

Sopris Village Homeowners Assn.

Balance Sheet

As of April 30, 2022

Accrual Basis

| | <u>Apr 30, 22</u> |
|---------------------------------------|--------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Edward Jones MM Acct | 25,220.06 |
| Edward Jones CD Reserves | 599,000.00 |
| Checking Operating | <u>93,546.47</u> |
| Total Checking/Savings | 717,766.53 |
| Accounts Receivable | |
| Accounts Receivable | <u>-24,905.63</u> |
| Total Accounts Receivable | -24,905.63 |
| Other Current Assets | |
| M&A Draft-Prepaid Expenses | <u>3,863.00</u> |
| Total Other Current Assets | <u>3,863.00</u> |
| Total Current Assets | <u>696,723.90</u> |
| TOTAL ASSETS | <u>696,723.90</u> |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| Accounts Payable | <u>2,000.00</u> |
| Total Accounts Payable | 2,000.00 |
| Other Current Liabilities | |
| Income Tax Payable | <u>4,907.00</u> |
| Total Other Current Liabilities | <u>4,907.00</u> |
| Total Current Liabilities | <u>6,907.00</u> |
| Total Liabilities | 6,907.00 |
| Equity | |
| Capital Reserve Equity | 685,059.07 |
| Retained Earnings | 3,553.26 |
| Net Income | <u>1,204.57</u> |
| Total Equity | <u>689,816.90</u> |
| TOTAL LIABILITIES & EQUITY | <u>696,723.90</u> |

Sopris Village Homeowners Assn.
Budget vs. Actual
April 2022

Accrual Basis

| | Apr 22 | Budget |
|--------------------------------------|-----------------|------------------|
| Ordinary Income/Expense | | |
| Income | | |
| Reserve Assessment | 11,700.00 | 11,700.00 |
| Late Fees | 150.00 | 0.00 |
| Dues Assessment | 15,118.00 | 15,080.00 |
| Total Income | 26,968.00 | 26,780.00 |
| Gross Profit | 26,968.00 | 26,780.00 |
| Expense | | |
| OPERATING COSTS | | |
| Misc | 0.00 | 16.37 |
| RESERVE EXPENSE | | |
| Water Improvements Project | 0.00 | 3,976.00 |
| RESERVE EXPENSE - Other | 10,400.00 | 11,700.00 |
| Total RESERVE EXPENSE | 10,400.00 | 15,676.00 |
| Office Supplies | 0.00 | 84.00 |
| Postage | 14.76 | 0.00 |
| Insurance | 321.00 | 183.50 |
| Total OPERATING COSTS | 10,735.76 | 15,959.87 |
| SERVICES | | |
| Trash Service | 4,947.90 | 4,331.41 |
| MVMD Sewer Fees | 0.00 | 4,010.50 |
| Total SERVICES | 4,947.90 | 8,341.91 |
| PROFESSIONAL | | |
| MMaintenance | 150.00 | 167.00 |
| HOA Assurance Correspondence | 0.00 | 10.00 |
| Accounting Fees | 0.00 | 159.00 |
| Tax Return Preparation | 445.00 | 0.00 |
| Property Manager | 2,200.00 | 2,200.00 |
| Legal Fees | 3,765.33 | 167.00 |
| Total PROFESSIONAL | 6,560.33 | 2,703.00 |
| PARK | | |
| Park Misc | 0.00 | 200.00 |
| Total PARK | 0.00 | 200.00 |
| WATER | | |
| Water System Management | | |
| EPC | | |
| Chemicals | 0.00 | 60.00 |
| Lab Tests | 789.40 | 250.00 |
| EPC - Other | 534.00 | 500.00 |
| Total EPC | 1,323.40 | 810.00 |
| Total Water System Management | 1,323.40 | 810.00 |
| Robinson Ditch Assess | 0.00 | 577.96 |
| Telephone Line | 50.93 | 44.25 |
| Utilities | 249.88 | 207.22 |
| Water Hydrants | 0.00 | 1,800.00 |
| Total WATER | 1,624.21 | 3,439.43 |
| Total Expense | 23,868.20 | 30,644.21 |
| Net Ordinary Income | 3,099.80 | -3,864.21 |
| Net Income | 3,099.80 | -3,864.21 |

