

**Ruedi Shores Homeowner's Association, Inc**  
**2023 Budget**

	<b>Jan - Dec 22 Actuals</b>	<b>2022 Budget</b>	<b>2023 Annual Budget</b>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>RSHA HOA Income</b>			
<b>Operating Assessments</b>	84,360.00	84,360.00	92,574.00
<b>Trash Fees</b>	26,510.00	26,840.00	31,049.00
<b>Finance Charge</b>	204.28		
<b>Late Fees</b>	725.00		
<b>Total RSHA HOA Income</b>	<u>111,799.28</u>	<u>111,200.00</u>	<u>123,623.00</u>
<b>Windward Ranch HOA Income</b>	8,140.00	8,140.00	8,580.00
<b>Bank Interest Income</b>	20.39		
<b>Total Income</b>	<u>119,959.67</u>	<u>119,340.00</u>	<u>132,203.00</u>
<b>Gross Profit</b>	<u>119,959.67</u>	<u>119,340.00</u>	<u>132,203.00</u>
<b>Expense</b>			
<b>Wildfire Mitigation</b>	4,888.00		2,500.00
<b>Managment &amp; Administration</b>			
<b>Mail Box Hut Expense</b>	234.14	250.00	250.00
<b>Mgt Fee - Out of Contract</b>	1,615.00	500.00	
<b>Administrative Supplies</b>	0.00	100.00	100.00
<b>HOA Gathering</b>	0.00	250.00	250.00
<b>HOA Maintenance Supervisor</b>	6,450.00	7,500.00	7,500.00
<b>HOA Maintenance Supplies</b>	769.98		500.00
<b>Insurance</b>	1,647.00	1,500.00	1,895.00
<b>Licenses and Fees</b>	44.85	65.00	50.00
<b>Online Pymt Processing Fees</b>	-50.00		
<b>Postage</b>	136.47	100.00	150.00
<b>Storage</b>	280.00	850.00	0.00
<b>Website</b>	0.00	0.00	980.00
<b>Managment &amp; Administration -</b>	<u>11,760.00</u>	<u>11,760.00</u>	
<b>Total Managment &amp; Administration</b>	<u>22,887.44</u>	<u>22,875.00</u>	<u>11,675.00</u>
<b>Noxious Weed Program</b>	0.00	2,500.00	2,500.00
<b>Professional Fees</b>			
<b>CPA - Tax Prep</b>	434.06	450.00	450.00
<b>Legal</b>	3,599.00	1,000.00	1,000.00
<b>Total Professional Fees</b>	<u>4,033.06</u>	<u>1,450.00</u>	<u>1,450.00</u>
<b>Road Maintenance</b>			
<b>Road Maintenance &amp; Repair</b>	39,020.00	35,000.00	35,000.00
<b>Winter Plowing</b>	48,300.00	48,300.00	48,300.00
<b>Sand / Gravel for Plowing</b>	1,977.90	2,000.00	2,000.00
<b>Total Road Maintenance</b>	<u>89,297.90</u>	<u>85,300.00</u>	<u>85,300.00</u>
<b>Trash Costs</b>			
<b>Trash Service</b>	30,999.97	23,000.00	31,049.00
<b>Total Trash Costs</b>	<u>30,999.97</u>	<u>23,000.00</u>	<u>31,049.00</u>
<b>Total Expense</b>	<u>152,106.37</u>	<u>135,125.00</u>	<u>134,474.00</u>
<b>Net Ordinary Income</b>	<u>-32,146.70</u>	<u>-15,785.00</u>	<u>-2,271.00</u>
<b>Net Income</b>	<u><u>-32,146.70</u></u>	<u><u>-15,785.00</u></u>	<u><u>-2,271.00</u></u>