

Ruedi Shores Homeowner's Association, Inc

Balance Sheet

As of September 30, 2019

Sep 30, 19

ASSETS

Current Assets

Checking/Savings

Alpine Bank - Capital Reserve	55,298.90
Alpine Bank - Const Dep Escrow	10,000.71
Alpine Bank - Operating	55,370.40

Total Checking/Savings 120,670.01

Accounts Receivable

Accounts Receivable

Current	73.41
30 Days Delinquent	6,113.41
60 Days Delinquent	285.00
90+ Days Delinquent	18,640.60

Total Accounts Receivable 25,112.42

Total Current Assets 145,782.43

TOTAL ASSETS 145,782.43

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable	11,182.00
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Total Accounts Payable 11,182.00

Other Current Liabilities

Advance Assessment Payments	9,370.17
Construction Deposits	10,000.71

Total Other Current Liabilities 19,370.88

Total Current Liabilities 30,552.88

Long Term Liabilities

Security Deposits - Ruedi Creek	500.00
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Total Long Term Liabilities 500.00

Total Liabilities 31,052.88

Equity

Retained Earnings	133,131.08
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Net Income	-18,401.53
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Total Equity 114,729.55

TOTAL LIABILITIES & EQUITY 145,782.43

Ruedi Shores Homeowner's Associatio

Income Statement YTD Comparison

July through September 2019

	<u>JULY - SEPT 19</u>	<u>JAN - SEPT 19</u>	<u>Annual Budget</u>
Ordinary Income/Expense			
Income			
Investment Income			
Interest Income	7.34	21.44	
Total Investment Income	7.34	21.44	
Returned Check Charges	25.00	25.00	
RSHA HOA Income			
Construction Impact Fees	3,000.00	3,000.00	
Finanace Charge/Late Fees	1,133.08	4,352.90	
HOA Closing Statement Fees	0.00	25.00	
Income - Other	840.00	840.00	
Operating Assessments	21,090.00	63,555.00	84,360.00
Trash Fees	6,490.00	18,810.00	24,640.00
Total RSHA HOA Income	32,553.08	90,582.90	109,000.00
Windward Ranch HOA Income	2,035.00	6,105.00	8,140.00
Total Income	<u>34,620.42</u>	<u>96,734.34</u>	<u>117,140.00</u>
Gross Profit	34,620.42	96,734.34	117,140.00
Expense			
Bad Debt	0.00	7,761.06	0.00
Mail Box Hut Expense	60.09	181.62	250.00
Managment & Administration			
Administrative Supplies	273.31	273.31	250.00
Bookkeeping	1,125.00	3,375.00	4,500.00
HOA Gathering	268.54	268.54	0.00
HOA Maintenance Supervisor	1,800.00	4,800.00	7,200.00
Insurance	0.00	1,297.00	1,100.00
Licenses and Fees	0.00	25.00	40.00
Online Payment Processing Fees	150.00	450.00	600.00
Postage	66.55	66.55	150.00
Website	144.00	361.00	600.00
Total Managment & Administration	3,827.40	10,916.40	14,690.00
Noxious Weed Program	8,500.00	8,500.00	10,000.00
Professional Fees			
Accounting	926.19	926.19	500.00
Legal	0.00	0.00	1,500.00
Total Professional Fees	926.19	926.19	2,000.00
Road Maintenance			
Summer Maintenance & Repair	2,032.00	40,259.00	35,000.00
Winter Plowing	0.00	29,484.94	45,000.00
Total Road Maintenance	2,032.00	69,743.94	80,000.00
Trash Costs			
Spring Clean Up	2,090.60	2,090.60	4,000.00
Trash Service	6,377.28	15,016.06	20,000.00
Total Trash Costs	<u>8,467.88</u>	<u>17,106.66</u>	<u>24,000.00</u>

Ruedi Shores Homeowner's Associatio

Income Statement YTD Comparison

July through September 2019

	JULY - SEPT 19	JAN - SEPT 19	Annual Budget
Total Expense	23,813.56	115,135.87	130,940.00
Net Ordinary Income	10,806.86	-18,401.53	-13,800.00
Net Income	10,806.86	-18,401.53	-13,800.00