

Ruedi Shores Homeowner's Association, Inc

Balance Sheet

01/09/20

As of December 31, 2019

Accrual Basis

	<u>Dec 31, 19</u>	<u>Dec 31, 18</u>
ASSETS		
Current Assets		
Checking/Savings		
Alpine Bank - Capital Reserve	55,300.29	55,294.76
Alpine Bank - Const Dep Escrow	10,002.19	0.00
Alpine Bank - Operating	56,576.65	56,661.74
Total Checking/Savings	121,879.13	111,956.50
Accounts Receivable		
Accounts Receivable	12,971.48	45,044.59
Total Accounts Receivable	12,971.48	45,044.59
Other Current Assets	0.00	0.00
Total Current Assets	134,850.61	157,001.09
TOTAL ASSETS	<u>134,850.61</u>	<u>157,001.09</u>
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable	375.00	0.00
Total Accounts Payable	375.00	0.00
Other Current Liabilities		
Advance HOA Payments	11,031.79	3,370.01
Construction Deposits	10,000.00	20,000.00
Total Other Current Liabilities	21,031.79	23,370.01
Total Current Liabilities	21,406.79	23,370.01
Long Term Liabilities		
Security Deposits - Ruedi Creek	0.00	500.00
Total Long Term Liabilities	0.00	500.00
Total Liabilities	21,406.79	23,870.01
Equity		
Retained Earnings	133,131.08	113,768.80
Net Income	-19,687.26	19,362.28
Total Equity	113,443.82	133,131.08
TOTAL LIABILITIES & EQUITY	<u>134,850.61</u>	<u>157,001.09</u>

Ruedi Shores Homeowner's Association, Inc
Profit & Loss Prev Year Comparison
January through December 2019

	Jan - Dec 19	Jan - Dec 18	\$ Change
Ordinary Income/Expense			
Income			
RSHA HOA Income			
Operating Assessments	84,360.00	84,360.00	0.00
Trash Fees	25,300.00	24,640.00	660.00
Construction Impact Fees	3,000.00	0.00	3,000.00
Finance Charge	4,341.69	0.00	4,341.69
Late Fees	1,400.00	0.00	1,400.00
Attorney Reimb Fees	193.00	0.00	193.00
HOA Closing Statement Fees	25.00	325.00	-300.00
Income - Other	775.00	0.00	775.00
Returned Check Charges	25.00	50.00	-25.00
Total RSHA HOA Income	119,419.69	109,375.00	10,044.69
Windward Ranch HOA Income	8,140.00	8,140.00	0.00
Bank Interest Income	27.81	11.08	16.73
Total Income	127,587.50	117,526.08	10,061.42
Gross Profit	127,587.50	117,526.08	10,061.42
Expense			
Bad Debt	7,476.06	0.00	7,476.06
Mail Box Hut Expense	241.80	244.82	-3.02
Managment & Administration			
Administrative Supplies	273.31	43.00	230.31
Bookkeeping	4,500.00	4,500.00	0.00
HOA Gathering	243.54	0.00	243.54
HOA Maintenance Supervisor	7,200.00	7,200.00	0.00
Insurance	1,297.00	1,279.00	18.00
Licenses and Fees	25.00	40.00	-15.00
Online Payment Processing Fees	600.00	600.00	0.00
Postage	66.55	192.00	-125.45
Website	505.00	576.00	-71.00
Total Managment & Administration	14,710.40	14,430.00	280.40
Noxious Weed Program	8,500.00	8,500.00	0.00
Professional Fees			
Accounting	926.19	501.00	425.19
Legal	259.00	0.00	259.00
Total Professional Fees	1,185.19	501.00	684.19
Road Maintenance			
Road Maintenance & Repair	47,159.00	13,930.08	33,228.92
Winter Plowing	46,797.01	42,000.00	4,797.01
Total Road Maintenance	93,956.01	55,930.08	38,025.93
Trash Costs			
Area Improvements/Repairs	0.00	325.00	-325.00
Spring Clean Up	2,090.60	4,555.79	-2,465.19
Trash Service	19,114.70	13,677.11	5,437.59
Total Trash Costs	21,205.30	18,557.90	2,647.40
Total Expense	147,274.76	98,163.80	49,110.96
Net Ordinary Income	-19,687.26	19,362.28	-39,049.54
Net Income	-19,687.26	19,362.28	-39,049.54