

# Sopris Village HOA

## Balance Sheet

As of October 31, 2023

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
Checking Operating	78,074.39
Edward Jones CD Reserves	738,931.38
Edward Jones MM Acct	50,288.68
<b>Total Bank Accounts</b>	<b>\$867,294.45</b>
Accounts Receivable	
Accounts Receivable {63}	-2,731.56
<b>Total Accounts Receivable</b>	<b>\$ -2,731.56</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	444.04
<b>Total Other Current Assets</b>	<b>\$3,688.04</b>
<b>Total Current Assets</b>	<b>\$868,250.93</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>\$876,406.71</b>

# Sopris Village HOA

## Balance Sheet

As of October 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	109,465.50
<b>Total Equity</b>	<b>\$867,909.46</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$876,406.71</b>

# Sopris Village HOA

## Budget vs. Actuals by Month FY 2023

October 2023

	TOTAL	
	ACTUAL	BUDGET
<b>Income</b>		
Cash Carry Forward		0.00
Dues Assessment	16,380.00	16,380.00
Interest Income	27.82	
Late Fees	325.00	
Misc Income	200.00	
Reserve Assessment	12,480.00	12,480.00
<b>Total Income</b>	<b>\$29,412.82</b>	<b>\$28,860.00</b>
<b>GROSS PROFIT</b>	<b>\$29,412.82</b>	<b>\$28,860.00</b>
<b>Expenses</b>		
<b>OPERATING COSTS</b>		
Board Expenses		50.00
Dues & subscriptions	102.50	85.00
Garage Sale Expenses		0.00
Insurance	1,302.00	0.00
Licenses and Permits	53.00	0.00
Misc		37.50
Office Supplies		65.00
Postage	183.12	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	60.96	0.00
<b>Total OPERATING COSTS</b>	<b>1,701.58</b>	<b>15,753.50</b>
<b>PARK</b>		
Landscaping/ Emergent Landscape LLC	1,644.66	1,125.00
Park Equipment Replace/Repair		250.00
<b>Park Other</b>		
Generator		65.00
Park Misc	23.03	125.00
Park Trash	100.00	50.00
<b>Total Park Other</b>	<b>123.03</b>	<b>240.00</b>
<b>Total PARK</b>	<b>1,767.69</b>	<b>1,615.00</b>
<b>PROFESSIONAL</b>		
Accounting Fees	200.00	100.00
Financial Review or Audit		0.00
Legal Fees		420.00
Property Manager	4,400.00	2,200.00
Tax Return Preparation		0.00
Web Site / WIX		0.00
<b>Total PROFESSIONAL</b>	<b>4,600.00</b>	<b>2,720.00</b>
QuickBooks Payments Fees	360.41	125.00

# Sopris Village HOA

## Budget vs. Actuals by Month FY 2023

October 2023

	TOTAL	
	ACTUAL	BUDGET
<b>SERVICES</b>		
MVMD Sewer Fees	4,010.50	4,131.00
Trash Service		5,333.00
Trash Patrol (May - Nov)		400.00
<b>Total Trash Service</b>		<b>5,733.00</b>
<b>Total SERVICES</b>	<b>4,010.50</b>	<b>9,864.00</b>
<b>WATER</b>		
Drinking Water Fee ANNUAL		0.00
Robinson Ditch Assess		0.00
Telephone Line	54.32	53.00
Utilities	409.36	290.00
Water Hydrants		0.00
Water System Management/ EPC		
Chemicals	75.00	125.00
Lab Tests	89.50	234.00
Water System Operation	625.00	500.00
WTP R&M/ Supplies	339.30	250.00
<b>Total Water System Management/ EPC</b>	<b>1,128.80</b>	<b>1,109.00</b>
<b>Total WATER</b>	<b>1,592.48</b>	<b>1,452.00</b>
<b>Total Expenses</b>	<b>\$14,032.66</b>	<b>\$31,529.50</b>
<b>NET OPERATING INCOME</b>	<b>\$15,380.16</b>	<b>\$ -2,669.50</b>
<b>NET INCOME</b>	<b>\$15,380.16</b>	<b>\$ -2,669.50</b>

