Ruedi Shores Homeowner's Association, Inc Balance Sheet Prev Year Comparison

As of June 30, 2023

| | | June 30, 2023 | June 30, 2022 | \$ Change | % Change |
|------|---------------------------------|---------------|---------------|-------------|-------------|
| ASSE | ETS | | | | |
| C | urrent Assets | | | | |
| | Checking/Savings | | | | |
| | Alpine Bank - Operating | 46,809.16 | 28,259.03 | 18,550.13 | 65.64% |
| | Alpine Bank - Capital Reserve | 54,378.31 | 54,367.84 | 10.47 | 0.02% |
| | Alpine Bank - Const Dep Escrow | 20,051.64 | 4.93 | 20,046.71 | 406,626.98% |
| | Total Checking/Savings | 121,239.11 | 82,631.80 | 38,607.31 | 46.72% |
| | Accounts Receivable | | | | |
| | Accounts Receivable | 5,512.06 | (10,891.79) | 16,403.85 | 150.61% |
| | Total Accounts Receivable | 5,512.06 | (10,891.79) | 16,403.85 | 150.61% |
| T | otal Current Assets | 126,751.17 | 71,740.01 | 55,011.16 | 76.68% |
| TOTA | AL ASSETS | 126,751.17 | 71,740.01 | 55,011.16 | 76.68% |
| LIAB | ILITIES & EQUITY | | | | |
| L | iabilities | | | | |
| | Current Liabilities | | | | |
| | Accounts Payable | | | | |
| | Accounts Payable | 35,916.89 | - | 35,916.89 | 100.0% |
| | Total Accounts Payable | 35,916.89 | - | 35,916.89 | 100.0% |
| | Other Current Liabilities | | | | |
| | Advance HOA Payments | 23,096.75 | 6,970.00 | 16,126.75 | 231.37% |
| | Construction Deposits | 20,000.00 | - | 20,000.00 | 100.0% |
| | Total Other Current Liabilities | 43,096.75 | 6,970.00 | 36,126.75 | 518.32% |
| | Total Current Liabilities | 79,013.64 | 6,970.00 | 72,043.64 | 1,033.63% |
| T | otal Liabilities | 79,013.64 | 6,970.00 | 72,043.64 | 1,033.63% |
| E | quity | | | | |
| | Capital Reserve Equity | 64,879.75 | 99,243.29 | (34,363.54) | -34.63% |
| | Net Income | (17,142.22) | (34,473.28) | 17,331.06 | 50.27% |
| T | otal Equity | 47,737.53 | 64,770.01 | (17,032.48) | -26.3% |
| | AL LIABILITIES & EQUITY | 126,751.17 | 71,740.01 | 55,011.16 | 76.68% |

Ruedi Shores Homeowner's Association, Inc Profit & Loss Budget vs. Actual January through June 2023

