

# Sopris Village HOA

## Balance Sheet

As of December 31, 2023

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
Checking Operating	126,696.39
Edward Jones CD Reserves	738,931.38
Edward Jones MM Acct	50,288.68
<b>Total Bank Accounts</b>	<b>\$915,916.45</b>
Accounts Receivable	
Accounts Receivable {63}	-10,021.55
<b>Total Accounts Receivable</b>	<b>\$ -10,021.55</b>
Other Current Assets	
Accounts Receivable	0.00
Allowance for Bad Debts	1,244.00
M&A Draft-Prepaid Expenses	2,000.00
Undeposited Funds	3,094.04
<b>Total Other Current Assets</b>	<b>\$6,338.04</b>
<b>Total Current Assets</b>	<b>\$912,232.94</b>
Fixed Assets	
Equipment & Furniture	0.00
Generator/Storage Shed	0.00
Irrigation System	0.00
Land	0.00
Land-Park Area	0.00
Lift Station-Built by MVMD	0.00
Office Equipment	0.00
Park Improvements	0.00
Park/Playground Equipment	22.16
Pumps	0.00
Sewer & Collection System	0.00
Sewer Plant Refurbishment Desig	0.00
Trees	0.00
Water Distribution System	0.00
Water Tank & Wells	8,133.62
<b>Total Fixed Assets</b>	<b>\$8,155.78</b>
Other Assets	
Accumulated Depreciation	0.00
<b>Total Other Assets</b>	<b>\$0.00</b>
<b>TOTAL ASSETS</b>	<b>\$920,388.72</b>

# Sopris Village HOA

## Balance Sheet

As of December 31, 2023

	TOTAL
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	8,497.25
<b>Total Accounts Payable</b>	<b>\$8,497.25</b>
Credit Cards	
Capital One Services	0.00
<b>Total Credit Cards</b>	<b>\$0.00</b>
Other Current Liabilities	
Alpine Bank - LOC	0.00
Income Tax Payable	0.00
<b>Total Other Current Liabilities</b>	<b>\$0.00</b>
<b>Total Current Liabilities</b>	<b>\$8,497.25</b>
<b>Total Liabilities</b>	<b>\$8,497.25</b>
Equity	
Capital Reserve Equity	705,859.07
Opening Bal Equity	0.00
Retained Earnings	52,584.89
Net Income	153,447.51
<b>Total Equity</b>	<b>\$911,891.47</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$920,388.72</b>

# Sopris Village HOA

## Budget vs. Actuals by Month FY 2023

December 2023

	TOTAL	
	ACTUAL	BUDGET
<b>Income</b>		
Cash Carry Forward		0.00
Dues Assessment	16,380.00	16,380.00
Late Fees	175.00	
Reserve Assessment	12,480.00	12,480.00
<b>Total Income</b>	<b>\$29,035.00</b>	<b>\$28,860.00</b>
<b>GROSS PROFIT</b>	<b>\$29,035.00</b>	<b>\$28,860.00</b>
<b>Expenses</b>		
<b>OPERATING COSTS</b>		
Board Expenses	44.29	50.00
Dues & subscriptions	90.00	85.00
Garage Sale Expenses		0.00
Insurance		0.00
Licenses and Permits		0.00
Misc		37.50
Office Supplies		65.00
Postage		20.00
<b>RESERVE EXPENSE</b>		12,480.00
Water Improvements Project		3,016.00
<b>Total RESERVE EXPENSE</b>		<b>15,496.00</b>
Taxes		0.00
<b>Total OPERATING COSTS</b>	<b>134.29</b>	<b>15,753.50</b>
<b>PARK</b>		
Landscaping/ Emergent Landscape LLC		1,125.00
Park Equipment Replace/Repair		250.00
Park Other		
Generator		65.00
Park Misc		125.00
Park Trash		50.00
<b>Total Park Other</b>		<b>240.00</b>
<b>Total PARK</b>		<b>1,615.00</b>
<b>PROFESSIONAL</b>		
Accounting Fees		100.00
Financial Review or Audit		0.00
Legal Fees	150.00	420.00
Property Manager		2,200.00
Tax Return Preparation		0.00
Web Site / WIX		0.00
<b>Total PROFESSIONAL</b>	<b>150.00</b>	<b>2,720.00</b>
QuickBooks Payments Fees	286.29	125.00
<b>SERVICES</b>		
MVMD Sewer Fees		4,131.00

