

Ruedi Shores Homeowner's Association, Inc
Balance Sheet
As of December 31, 2020

	Dec 31, 20	Dec 31, 19
ASSETS		
Current Assets		
Checking/Savings		
Alpine Bank - Operating	57,553.86	56,576.65
Alpine Bank - Capital Reserve	54,359.71	55,300.29
Alpine Bank - Const Dep Escrow	10,004.04	10,002.19
Total Checking/Savings	121,917.61	121,879.13
Accounts Receivable		
Accounts Receivable	3,215.24	12,971.48
Accounts Receivable - LEGAL	3,148.32	0.00
Accounts Receivable - PMT PLAN	1,713.85	0.00
Total Accounts Receivable	8,077.41	12,971.48
Total Current Assets	129,995.02	134,850.61
TOTAL ASSETS	129,995.02	134,850.61
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable	0.00	375.00
Total Accounts Payable	0.00	375.00
Other Current Liabilities		
Advance HOA Payments	8,776.52	11,031.79
Construction Deposits	10,000.00	10,000.00
Total Other Current Liabilities	18,776.52	21,031.79
Total Current Liabilities	18,776.52	21,406.79
Total Liabilities	18,776.52	21,406.79
Equity		
Operating Equity	58,139.38	0.00
Capital Reserve Equity	54,359.71	0.00
Retained Earnings	0.00	133,131.08
Net Income	-1,280.59	-19,687.26
Total Equity	111,218.50	113,443.82
TOTAL LIABILITIES & EQUITY	129,995.02	134,850.61

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

	Jan - Dec 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
RSHA HOA Income				
Operating Assessments	84,360.00	84,360.00	0.00	100.0%
Trash Fees	26,180.00	24,640.00	1,540.00	106.3%
Finance Charge	654.82			
Late Fees	2,700.00			
Total RSHA HOA Income	113,894.82	109,000.00	4,894.82	104.5%
Windward Ranch HOA Income	8,140.00	8,140.00	0.00	100.0%
Bank Interest Income	11.75			
Total Income	122,046.57	117,140.00	4,906.57	104.2%
Gross Profit	122,046.57	117,140.00	4,906.57	104.2%
Expense				
Bad Debts & Write Offs	88.15			
Mail Box Hut Expense	237.66	250.00	-12.34	95.1%
Management & Administration				
Administrative Supplies	529.48	200.00	329.48	264.7%
Bookkeeping	9,032.20	5,000.00	4,032.20	180.6%
Gifts	200.00			
HOA Gathering	221.49	300.00	-78.51	73.8%
HOA Maintenance Supervisor	7,250.00	7,200.00	50.00	100.7%
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	600.00	600.00	0.00	100.0%
Postage	146.78			
Storage	485.00			
Website	576.00	576.00	0.00	100.0%
Total Management & Administration	20,404.95	15,213.00	5,191.95	134.1%
Noxious Weed Program	2,500.00	2,500.00	0.00	100.0%
Professional Fees				
Attorney - Windward Ranch	800.00			
CPA - Tax Prep	751.10	500.00	251.10	150.2%
Legal	3,172.00	2,500.00	672.00	126.9%
Total Professional Fees	4,723.10	3,000.00	1,723.10	157.4%
Road Maintenance				
Road Maintenance & Repair	25,040.00	40,000.00	-14,960.00	62.6%
Winter Plowing	48,300.00	48,300.00	0.00	100.0%
Sand / Gravel for Plowing	817.86			
Total Road Maintenance	74,157.86	88,300.00	-14,142.14	84.0%
Trash Costs				
Trash Service	21,215.44	27,000.00	-5,784.56	78.6%
Total Trash Costs	21,215.44	27,000.00	-5,784.56	78.6%
Total Expense	123,327.16	136,263.00	-12,935.84	90.5%
Net Ordinary Income	-1,280.59	-19,123.00	17,842.41	6.7%

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

	Jan - Dec 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	-1,280.59	-19,123.00	17,842.41	6.7%

Ruedi Shores Homeowner's Association, Inc

Profit & Loss

January through December 2020

	Jan - Dec 20	Jan - Dec 19
Ordinary Income/Expense		
Income		
RSHA HOA Income		
Operating Assessments	84,360.00	84,360.00
Trash Fees	26,180.00	25,300.00
Construction Impact Fees	0.00	3,000.00
Finance Charge	654.82	4,341.69
Late Fees	2,700.00	1,400.00
Attorney Reimb Fees	0.00	193.00
HOA Closing Statement Fees	0.00	25.00
Income - Other	0.00	775.00
Returned Check Charges	0.00	25.00
Total RSHA HOA Income	113,894.82	119,419.69
Windward Ranch HOA Income	8,140.00	8,140.00
Bank Interest Income	11.75	27.81
Total Income	122,046.57	127,587.50
Gross Profit	122,046.57	127,587.50
Expense		
Suspense	0.00	0.00
Bad Debts & Write Offs	88.15	7,476.06
Mail Box Hut Expense	237.66	241.80
Management & Administration		
Administrative Supplies	529.48	273.31
Bookkeeping	9,032.20	4,500.00
Gifts	200.00	0.00
HOA Gathering	221.49	243.54
HOA Maintenance Supervisor	7,250.00	7,200.00
Insurance	1,311.00	1,297.00
Licenses and Fees	53.00	25.00
Online Pymt Processing Fees	600.00	600.00
Postage	146.78	66.55
Storage	485.00	0.00
Website	576.00	505.00
Total Management & Administration	20,404.95	14,710.40
Noxious Weed Program	2,500.00	8,500.00
Professional Fees		
Attorney - Windward Ranch	800.00	0.00
CPA - Tax Prep	751.10	926.19
Legal	3,172.00	259.00
Total Professional Fees	4,723.10	1,185.19
Road Maintenance		
Road Maintenance & Repair	25,040.00	47,159.00
Winter Plowing	48,300.00	46,797.01
Sand / Gravel for Plowing	817.86	0.00
Total Road Maintenance	74,157.86	93,956.01
Trash Costs		
Spring Clean Up	0.00	2,090.60
Trash Service	21,215.44	19,114.70
Total Trash Costs	21,215.44	21,205.30
Total Expense	123,327.16	147,274.76
Net Ordinary Income	-1,280.59	-19,687.26

Ruedi Shores Homeowner's Association, Inc
Profit & Loss
January through December 2020

	<u>Jan - Dec 20</u>	<u>Jan - Dec 19</u>
Other Income/Expense		
Other Income		
Due from Cap Res	946.12	0.00
Total Other Income	946.12	0.00
Other Expense		
Capital Reserve		
Capital - Entrance Improvements	199.26	0.00
Capital - Street Signs	746.86	0.00
Total Capital Reserve	946.12	0.00
Total Other Expense	946.12	0.00
Net Other Income	0.00	0.00
Net Income	<u><u>-1,280.59</u></u>	<u><u>-19,687.26</u></u>