# Sopris Village HOA

## Budget vs. Actuals YTD FY 2023

January - October, 2023

	TOTAL	
	ACTUAL	BUDGET
<b>Income</b>		
ACC Fee	100.00	
Cash Carry Forward		36,191.00
Delinquence	-42.96	
Dues Assessment	163,800.00	163,800.00
Interest Income	201.43	
Late Fees	2,250.00	
Misc Income	400.00	
Reserve Assessment	124,800.00	124,800.00
Returned Check Charges	1,244.00	
<b>Total Income</b>	<b>\$292,752.47</b>	<b>\$324,791.00</b>
<b>GROSS PROFIT</b>	<b>\$292,752.47</b>	<b>\$324,791.00</b>
<b>Expenses</b>		
<b>OPERATING COSTS</b>		
Board Expenses	262.32	500.00
Dues & subscriptions	1,219.91	930.00
Garage Sale Expenses		50.00
Insurance	1,971.00	2,200.00
Licenses and Permits	53.00	50.00
Misc		375.00
Office Supplies	136.90	667.00
Postage	492.69	210.00
<b>RESERVE EXPENSE</b>		124,800.00
Water Improvements Project	8,543.50	30,159.00
<b>Total RESERVE EXPENSE</b>	<b>8,543.50</b>	<b>154,959.00</b>
Taxes	1,356.63	600.00
<b>Total OPERATING COSTS</b>	<b>14,035.95</b>	<b>160,541.00</b>
<b>PARK</b>		
Landscaping/ Emergent Landscape LLC	10,626.33	11,250.00
Park Equipment Replace/Repair		2,500.00
Park Other		
Generator	50.00	650.00
Park Misc	5,620.92	1,250.00
Park Trash	450.00	500.00
<b>Total Park Other</b>	<b>6,120.92</b>	<b>2,400.00</b>
<b>Total PARK</b>	<b>16,747.25</b>	<b>16,150.00</b>
<b>PROFESSIONAL</b>		
Accounting Fees	1,450.00	1,000.00
Financial Review or Audit	4,500.00	5,000.00
Legal Fees	3,317.50	4,160.00
Property Manager	22,000.00	22,000.00
Tax Return Preparation	34.92	500.00

# Sopris Village HOA

## Budget vs. Actuals YTD FY 2023

January - October, 2023

	TOTAL	
	ACTUAL	BUDGET
Web Site / WIX	24.85	30.00
<b>Total PROFESSIONAL</b>	<b>31,327.27</b>	<b>32,690.00</b>
QuickBooks Payments Fees	2,802.97	1,250.00
<b>SERVICES</b>		
MVMD Sewer Fees	40,105.00	41,310.00
Trash Service	57,361.84	53,334.00
Trash Patrol (May - Nov)	1,600.00	2,600.00
<b>Total Trash Service</b>	<b>58,961.84</b>	<b>55,934.00</b>
<b>Total SERVICES</b>	<b>99,066.84</b>	<b>97,244.00</b>
<b>WATER</b>		
Drinking Water Fee ANNUAL	400.00	450.00
Robinson Ditch Assess	577.96	600.00
Telephone Line	540.39	530.00
Utilities	3,386.64	2,920.00
Water Hydrants	1,770.00	2,000.00
Water Rights Investigation	2,526.50	
<b>Water System Management/ EPC</b>		
Chemicals	407.10	1,250.00
Lab Tests	3,203.34	2,334.00
Water System Operation	5,787.50	5,000.00
WTP R&M/ Supplies	451.80	2,500.00
<b>Total Water System Management/ EPC</b>	<b>9,849.74</b>	<b>11,084.00</b>
Water Tank Repairs/ Maintenance	37.50	
<b>Total WATER</b>	<b>19,088.73</b>	<b>17,584.00</b>
<b>Total Expenses</b>	<b>\$183,069.01</b>	<b>\$325,459.00</b>
<b>NET OPERATING INCOME</b>	<b>\$109,683.46</b>	<b>\$ -668.00</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>\$109,465.50</b>	<b>\$ -668.00</b>

# Sopris Village HOA

## Profit and Loss

January - October, 2023

	TOTAL
Income	
ACC Fee	100.00
Delinquency	-42.96
Dues Assessment	163,800.00
Interest Income	201.43
Late Fees	2,250.00
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Returned Check Charges	1,244.00
<b>Total Income</b>	<b>\$292,752.47</b>
GROSS PROFIT	<b>\$292,752.47</b>
Expenses	
OPERATING COSTS	
Board Expenses	262.32
Dues & subscriptions	1,219.91
Insurance	1,971.00
Licenses and Permits	53.00
Office Supplies	136.90
Postage	492.69
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>14,035.95</b>
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Landscaping/ Emergent Landscape LLC	10,626.33
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Generator	50.00
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Accounting Fees	1,450.00
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