

Sopris Village HOA

Balance Sheet

As of April 30, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking Operating	174,745.40
Edward Jones CD Reserves	598,931.38
Edward Jones MM Acct	50,288.68
Total Bank Accounts	\$823,965.46
Accounts Receivable	
Accounts Receivable {63}	-14,939.80
Total Accounts Receivable	\$ -14,939.80
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
Total Other Current Assets	\$3,022.04
Total Current Assets	\$812,047.70
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
Total Fixed Assets	\$8,133.62
Other Assets	
Accumulated Depreciation	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$820,181.32
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	8,497.25

	TOTAL
Total Accounts Payable	\$8,497.25
Credit Cards	
Capital One Services	0.00
Total Credit Cards	\$0.00
Other Current Liabilities	
Alpine Bank - LOC	0.00
Income Tax Payable	0.00
Total Other Current Liabilities	\$0.00
Total Current Liabilities	\$8,497.25
Total Liabilities	\$8,497.25
Equity	
Capital Reserve Equity	705,859.07
Opening Bal Equity	0.00
Retained Earnings	52,584.89
Net Income	53,240.11
Total Equity	\$811,684.07
TOTAL LIABILITIES AND EQUITY	\$820,181.32

Sopris Village HOA

Budget vs. Actuals by Month FY 2023

April 2023

	TOTAL	
	ACTUAL	BUDGET
Income		
Cash Carry Forward		0.00
Dues Assessment	16,906.46	16,380.00
Interest Income	40.88	
Late Fees	175.00	
Reserve Assessment	12,480.00	12,480.00
Total Income	\$29,602.34	\$28,860.00
GROSS PROFIT	\$29,602.34	\$28,860.00
Expenses		
OPERATING COSTS		
Board Expenses	27.00	50.00
Dues & subscriptions	111.21	85.00
Garage Sale Expenses		0.00
Insurance	321.00	2,200.00
Licenses and Permits		0.00
Misc		37.50
Office Supplies		65.00
Postage	32.76	20.00
RESERVE EXPENSE		12,480.00
Water Improvements Project	584.50	3,016.00
Total RESERVE EXPENSE	584.50	15,496.00
Taxes	1,295.67	
Total OPERATING COSTS	2,372.14	17,953.50
PARK		
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	50.00
Total Park Other	50.00	240.00
Total PARK	50.00	1,615.00
PROFESSIONAL		
Accounting Fees	100.00	100.00
Financial Review or Audit		0.00
Legal Fees	337.50	400.00
Property Manager	2,200.00	2,200.00
Tax Return Preparation		500.00
Web Site / WIX		0.00
Total PROFESSIONAL	2,637.50	3,200.00
QuickBooks Payments Fees	239.16	125.00
SERVICES		

	TOTAL	
	ACTUAL	BUDGET
MVMD Sewer Fees	4,010.50	4,131.00
Trash Service	5,579.88	5,334.00
Trash Patrol (May - Nov)		0.00
Total Trash Service	5,579.88	5,334.00
Total SERVICES	9,590.38	9,465.00
WATER		
Drinking Water Fee ANNUAL		0.00
Robinson Ditch Assess		0.00
Telephone Line	54.63	53.00
Utilities	223.38	290.00
Water Hydrants		0.00
Water System Management/ EPC		
Chemicals		125.00
Lab Tests	111.00	233.00
Water System Operation	537.50	500.00
WTP R&M/ Supplies		250.00
Total Water System Management/ EPC	648.50	1,108.00
Water Tank Repairs/ Maintenance	150.00	
Total WATER	1,076.51	1,451.00
Total Expenses	\$15,965.69	\$33,809.50
NET OPERATING INCOME	\$13,636.65	\$ -4,949.50
NET INCOME	\$13,636.65	\$ -4,949.50

