

Ruedi Shores Homeowner's Association, Inc
Profit & Loss Budget vs. Actual

Accrual Basis

January through December 2022

	Jan - Dec 22	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	26,510.00	26,840.00	-330.00	98.8%
Finance Charge	204.28			
Late Fees	725.00			
Total RSHA HOA Income	111,799.28	111,200.00	599.28	100.5%
Windward Ranch HOA Income	8,140.00	8,140.00	0.00	100.0%
Bank Interest Income	20.39			
Total Income	119,959.67	119,340.00	619.67	100.5%
Gross Profit	119,959.67	119,340.00	619.67	100.5%
Expense				
Wildfire Mitigation	4,888.00			
Management & Administration				
Mail Box Hut Expense	234.14	250.00	-15.86	93.7%
Mgt Fee - Out of Contract	1,615.00	500.00	1,115.00	323.0%
Administrative Supplies	0.00	100.00	-100.00	0.0%
HOA Gathering	0.00	250.00	-250.00	0.0%
HOA Maintenance Supervisor	8,450.00	7,500.00	950.00	112.7%
HOA Maintenance Supplies	884.55			
Insurance	1,647.00	1,500.00	147.00	109.8%
Licenses and Fees	44.85	65.00	-20.15	69.0%
Online Pymt Processing Fees	-50.00			
Postage	136.47	100.00	36.47	136.5%
Storage	280.00	850.00	-570.00	32.9%
Website	0.00	0.00	0.00	0.0%
Management & Administration - Other	11,760.00	11,760.00	0.00	100.0%
Total Management & Administration	25,002.01	22,875.00	2,127.01	109.3%
Noxious Weed Program	0.00	2,500.00	-2,500.00	0.0%
Professional Fees				
CPA - Tax Prep	434.06	450.00	-15.94	96.5%
Legal	3,599.00	1,000.00	2,599.00	359.9%
Total Professional Fees	4,033.06	1,450.00	2,583.06	278.1%
Road Maintenance				
Road Maintenance & Repair	39,020.00	35,000.00	4,020.00	111.5%
Winter Plowing	48,300.00	48,300.00	0.00	100.0%
Sand / Gravel for Plowing	1,977.90	2,000.00	-22.10	98.9%
Total Road Maintenance	89,297.90	85,300.00	3,997.90	104.7%
Trash Costs				
Trash Service	30,999.97	23,000.00	7,999.97	134.8%
Total Trash Costs	30,999.97	23,000.00	7,999.97	134.8%
Total Expense	154,220.94	135,125.00	19,095.94	114.1%
Net Ordinary Income	-34,261.27	-15,785.00	-18,476.27	217.0%
Net Income	-34,261.27	-15,785.00	-18,476.27	217.0%

Ruedi Shores Homeowner's Association, Inc
Balance Sheet

Accrual Basis

As of December 31, 2022

	<u>Dec 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Alpine Bank - Operating	3,326.24
Alpine Bank - Capital Reserve	54,370.58
Alpine Bank - Const Dep Escrow	42,011.47
Total Checking/Savings	<u>99,708.29</u>
Accounts Receivable	
Accounts Receivable	1,143.15
Total Accounts Receivable	<u>1,143.15</u>
Total Current Assets	<u>100,851.44</u>
TOTAL ASSETS	<u>100,851.44</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Advance HOA Payments	13,869.42
Construction Deposits	22,000.00
Total Other Current Liabilities	<u>35,869.42</u>
Total Current Liabilities	<u>35,869.42</u>
Total Liabilities	35,869.42
Equity	
Operating Equity	56,858.79
Capital Reserve Equity	54,359.71
Retained Earnings	-11,975.21
Net Income	-34,261.27
Total Equity	<u>64,982.02</u>
TOTAL LIABILITIES & EQUITY	<u>100,851.44</u>