Sopris Village Homeowners Assn.
Budget Comparison YTD
January through April 2022

Accrual Basis

| | Jan - Apr 22 | Budget |
|--------------------------------|--------------|------------|
| Ordinary Income/Expense | | |
| Income | | |
| Cash Carry Forward | 0.00 | 47,704.50 |
| Edward Jones Interest | 69.67 | 0.00 |
| Total Edward Jones | 69.67 | 0.00 |
| ACC Fee | 100.00 | 0.00 |
| Reserve Assessment | 46,890.00 | 46,800.00 |
| Late Fees | | |
| 8% Delinquent Interest | 122.48 | |
| Late Fees - Other | 675.00 | 0.00 |
| Total Late Fees | 797.48 | 0.00 |
| Dues Assessment | 60,558.00 | 60,320.00 |
| Interest Income | 2.31 | 0.00 |
| Total Income | 108,417.46 | 154,824.50 |
| Gross Profit | 108,417.46 | 154,824.50 |
| Expense | | |
| OPERATING COSTS | | |
| Taxes | 498.77 | 0.00 |
| Board Expenses | 35.00 | 50.00 |
| Misc | 0.00 | 315.48 |
| RESERVE EXPENSE | | |
| Water Improvements Project | 11,513.50 | 15,896.50 |
| RESERVE EXPENSE - Other | 41,600.00 | 46,800.00 |
| Total RESERVE EXPENSE | 53,113.50 | 62,696.50 |
| Office Supplies | 0.00 | 336.00 |
| Postage | 132.76 | 131.80 |
| Licenses and Permits | 50.00 | 0.00 |
| Insurance | 321.00 | 734.00 |
| Total OPERATING COSTS | 54,151.03 | 64,263.78 |
| SERVICES | | |
| Trash Service | 19,139.40 | 17,325.64 |
| MVMD Sewer Fees | 12,031.50 | 16,042.00 |
| Total SERVICES | 31,170.90 | 33,367.64 |
| PROFESSIONAL | | |
| Maintenance | 600.00 | 668.00 |
| HOA Assurance Correspondence | 0.00 | 40.00 |
| Accounting Fees | 680.00 | 636.00 |
| Tax Return Preparation | 445.00 | 750.00 |
| Property Manager | 8,800.00 | 8,800.00 |
| Legal Fees | 5,750.33 | 668.00 |
| Financial Review or Audit | 150.00 | 2,750.00 |
| Total PROFESSIONAL | 16,425.33 | 14,312.00 |
| PARK | | |
| Park Misc | 60.90 | 200.00 |
| Total PARK | 60.90 | 200.00 |
| WATER | | |
| Drinking Water Fee ANNUAL | 300.00 | 0.00 |

| | Jan - Apr 22 | Budget |
|--------------------------------------|-----------------|------------------|
| Water System Management | | |
| EPC | | |
| Chemicals | 440.20 | 240.00 |
| Lab Tests | 1,369.60 | 2,200.00 |
| EPC - Other | 2,221.50 | 2,000.00 |
| Total EPC | 4,031.30 | 4,440.00 |
| Total Water System Management | 4,031.30 | 4,440.00 |
| Robinson Ditch Assess | 0.00 | 577.96 |
| Telephone Line | 200.61 | 177.00 |
| Utilities | 872.82 | 872.57 |
| Water Hydrants | 0.00 | 1,800.00 |
| Total WATER | 5,404.73 | 7,867.53 |
| Total Expense | 107,212.89 | 120,010.95 |
| Net Ordinary Income | 1,204.57 | 34,813.55 |
| Net Income | 1,204.57 | 34,813.55 |