitions of "large accelerated filer," "accelerated filer" and "smaller reporting company" in Rule 12b-2 of the Exchange Act. (Check one):

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Large accelerated filer: Accelerated filer: Non-accelerated filer: Smaller reporting company:

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act). Yes No

13,020,370 shares of AV Homes' common stock (\$1.00 par value) were outstanding as of November 5, 2012.

AV HOMES, INC. FORM 10-Q FOR THE QUARTERLY PERIOD ENDED SEPTEMBER 30, 2012

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PART I -- FINANCIAL INFORMATION

ITEM 1. Financial Statements

AV HOMES, INC. AND SUBSIDIARIES
 Consolidated Balance Sheets
 (Unaudited) (Dollars in thousands)

	September 30, 2012	December 31, 2011
Assets		
Cash and cash equivalents	\$ 103,722	\$ 124,316
Restricted cash	5,084	7,872
Land and other inventories	180,317	180,067
Receivables, net	7,389	7,729
Income tax receivable	1,293	1,293
Property and equipment, net	38,076	37,976
Poinciana Parkway	8,437	8,437
Investments in unconsolidated entities	813	845
Prepaid expenses and other assets	10,522	10,443
Assets held for sale	22,050	30,078
Total Assets	\$ 377,703	\$ 409,056
Liabilities and Stockholders' Equity		
Liabilities		
Accounts payable	\$ 3,692	\$ 3,357
Accrued and other liabilities	9,894	9,996
Customer deposits and deferred revenues	1,799	1,611
Estimated development liability for sold land	32,997	34,044
Notes, mortgage notes and other debt	105,402	105,402
Total Liabilities	\$ 153,784	154,410
Stockholders' Equity		
Common Stock, par value \$1 per share		
Authorized: 50,000,000 shares		
Issued: 13,133,624 shares at September 30, 2012		
	14,194,776 shares at December 31, 2011	14,195
Additional paid-in capital	260,623	282,953
Retained (deficit) earnings	(47,252)	2,973
Treasury stock: at cost, 110,874 shares at September 30, 2012 and 1,252,274 shares at December 31, 2011	(3,019)	(45,924)
Total AV Homes stockholders' equity	223,486	254,197
Non-controlling interest	433	449
Total Equity	223,919	254,646
Total Liabilities and Stockholders' Equity	\$ 377,703	\$ 409,056

See notes to consolidated financial statements.

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AV HOMES, INC.
Consolidated Statements of Operations and Comprehensive Income (Loss)
For the nine and three months ended September 30, 2012 and 2011
(Unaudited)
(Dollars in thousands except per-share amounts)

	Nine Months		Three Months	
	2012	2011	2012	2011
Revenues				
Real estate revenues	\$73,765	\$53,964	\$28,526	\$13,986
Interest income	95	395	32	95
Other	468	922	94	622
Total revenues	74,328	55,281	28,652	14,703
Expenses				
Real estate expenses	79,055	60,772	29,700	19,152
Impairment charges	7,364	126,486	3,784	112,389
General and administrative expenses	10,296	12,865	3,633	5,093
Loss on extinguishment of debt	1,144	211	1,144	-
Change in fair value of contingent consideration				