Sopris Village HOA

Budget vs. Actuals YTD FY 2023

January - April, 2023

	TOTAL	
	ACTUAL	BUDGET
Income		
ACC Fee	100.00	
Cash Carry Forward		36,191.00
Delinquence	-42.96	
Dues Assessment	67,099.38	65,520.00
Interest Income	75.74	
Late Fees	650.00	
Reserve Assessment	49,920.00	49,920.00
Returned Check Charges	1,022.00	
Total Income	\$118,824.16	\$151,631.00
GROSS PROFIT	\$118,824.16	\$151,631.00
Expenses		
OPERATING COSTS		
Board Expenses	162.00	200.00
Dues & subscriptions	403.71	340.00
Garage Sale Expenses		0.00
Insurance	321.00	2,200.00
Licenses and Permits		50.00
Misc		150.00
Office Supplies		267.00
Postage	165.67	85.00
RESERVE EXPENSE		49,920.00
Water Improvements Project	7,482.00	12,063.00
Total RESERVE EXPENSE	7,482.00	61,983.00
Taxes	1,295.67	
Total OPERATING COSTS	9,830.05	65,275.00
PARK		
Landscaping/ Emergent Landscape LLC		4,500.00
Park Equipment Replace/Repair		1,000.00
Park Other		
Generator	50.00	260.00
Park Misc	66.05	500.00
Park Trash	150.00	200.00
Total Park Other	266.05	960.00
Total PARK	266.05	6,460.00
PROFESSIONAL		
Accounting Fees	400.00	400.00
Financial Review or Audit		5,000.00
Legal Fees	1,272.00	1,660.00
Property Manager	8,800.00	8,800.00
Tax Return Preparation	34.92	500.00
Web Site / WIX		0.00

	TOTAL	
	ACTUAL	BUDGET
Total PROFESSIONAL	10,506.92	16,360.00
QuickBooks Payments Fees	1,053.12	500.00
SERVICES		
MVMD Sewer Fees	16,042.00	16,524.00
Trash Service	22,319.52	21,336.00
Trash Patrol (May - Nov)		0.00
Total Trash Service	22,319.52	21,336.00
Total SERVICES	38,361.52	37,860.00
WATER		
Drinking Water Fee ANNUAL	300.00	325.00
Robinson Ditch Assess		0.00
Telephone Line	214.68	212.00
Utilities	882.81	1,160.00
Water Hydrants		0.00
Water Rights Investigation	741.00	
Water System Management/ EPC		
Chemicals	332.10	500.00
Lab Tests	390.34	932.00
Water System Operation	2,300.00	2,000.00
WTP R&M/ Supplies		1,000.00
Total Water System Management/ EPC	3,022.44	4,432.00
Water Tank Repairs/ Maintenance	187.50	
Total WATER	5,348.43	6,129.00
Total Expenses	\$65,366.09	\$132,584.00
NET OPERATING INCOME	\$53,458.07	\$19,047.00
Other Expenses		
Dues Refund / Overpayment	217.96	
Total Other Expenses	\$217.96	\$0.00
NET OTHER INCOME	\$ -217.96	\$0.00
NET INCOME	\$53,240.11	\$19,047.00

Sopris Village HOA

Profit and Loss

January - April, 2023

	TOTAL
Income	
ACC Fee	100.00
Delinquence	-42.96
Dues Assessment	67,099.38
Interest Income	75.74
Late Fees	650.00
Reserve Assessment	49,920.00
Returned Check Charges	1,022.00
Total Income	\$118,824.16
GROSS PROFIT	\$118,824.16
Expenses	
OPERATING COSTS	
Board Expenses	162.00
Dues & subscriptions	403.71
Insurance	321.00
Postage	165.67
RESERVE EXPENSE	
Water Improvements Project	7,482.00
Total RESERVE EXPENSE	7,482.00
Taxes	1,295.67
Total OPERATING COSTS	9,830.05
PARK	
Park Other	
Generator	50.00
Park Misc	66.05
Park Trash	150.00
Total Park Other	266.05
Total PARK	266.05
PROFESSIONAL	
Accounting Fees	400.00
Legal Fees	1,272.00
Property Manager	8,800.00
Tax Return Preparation	34.92
Total PROFESSIONAL	10,506.92
QuickBooks Payments Fees	1,053.12
SERVICES	
MVMD Sewer Fees	16,042.00
Trash Service	22,319.52
Total SERVICES	38,361.52
WATER	
Drinking Water Fee ANNUAL	300.00
Telephone Line	214.68
Utilities	882.81

	TOTAL
Water Rights Investigation	741.00
Water System Management/ EPC	
Chemicals	332.10
Lab Tests	390.34
Water System Operation	2,300.00
Total Water System Management/ EPC	3,022.44
Water Tank Repairs/ Maintenance	187.50
Total WATER	5,348.43
Total Expenses	\$65,366.09
NET OPERATING INCOME	\$53,458.07
Other Expenses	
Dues Refund / Overpayment	217.96
Total Other Expenses	\$217.96
NET OTHER INCOME	\$ -217.96
NET INCOME	\$53,240.11