# Sopris Village HOA

## Budget vs. Actuals by Month FY 2023

December 2023

	TOTAL	
	ACTUAL	BUDGET
Trash Service		5,333.00
Trash Patrol (May - Nov)	500.00	0.00
<b>Total Trash Service</b>	<b>500.00</b>	<b>5,333.00</b>
<b>Total SERVICES</b>	<b>500.00</b>	<b>9,464.00</b>
<b>WATER</b>		
Drinking Water Fee ANNUAL		0.00
Robinson Ditch Assess		0.00
Telephone Line		53.00
Utilities		290.00
Water Hydrants		0.00
Water Rights Investigation	370.50	
Water System Management/ EPC		
Chemicals		125.00
Lab Tests		233.00
Water System Operation		500.00
WTP R&M/ Supplies		250.00
<b>Total Water System Management/ EPC</b>		<b>1,108.00</b>
<b>Total WATER</b>	<b>370.50</b>	<b>1,451.00</b>
<b>Total Expenses</b>	<b>\$1,441.08</b>	<b>\$31,128.50</b>
<b>NET OPERATING INCOME</b>	<b>\$27,593.92</b>	<b>\$ -2,268.50</b>
<b>NET INCOME</b>	<b>\$27,593.92</b>	<b>\$ -2,268.50</b>

# Sopris Village HOA

## Budget vs. Actuals YTD FY 2023

January - December 2023

	TOTAL	
	ACTUAL	BUDGET
<b>Income</b>		
ACC Fee	100.00	
Cash Carry Forward		36,191.00
Delinquence	-42.96	
Dues Assessment	196,560.00	196,560.00
Interest Income	227.68	
Late Fees	2,937.50	
Misc Income	600.00	
Reserve Assessment	149,760.00	149,760.00
Returned Check Charges	1,244.00	
<b>Total Income</b>	<b>\$351,386.22</b>	<b>\$382,511.00</b>
<b>GROSS PROFIT</b>	<b>\$351,386.22</b>	<b>\$382,511.00</b>
<b>Expenses</b>		
<b>OPERATING COSTS</b>		
Board Expenses	556.61	600.00
Dues & subscriptions	1,412.41	1,100.00
Garage Sale Expenses		50.00
Insurance	1,971.00	2,200.00
Licenses and Permits	53.00	50.00
Misc		450.00
Office Supplies	136.90	800.00
Postage	573.71	250.00
<b>RESERVE EXPENSE</b>		149,760.00
Water Improvements Project	8,543.50	36,191.00
<b>Total RESERVE EXPENSE</b>	<b>8,543.50</b>	<b>185,951.00</b>
Taxes	1,356.63	600.00
<b>Total OPERATING COSTS</b>	<b>14,603.76</b>	<b>192,051.00</b>
<b>PARK</b>		
Landscaping/ Emergent Landscape LLC	10,626.33	13,500.00
Park Equipment Replace/Repair		3,000.00
<b>Park Other</b>		
Generator	50.00	780.00
Park Misc	5,620.92	1,500.00
Park Trash	500.00	600.00
<b>Total Park Other</b>	<b>6,170.92</b>	<b>2,880.00</b>
<b>Total PARK</b>	<b>16,797.25</b>	<b>19,380.00</b>
<b>PROFESSIONAL</b>		
Accounting Fees	1,550.00	1,200.00
Financial Review or Audit	4,500.00	5,000.00
Legal Fees	1,938.50	5,000.00
Property Manager	24,200.00	26,400.00
Tax Return Preparation	34.92	500.00