| | Jan - June 23 | Budget | \$ Over Budget | % of Budg |
|----------------------------------|---------------|------------|----------------|-----------|
| Ordinary Income/Expense | | | | |
| Income | | | | |
| RSHA HOA Income | | | | |
| Operating Assessments | 46,287.00 | 92,574.00 | (46,287.00) | 50. |
| Design Review Fee | 2,000.00 | - | 2,000.00 | 100. |
| Trash Fees | 15,015.50 | 31,049.00 | (16,033.50) | 48.3 |
| Finance Charge | 36.77 | - | 36.77 | 100. |
| Late Fees | 275.00 | - | 275.00 | 100. |
| Total RSHA HOA Income | 63,614.27 | 123,623.00 | (60,008.73) | 51.4 |
| Windward Ranch HOA Income | 4,290.00 | 8,580.00 | (4,290.00) | 50. |
| Bank Interest Income | 56.89 | - | 56.89 | 100. |
| Total Income | 67,961.16 | 132,203.00 | (64,241.84) | 51.4 |
| Gross Profit | 67,961.16 | 132,203.00 | (64,241.84) | 51.4 |
| Expense | | | | |
| Managment & Administration | | | | |
| Accounting | 1,910.00 | - | 1,910.00 | 100. |
| Administrative Supplies | 180.41 | 100.00 | 80.41 | 180.4 |
| HOA Gathering | - | 250.00 | (250.00) | 0. |
| HOA Maintenance Supervisor | - | 7,500.00 | (7,500.00) | 0. |
| HOA Maintenance Supplies | - | 500.00 | (500.00) | 0. |
| Insurance | 1,783.00 | 1,895.00 | (112.00) | 94.0 |
| Licenses and Fees | 90.00 | 50.00 | 40.00 | 180. |
| Mail Box Hut Expense | 119.36 | 250.00 | (130.64) | 47.7 |
| Mgt Fee - Out of Contract | 1,072.08 | - | 1,072.08 | 100. |
| Online Pymt Processing Fees | 192.66 | - | 192.66 | 100. |
| Postage | - | 150.00 | (150.00) | 0. |
| Website (2 yr Subscription) | 979.20 | 980.00 | (0.80) | 99.9 |
| Total Managment & Administration | 6,326.71 | 11,675.00 | (5,348.29) | 54.1 |
| Noxious Weed Program | - | 2,500.00 | (2,500.00) | 0. |
| Professional Fees | | | | |
| CPA - Tax Prep | 552.52 | 450.00 | 102.52 | 122.7 |
| Legal | (1,343.97) | 1,000.00 | (2,343.97) | -134. |
| Total Professional Fees | (791.45) | 1,450.00 | (2,241.45) | -54.5 |
| Road Maintenance | | | | |
| Road Maintenance & Repair | 36,635.00 | 35,000.00 | 1,635.00 | 104.6 |
| Winter Plowing | 28,980.00 | 48,300.00 | (19,320.00) | 60. |
| Sand / Gravel for Plowing | - | 2,000.00 | (2,000.00) | 0. |
| Total Road Maintenance | 65,615.00 | 85,300.00 | (19,685.00) | 76.9 |
| Trash Costs | | | | |
| Trash Service | 14,347.45 | 31,049.00 | (16,701.55) | 46.2 |
| Total Trash Costs | 14,347.45 | 31,049.00 | (16,701.55) | 46.2 |
| Wildfire Mitigation | (394.33) | 2,500.00 | (2,894.33) | -15.7 |
| Total Expense | 85,103.38 | 134,474.00 | (49,370.62) | 63.2 |
| Net Ordinary Income | (17,142.22) | (2,271.00) | (14,871.22) | 754.8 |
| Income | (17,142.22) | (2,271.00) | (14,871.22) | 754.8 |

Ruedi Shores Homeowner's Association, Inc Transaction Detail by Account

| Januar | v throug | ıh June 20 | 023 |
|--------|----------|------------|-----|
| | | | |

