

# Sopris Village HOA

## Balance Sheet

As of June 30, 2023

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
Checking Operating	186,886.20
Edward Jones CD Reserves	598,931.38
Edward Jones MM Acct	50,288.68
<b>Total Bank Accounts</b>	<b>\$836,106.26</b>
Accounts Receivable	
Accounts Receivable {63}	-9,260.80
<b>Total Accounts Receivable</b>	<b>\$ -9,260.80</b>
Other Current Assets	
Accounts Receivable	0.00
Allowance for Bad Debts	1,022.00
M&A Draft-Prepaid Expenses	2,000.00
Undeposited Funds	0.04
<b>Total Other Current Assets</b>	<b>\$3,022.04</b>
<b>Total Current Assets</b>	<b>\$829,867.50</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	0.00
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>\$8,133.62</b>
Other Assets	
Accumulated Depreciation	0.00
<b>Total Other Assets</b>	<b>\$0.00</b>
<b>TOTAL ASSETS</b>	<b>\$838,001.12</b>

# Sopris Village HOA

## Balance Sheet

As of June 30, 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	71,059.91
<b>Total Equity</b>	<b>\$829,503.87</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$838,001.12</b>

# Sopris Village HOA

## Budget vs. Actuals by Month FY 2023

June 2023

	TOTAL	
	ACTUAL	BUDGET
<b>Income</b>		
Cash Carry Forward		0.00
Dues Assessment	16,859.46	16,380.00
Late Fees	25.00	
Reserve Assessment	12,480.00	12,480.00
<b>Total Income</b>	<b>\$29,364.46</b>	<b>\$28,860.00</b>
<b>GROSS PROFIT</b>	<b>\$29,364.46</b>	<b>\$28,860.00</b>
<b>Expenses</b>		
<b>OPERATING COSTS</b>		
Board Expenses	46.32	50.00
Dues & subscriptions	97.50	165.00
Garage Sale Expenses		0.00
Insurance		0.00
Licenses and Permits		0.00
Misc		37.50
Office Supplies	136.90	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>
<b>Total OPERATING COSTS</b>	<b>280.72</b>	<b>15,833.50</b>
<b>PARK</b>		
Landscaping/ Emergent Landscape LLC	1,644.66	1,125.00
Park Equipment Replace/Repair		250.00
Park Other		
Generator		65.00
Park Misc		125.00
Park Trash	50.00	50.00
<b>Total Park Other</b>	<b>50.00</b>	<b>240.00</b>
<b>Total PARK</b>	<b>1,694.66</b>	<b>1,615.00</b>
<b>PROFESSIONAL</b>		
Accounting Fees	4,600.00	100.00
Financial Review or Audit		0.00
Legal Fees		420.00
Property Manager	2,200.00	2,200.00
Tax Return Preparation		0.00
Web Site / WIX		0.00
<b>Total PROFESSIONAL</b>	<b>6,800.00</b>	<b>2,720.00</b>
QuickBooks Payments Fees	253.54	125.00
<b>SERVICES</b>		
MVMD Sewer Fees	4,010.50	4,131.00

# Sopris Village HOA

## Budget vs. Actuals by Month FY 2023

June 2023

	TOTAL	
	ACTUAL	BUDGET
Trash Service	5,579.88	5,333.00
Trash Patrol (May - Nov)	300.00	400.00
<b>Total Trash Service</b>	<b>5,879.88</b>	<b>5,733.00</b>
<b>Total SERVICES</b>	<b>9,890.38</b>	<b>9,864.00</b>
<b>WATER</b>		
Drinking Water Fee ANNUAL		0.00
Robinson Ditch Assess		0.00
Telephone Line	54.25	53.00
Utilities	310.11	295.00
Water Hydrants		0.00
Water System Management/ EPC		
Chemicals		125.00
Lab Tests	298.50	233.00
Water System Operation	537.50	500.00
WTP R&M/ Supplies		250.00
<b>Total Water System Management/ EPC</b>	<b>836.00</b>	<b>1,108.00</b>
<b>Total WATER</b>	<b>1,200.36</b>	<b>1,456.00</b>
<b>Total Expenses</b>	<b>\$20,119.66</b>	<b>\$31,613.50</b>
<b>NET OPERATING INCOME</b>	<b>\$9,244.80</b>	<b>\$ -2,753.50</b>
<b>NET INCOME</b>	<b>\$9,244.80</b>	<b>\$ -2,753.50</b>

# Sopris Village HOA

## Budget vs. Actuals YTD FY 2023

January - June, 2023

	TOTAL	
	ACTUAL	BUDGET
<b>Income</b>		
ACC Fee	100.00	
Cash Carry Forward		36,191.00
Delinquence	-42.96	
Dues Assessment	100,677.30	98,280.00
Interest Income	98.97	
Late Fees	875.00	
Reserve Assessment	74,880.00	74,880.00
Returned Check Charges	1,022.00	
<b>Total Income</b>	<b>\$177,610.31</b>	<b>\$209,351.00</b>
<b>GROSS PROFIT</b>	<b>\$177,610.31</b>	<b>\$209,351.00</b>
<b>Expenses</b>		
<b>OPERATING COSTS</b>		
Board Expenses	235.32	300.00
Dues & subscriptions	598.71	590.00
Garage Sale Expenses		50.00
Insurance	321.00	2,200.00
Licenses and Permits		50.00
Misc		225.00
Office Supplies	136.90	400.00
Postage	187.62	125.00
<b>RESERVE EXPENSE</b>		74,880.00
Water Improvements Project	7,482.00	18,095.00
<b>Total RESERVE EXPENSE</b>	<b>7,482.00</b>	<b>92,975.00</b>
Taxes	1,295.67	
<b>Total OPERATING COSTS</b>	<b>10,257.22</b>	<b>96,915.00</b>
<b>PARK</b>		
Landscaping/ Emergent Landscape LLC	3,289.32	6,750.00
Park Equipment Replace/Repair		1,500.00
Park Other		
Generator	50.00	390.00
Park Misc	66.05	750.00
Park Trash	250.00	300.00
<b>Total Park Other</b>	<b>366.05</b>	<b>1,440.00</b>
<b>Total PARK</b>	<b>3,655.37</b>	<b>9,690.00</b>
<b>PROFESSIONAL</b>		
Accounting Fees	5,550.00	600.00
Financial Review or Audit		5,000.00
Legal Fees	1,393.00	2,500.00
Property Manager	13,200.00	13,200.00
Tax Return Preparation	34.92	500.00
Web Site / WIX		0.00