# Sopris Village HOA

## Budget vs. Actuals YTD FY 2023

January - December 2023

	TOTAL	
	ACTUAL	BUDGET
Web Site / WIX	24.85	30.00
<b>Total PROFESSIONAL</b>	<b>32,248.27</b>	<b>38,130.00</b>
QuickBooks Payments Fees	3,268.18	1,500.00
<b>SERVICES</b>		
MVMD Sewer Fees	44,115.50	49,572.00
Trash Service	63,332.48	64,000.00
Trash Patrol (May - Nov)	2,900.00	3,100.00
<b>Total Trash Service</b>	<b>66,232.48</b>	<b>67,100.00</b>
<b>Total SERVICES</b>	<b>110,347.98</b>	<b>116,672.00</b>
<b>WATER</b>		
Drinking Water Fee ANNUAL	400.00	450.00
Robinson Ditch Assess	577.96	600.00
Telephone Line	594.93	636.00
Utilities	3,613.68	3,500.00
Water Hydrants	1,770.00	2,000.00
Water Rights Investigation	2,897.00	
<b>Water System Management/ EPC</b>		
Chemicals	407.10	1,500.00
Lab Tests	3,292.84	2,800.00
Water System Operation	6,412.50	6,000.00
WTP R&M/ Supplies	451.80	3,000.00
<b>Total Water System Management/ EPC</b>	<b>10,564.24</b>	<b>13,300.00</b>
Water Tank Repairs/ Maintenance	37.50	
<b>Total WATER</b>	<b>20,455.31</b>	<b>20,486.00</b>
<b>Total Expenses</b>	<b>\$197,720.75</b>	<b>\$388,219.00</b>
<b>NET OPERATING INCOME</b>	<b>\$153,665.47</b>	<b>\$ -5,708.00</b>
<b>Other Expenses</b>		
Dues Refund / Overpayment	217.96	
<b>Total Other Expenses</b>	<b>\$217.96</b>	<b>\$0.00</b>
<b>NET OTHER INCOME</b>	<b>\$ -217.96</b>	<b>\$0.00</b>
<b>NET INCOME</b>	<b>\$153,447.51</b>	<b>\$ -5,708.00</b>

# Sopris Village HOA

## Profit and Loss

January - December 2023

	TOTAL
Income	
ACC Fee	100.00
Delinquence	-42.96
Dues Assessment	196,560.00
Interest Income	227.68
Late Fees	2,937.50
Misc Income	600.00
Reserve Assessment	149,760.00
Returned Check Charges	1,244.00
<b>Total Income</b>	<b>\$351,386.22</b>
GROSS PROFIT	<b>\$351,386.22</b>
Expenses	
OPERATING COSTS	
Board Expenses	556.61
Dues & subscriptions	1,412.41
Insurance	1,971.00
Licenses and Permits	53.00
Office Supplies	136.90
Postage	573.71
RESERVE EXPENSE	
Water Improvements Project	8,543.50
<b>Total RESERVE EXPENSE</b>	<b>8,543.50</b>
Taxes	1,356.63
<b>Total OPERATING COSTS</b>	<b>14,603.76</b>
PARK	
Landscaping/ Emergent Landscape LLC	10,626.33
Park Other	
Generator	50.00
Park Misc	5,620.92
Park Trash	500.00
<b>Total Park Other</b>	<b>6,170.92</b>
<b>Total PARK</b>	<b>16,797.25</b>
PROFESSIONAL	
Accounting Fees	1,550.00
Financial Review or Audit	4,500.00
Legal Fees	1,938.50
Property Manager	24,200.00
Tax Return Preparation	34.92
Web Site / WIX	24.85
<b>Total PROFESSIONAL</b>	<b>32,248.27</b>
QuickBooks Payments Fees	3,268.18

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