| | Туре | Date | Num | Name | Memo | Amount | Balance |
|---------------|-----------------|------------|---------|------------------------------------|------------------------------------|----------|----------|
| Managment & A | Administration | 1 | | | | | |
| Accounting | ı | | | | | | |
| | Bill | 02/28/2023 | 202335 | Rocky Mountain Accounting Services | s, Inc. transfer / setup fee | 110.00 | 110.00 |
| | Bill | 02/28/2023 | 202335 | Rocky Mountain Accounting Services | s, Inc. 1/2 February | 200.00 | 310.00 |
| | Bill | 03/31/2023 | 202349 | Rocky Mountain Accounting Services | s, Inc. Mar | 400.00 | 710.00 |
| | Bill | 04/30/2023 | 202321 | Rocky Mountain Accounting Services | s, Inc. Apr | 400.00 | 1,110.00 |
| | Bill | 05/31/2023 | 053150 | Rocky Mountain Accounting Services | s, Inc. May | 400.00 | 1,510.00 |
| | Bill | 06/30/2023 | 053164 | Rocky Mountain Accounting Services | s, Inc. June | 400.00 | 1,910.00 |
| Total Accou | nting | | | | | 1,910.00 | 1,910.00 |
| Administra | tive Supplies | | | | | | |
| | Check | 01/26/2023 | 1001 | Town of Basalt | annual meeting | 25.00 | 25.00 |
| | Bill | 01/31/2023 | 3599 | Silver Mountain Properties | Jan postage | 5.67 | 30.67 |
| | Bill | 01/31/2023 | 3599 | Silver Mountain Properties | filing fee for 2022 1099s | 11.95 | 42.62 |
| | Check | 02/03/2023 | ATM | Miscellaneous | ATM Withdrawal | 502.00 | 544.62 |
| | Deposit | 04/14/2023 | | | Refund ATM Withdrawal | -502.00 | 42.62 |
| | Check | 06/05/2023 | Auto | Compuchecks | check / endorsement stamp | 30.90 | 73.52 |
| | Bill | 06/30/2023 | 053164 | Rocky Mountain Accounting Services | s, Inc. owners | 106.89 | 180.41 |
| Total Admin | istrative Suppl | ies | | | | 180.41 | 180.41 |
| Insurance | | | | | | | |
| | Check | 05/16/2023 | Auto | State Farm | | 1,783.00 | 1,783.00 |
| Total Insura | nce | | | | | 1,783.00 | 1,783.00 |
| Licenses a | nd Fees | | | | | | |
| | Check | 04/13/2023 | Auto | DORA | Annual Filing Fee | 30.00 | 30.00 |
| | Check | 05/14/2023 | 1107 | Alice Phinney | Reimb Colo Sec of State Annual Fee | 60.00 | 90.00 |
| Total Licens | es and Fees | | | | | 90.00 | 90.00 |
| Mail Box H | ut Expense | | | | | | |
| | Check | 01/21/2023 | Billpay | Holy Cross Energy | December '22 | 21.19 | 21.19 |
| | Check | 02/21/2023 | Auto | Holy Cross Energy | January '23 | 20.71 | 41.90 |
| | Check | 03/22/2023 | Auto | Holy Cross Energy | 02/01-03/01/23 | 20.04 | 61.94 |
| | Check | 04/21/2023 | Auto | Holy Cross Energy | 03/01-04/01/23 | 20.16 | 82.10 |
| | Check | 05/19/2023 | Auto | Holy Cross Energy | 04/01-05/01/23 | 17.12 | 99.22 |
| | Check | 06/23/2023 | Auto | Holy Cross Energy | 05/01-06/01/23 | 20.14 | 119.36 |
| Total Mail B | ox Hut Expens | e | | | | 119.36 | 119.36 |