# Sopris Village HOA

## Budget vs. Actuals YTD FY 2023

January - June, 2023

	TOTAL	
	ACTUAL	BUDGET
<b>Total PROFESSIONAL</b>	<b>20,177.92</b>	<b>21,800.00</b>
QuickBooks Payments Fees	1,563.26	750.00
<b>SERVICES</b>		
MVMD Sewer Fees	24,063.00	24,786.00
Trash Service	33,479.28	32,002.00
Trash Patrol (May - Nov)	300.00	900.00
<b>Total Trash Service</b>	<b>33,779.28</b>	<b>32,902.00</b>
<b>Total SERVICES</b>	<b>57,842.28</b>	<b>57,688.00</b>
<b>WATER</b>		
Drinking Water Fee ANNUAL	300.00	325.00
Robinson Ditch Assess	577.96	600.00
Telephone Line	323.18	318.00
Utilities	1,326.31	1,750.00
Water Hydrants	1,770.00	2,000.00
Water Rights Investigation	2,526.50	
<b>Water System Management/ EPC</b>		
Chemicals	332.10	750.00
Lab Tests	2,192.84	1,398.00
Water System Operation	3,375.00	3,000.00
WTP R&M/ Supplies	75.00	1,500.00
<b>Total Water System Management/ EPC</b>	<b>5,974.94</b>	<b>6,648.00</b>
Water Tank Repairs/ Maintenance	37.50	
<b>Total WATER</b>	<b>12,836.39</b>	<b>11,641.00</b>
<b>Total Expenses</b>	<b>\$106,332.44</b>	<b>\$198,484.00</b>
<b>NET OPERATING INCOME</b>	<b>\$71,277.87</b>	<b>\$10,867.00</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>\$71,059.91</b>	<b>\$10,867.00</b>

# Sopris Village HOA

## Profit and Loss

January - June, 2023

	TOTAL
Income	
ACC Fee	100.00
Delinquence	-42.96
Dues Assessment	100,677.30
Interest Income	98.97
Late Fees	875.00
Reserve Assessment	74,880.00
Returned Check Charges	1,022.00
<b>Total Income</b>	<b>\$177,610.31</b>
<b>GROSS PROFIT</b>	<b>\$177,610.31</b>
Expenses	
OPERATING COSTS	
Board Expenses	235.32
Dues & subscriptions	598.71
Insurance	321.00
Office Supplies	136.90
Postage	187.62
RESERVE EXPENSE	
Water Improvements Project	7,482.00
<b>Total RESERVE EXPENSE</b>	<b>7,482.00</b>
Taxes	1,295.67
<b>Total OPERATING COSTS</b>	<b>10,257.22</b>
PARK	
Landscaping/ Emergent Landscape LLC	3,289.32
Park Other	
Generator	50.00
Park Misc	66.05
Park Trash	250.00
<b>Total Park Other</b>	<b>366.05</b>
<b>Total PARK</b>	<b>3,655.37</b>
PROFESSIONAL	
Accounting Fees	5,550.00
Legal Fees	1,393.00
Property Manager	13,200.00
Tax Return Preparation	34.92
<b>Total PROFESSIONAL</b>	<b>20,177.92</b>
QuickBooks Payments Fees	1,563.26

# Sopris Village HOA

## Profit and Loss

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	TOTAL
<b>SERVICES</b>	
MVMD Sewer Fees	24,063.00
Trash Service	33,479.28
Trash Patrol (May - Nov)	300.00
<b>Total Trash Service</b>	<b>33,779.28</b>
<b>Total SERVICES</b>	<b>57,842.28</b>
<b>WATER</b>	
Drinking Water Fee ANNUAL	300.00
Robinson Ditch Assess	577.96
Telephone Line	323.18
Utilities	1,326.31
Water Hydrants	1,770.00
Water Rights Investigation	2,526.50
Water System Management/ EPC	
Chemicals	332.10
Lab Tests	2,192.84
Water System Operation	3,375.00
WTP R&M/ Supplies	75.00
<b>Total Water System Management/ EPC</b>	<b>5,974.94</b>
Water Tank Repairs/ Maintenance	37.50
<b>Total WATER</b>	<b>12,836.39</b>
<b>Total Expenses</b>	<b>\$106,332.44</b>
<b>NET OPERATING INCOME</b>	<b>\$71,277.87</b>
Other Expenses	
Dues Refund / Overpayment	217.96
<b>Total Other Expenses</b>	<b>\$217.96</b>
<b>NET OTHER INCOME</b>	<b>\$ -217.96</b>
<b>NET INCOME</b>	<b>\$71,059.91</b>