

Ruedi Shores Homeowner's Association, Inc
Balance Sheet
As of September 30, 2020

	<u>Sep 30, 20</u>	<u>Sep 29, 20</u>
ASSETS		
Current Assets		
Checking/Savings		
Alpine Bank - Operating	58,838.02	57,906.02
Alpine Bank - Capital Reserve	55,304.44	55,303.99
Alpine Bank - Const Dep Escrow	10,003.79	10,003.70
Total Checking/Savings	<u>124,146.25</u>	<u>123,213.71</u>
Accounts Receivable		
Accounts Receivable	1,433.95	-343.61
Payment Plans	2,818.85	0.00
Legal Issues	2,671.74	0.00
Total Accounts Receivable	<u>6,924.54</u>	<u>-343.61</u>
Total Current Assets	<u>131,070.79</u>	<u>122,870.10</u>
TOTAL ASSETS	<u>131,070.79</u>	<u>122,870.10</u>
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Advance HOA Payments	8,478.97	0.00
Construction Deposits	10,000.00	10,000.00
Total Other Current Liabilities	<u>18,478.97</u>	<u>10,000.00</u>
Total Current Liabilities	<u>18,478.97</u>	<u>10,000.00</u>
Total Liabilities	18,478.97	10,000.00
Equity		
Operating Equity	58,139.38	58,139.38
Capital Reserve Equity	54,358.32	55,304.44
Net Income	94.12	-573.72
Total Equity	<u>112,591.82</u>	<u>112,870.10</u>
TOTAL LIABILITIES & EQUITY	<u>131,070.79</u>	<u>122,870.10</u>

Ruedi Shores Homeowner's Association, Inc
Profit & Loss Budget vs. Actual
January through September 2020

	Jan - Sep 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
RSHA HOA Income				
Operating Assessments	63,270.00	84,360.00	-21,090.00	75.0%
Trash Fees	19,580.00	24,640.00	-5,060.00	79.5%
Finance Charge	426.87			
Late Fees	2,100.00			
Income - Other	10.99			
Total RSHA HOA Income	85,387.86	109,000.00	-23,612.14	78.3%
Windward Ranch HOA Income	6,105.00	8,140.00	-2,035.00	75.0%
Bank Interest Income	9.88			
Total Income	91,502.74	117,140.00	-25,637.26	78.1%
Gross Profit	91,502.74	117,140.00	-25,637.26	78.1%
Expense				
Suspense	0.00			
Bad Debts & Write Offs	62.93			
Mail Box Hut Expense	177.58	250.00	-72.42	71.0%
Management & Administration				
Administrative Supplies	457.67	200.00	257.67	228.8%
Bookkeeping	6,600.30	5,000.00	1,600.30	132.0%
Gifts	200.00			
HOA Gathering	221.49	300.00	-78.51	73.8%
HOA Maintenance Supervisor	5,450.00	7,200.00	-1,750.00	75.7%
Insurance	1,311.00	1,297.00	14.00	101.1%
Licenses and Fees	53.00	40.00	13.00	132.5%
Online Pymt Processing Fees	450.00	600.00	-150.00	75.0%
Postage	112.93			
Storage	485.00			
Website	432.00	576.00	-144.00	75.0%
Total Management & Administration	15,773.39	15,213.00	560.39	103.7%
Noxious Weed Program	0.00	2,500.00	-2,500.00	0.0%
Professional Fees				
Attorney - Windward Ranch	800.00			
CPA - Tax Prep	751.10	500.00	251.10	150.2%
Legal	2,875.00	2,500.00	375.00	115.0%
Total Professional Fees	4,426.10	3,000.00	1,426.10	147.5%
Road Maintenance				
Road Maintenance & Repair	25,040.00	40,000.00	-14,960.00	62.6%
Winter Plowing	28,980.00	48,300.00	-19,320.00	60.0%
Sand / Gravel for Plowing	817.86			
Total Road Maintenance	54,837.86	88,300.00	-33,462.14	62.1%
Trash Costs				
Trash Service	16,130.76	27,000.00	-10,869.24	59.7%
Total Trash Costs	16,130.76	27,000.00	-10,869.24	59.7%
Total Expense	91,408.62	136,263.00	-44,854.38	67.1%
Net Ordinary Income	94.12	-19,123.00	19,217.12	-0.5%

Ruedi Shores Homeowner's Association, Inc
Profit & Loss Budget vs. Actual
 January through September 2020

	Jan - Sep 20	Budget	\$ Over Budget	% of Budget
Other Income/Expense				
Other Income				
Due from Cap Res	946.12			
Total Other Income	946.12			
Other Expense				
Capital Reserve				
Capital - Entrance Improvements	199.26			
Capital - Street Signs	746.86			
Total Capital Reserve	946.12			
Total Other Expense	946.12			
Net Other Income	0.00			
Net Income	94.12	-19,123.00	19,217.12	-0.5%