Ruedi Shores Homeowner's Association, Inc Transaction Detail by Account

January through June 2023

| | Туре | Date | Num | Name | Memo | Amount | Balance |
|--------------|---------------------|------------|---------------------|----------------------------|--|-----------|-----------|
| Mgt Fe | ee - Out of Contrac | ct | | | | | |
| | Bill | 01/01/2023 | SMP Mgt Fee Jan '23 | Silver Mountain Properties | SMP Mgt Fee Jan '23 Invoice #3471 | 980.00 | 980.00 |
| | Bill | 01/31/2023 | 3599 | Silver Mountain Properties | Jan HOA/Accounting | 92.08 | 1,072.08 |
| Total M | Igt Fee - Out of Co | ntract | | | | 1,072.08 | 1,072.08 |
| Online | Pymt Processing | Fees | | | | | |
| | Check | 03/31/2023 | | | Service Charge | 36.48 | 36.48 |
| | Check | 04/30/2023 | | | Service Charge | 38.25 | 74.73 |
| | Check | 05/31/2023 | | | Service Charge | 48.93 | 123.66 |
| | Check | 06/30/2023 | | | Service Charge | 63.00 | 186.66 |
| | Check | 06/30/2023 | CCADJ | | Batch Fee ID=44310502235 | 6.00 | 192.66 |
| Total O | Online Pymt Proces | sing Fees | | | | 192.66 | 192.66 |
| Websit | te (2 yr Subscripti | on) | | | | | |
| | Bill | 02/28/2023 | 329464-2023 | Wild Apricot Inc. | 2 year website renewal - 3/5/23-3/4/25 | 979.20 | 979.20 |
| Total W | Vebsite (2 yr Subsc | cription) | | | | 979.20 | 979.20 |
| Total Manag | gment & Administra | ation | | | | 6,326.71 | 6,326.71 |
| Profession | al Fees | | | | | | |
| CPA - | Tax Prep | | | | | | |
| | Bill | 03/15/2023 | 1737 | Hobbs & Murphy, PC | 2022 extension | 75.00 | 75.00 |
| | Bill | 05/31/2023 | 19191 | Hobbs & Murphy, PC | 2022 tax return | 477.52 | 552.52 |
| Total C | PA - Tax Prep | | | | | 552.52 | 552.52 |
| Legal | | | | | | | |
| | Deposit | 06/13/2023 | 2473 | Garfield & Hecht, PC | Return Unused Client Retainer | -1,343.97 | -1,343.97 |
| Total Lo | egal | | | | | -1,343.97 | -1,343.97 |
| Total Profes | ssional Fees | | | | | -791.45 | -791.45 |
| Road Main | tenance | | | | | | |
| Road N | Maintenance & Re | epair | | | | | |
| | Bill | 05/23/2023 | 10 | Beth Madsen | 1st quarter | 1,625.00 | 1,625.00 |
| | Bill | 05/26/2023 | 2979 | Savage Excavation, LLC | | 35,010.00 | 36,635.00 |
| Total R | Road Maintenance & | Repair . | | | | 36,635.00 | 36,635.00 |
| Winter | Plowing | | | | | | |
| | Bill | 01/02/2023 | Inv #35862 | Snow King of Aspen Inc | 3 of 5 seasonal installments for plowing | 9,660.00 | 9,660.00 |
| | Bill | 02/02/2023 | Inv #36170 | Snow King of Aspen Inc | 4 of 5 seasonal installments for plowing | 9,660.00 | 19,320.00 |
| | Bill | 03/10/2023 | 36554 | Snow King of Aspen Inc | 5 of 5 seasonal installments for plowing | 9,660.00 | 28,980.00 |

Ruedi Shores Homeowner's Association, Inc Transaction Detail by Account

January through June 2023

| | Туре | Date | Num | Name | Memo | Amount | Balance |
|------------------|------------|------------|----------------|------------------|--------------------------|-----------|-----------|
| Total Winte | er Plowing | | | | | 28,980.00 | 28,980.00 |
| Total Road Mair | ntenance | | | | | 65,615.00 | 65,615.00 |
| Trash Costs | | | | | | | |
| Trash Serv | vice | | | | | | |
| | Bill | 01/09/2023 | 21-88903-13007 | Waste Management | Jan | 2,185.10 | 2,185.10 |
| | Bill | 02/02/2023 | 21-88903-13007 | Waste Management | Feb | 2,600.69 | 4,785.79 |
| | Check | 03/16/2023 | Auto | Waste Management | Mar | 2,155.11 | 6,940.90 |
| | Check | 04/25/2023 | Auto | Waste Management | Apr | 3,182.33 | 10,123.23 |
| | Check | 05/03/2023 | Auto | Waste Management | May | 2,122.20 | 12,245.43 |
| | Check | 06/22/2023 | Auto | Waste Management | June | 2,102.02 | 14,347.45 |
| Total Trash | Service | | | | | 14,347.45 | 14,347.45 |
| Total Trash Cos | sts | | | | | 14,347.45 | 14,347.45 |
| Wildfire Mitiga | tion | | | | | | |
| | Bill | 05/23/2023 | 10 | Beth Madsen | fuel for chipper | 36.78 | 36.78 |
| | Bill | 05/23/2023 | 10 | Beth Madsen | mileage for use of truck | 43.89 | 80.67 |
| | Deposit | 06/30/2023 | 132234 | | for Fire Mitigation | -475.00 | -394.33 |
| Total Wildfire M | litigation | | | | | -394.33 | -394.33 |
| OTAL | | | | | | 85,103.38 | 85,103.38 |