

Sopris Village HOA

Balance Sheet

As of November 30, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking Operating	96,879.47
Edward Jones CD Reserves	738,931.38
Edward Jones MM Acct	50,288.68
Total Bank Accounts	\$886,099.53
Accounts Receivable	
Accounts Receivable {63}	-4,704.55
Total Accounts Receivable	\$ -4,704.55
Other Current Assets	
Accounts Receivable	0.00
Allowance for Bad Debts	1,244.00
M&A Draft-Prepaid Expenses	2,000.00
Undeposited Funds	0.04
Total Other Current Assets	\$3,244.04
Total Current Assets	\$884,639.02
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
Total Fixed Assets	\$8,155.78
Other Assets	
Accumulated Depreciation	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$892,794.80

Sopris Village HOA

Balance Sheet

As of November 30, 2023

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	8,497.25
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	125,853.59
Total Equity	\$884,297.55
TOTAL LIABILITIES AND EQUITY	\$892,794.80

Sopris Village HOA

Budget vs. Actuals by Month FY 2023

November 2023

	TOTAL	
	ACTUAL	BUDGET
Income		
Cash Carry Forward		0.00
Dues Assessment	16,380.00	16,380.00
Interest Income	10.99	
Late Fees	425.00	
Reserve Assessment	12,480.00	12,480.00
Total Income	\$29,295.99	\$28,860.00
GROSS PROFIT	\$29,295.99	\$28,860.00
Expenses		
OPERATING COSTS		
Board Expenses	250.00	50.00
Dues & subscriptions	102.50	85.00
Garage Sale Expenses		0.00
Insurance		0.00
Licenses and Permits		0.00
Misc		37.50
Office Supplies		68.00
Postage	81.02	20.00
RESERVE EXPENSE		12,480.00
Water Improvements Project		3,016.00
Total RESERVE EXPENSE		15,496.00
Taxes		0.00
Total OPERATING COSTS	433.52	15,756.50
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	-1,529.00	420.00
Property Manager	2,200.00	2,200.00
Tax Return Preparation		0.00
Web Site / WIX		0.00
Total PROFESSIONAL	771.00	2,720.00
QuickBooks Payments Fees	178.92	125.00
SERVICES		

Sopris Village HOA

Budget vs. Actuals by Month FY 2023

November 2023

	TOTAL	
	ACTUAL	BUDGET
MVMD Sewer Fees	4,010.50	4,131.00
Trash Service	5,970.64	5,333.00
Trash Patrol (May - Nov)	800.00	500.00
Total Trash Service	6,770.64	5,833.00
Total SERVICES	10,781.14	9,964.00
WATER		
Drinking Water Fee ANNUAL		0.00
Robinson Ditch Assess		0.00
Utilities	227.04	290.00
Water Hydrants		0.00
Water System Management/ EPC		
Chemicals		125.00
Lab Tests	89.50	233.00
Water System Operation	625.00	500.00
WTP R&M/ Supplies		250.00
Total Water System Management/ EPC	714.50	1,108.00
Well House Alarm System	54.54	53.00
Total WATER	996.08	1,451.00
Total Expenses	\$13,210.66	\$31,631.50
NET OPERATING INCOME	\$16,085.33	\$ -2,771.50
NET INCOME	\$16,085.33	\$ -2,771.50

Sopris Village HOA

Budget vs. Actuals YTD FY 2023

January - December 2023

	TOTAL	
	ACTUAL	BUDGET
Income		
ACC Fee	100.00	
Cash Carry Forward		36,191.00
Delinquence	-42.96	
Dues Assessment	196,560.00	180,180.00
Interest Income	241.58	
Late Fees	2,987.50	
Misc Income	800.00	
Reserve Assessment	149,760.00	137,280.00
Returned Check Charges	1,244.00	
Total Income	\$351,650.12	\$353,651.00
GROSS PROFIT	\$351,650.12	\$353,651.00
Expenses		
OPERATING COSTS		
Board Expenses	718.92	550.00
Dues & subscriptions	1,424.91	1,015.00
Garage Sale Expenses		50.00
Insurance	1,971.00	2,200.00
Licenses and Permits	53.00	50.00
Misc		412.50
Office Supplies	136.90	735.00
Postage	573.71	230.00
RESERVE EXPENSE		137,280.00
Water Improvements Project	8,543.50	33,175.00
Total RESERVE EXPENSE	8,543.50	170,455.00
Taxes	1,356.63	600.00
Total OPERATING COSTS	14,778.57	176,297.50
PARK		
Landscaping/ Emergent Landscape LLC	10,626.33	12,375.00
Park Equipment Replace/Repair		2,750.00
Park Other		
Generator	50.00	715.00
Park Misc	5,620.92	1,375.00
Park Trash	567.08	550.00
Total Park Other	6,238.00	2,640.00
Total PARK	16,864.33	17,765.00
PROFESSIONAL		
Accounting Fees	1,650.00	1,100.00
Financial Review or Audit	4,500.00	5,000.00
Legal Fees	1,938.50	4,580.00
Property Manager	26,400.00	24,200.00
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
Total PROFESSIONAL	34,548.27	35,410.00
QuickBooks Payments Fees	3,268.18	1,375.00
SERVICES		
MVMD Sewer Fees	48,126.00	45,441.00
Trash Service	63,332.48	58,667.00
Trash Patrol (May - Nov)	2,900.00	3,100.00
Total Trash Service	66,232.48	61,767.00
Total SERVICES	114,358.48	107,208.00
WATER		
Drinking Water Fee ANNUAL	400.00	450.00
Robinson Ditch Assess	577.96	600.00
Utilities	3,719.34	3,210.00
Water Hydrants	1,770.00	2,000.00
Water Infrastructure Legal	2,897.00	
Water System Management/ EPC		
Chemicals	407.10	1,375.00
Lab Tests	3,292.84	2,567.00
Water System Operation	6,412.50	5,500.00
WTP R&M/ Supplies	451.80	2,750.00
Total Water System Management/ EPC	10,564.24	12,192.00
Water Tank Repairs/ Maintenance	37.50	
Well House Alarm System	649.75	583.00
Total WATER	20,615.79	19,035.00
Total Expenses	\$204,433.62	\$357,090.50
NET OPERATING INCOME	\$147,216.50	\$ -3,439.50
Other Expenses		
Dues Refund / Overpayment	217.96	
Total Other Expenses	\$217.96	\$0.00
NET OTHER INCOME	\$ -217.96	\$0.00
NET INCOME	\$146,998.54	\$ -3,439.50

Sopris Village HOA

Profit and Loss

January - November, 2023

	TOTAL
Income	
ACC Fee	100.00
Delinquence	-42.96
Dues Assessment	180,180.00
Interest Income	227.68
Late Fees	2,762.50
Misc Income	600.00
Reserve Assessment	137,280.00
Returned Check Charges	1,244.00
Total Income	\$322,351.22
GROSS PROFIT	\$322,351.22
Expenses	
OPERATING COSTS	
Board Expenses	512.32
Dues & subscriptions	1,322.41
Insurance	1,971.00
Licenses and Permits	53.00
Office Supplies	136.90
Postage	573.71
RESERVE EXPENSE	
Water Improvements Project	8,543.50
Total RESERVE EXPENSE	8,543.50
Taxes	1,356.63
Total OPERATING COSTS	14,469.47
PARK	
Landscaping/ Emergent Landscape LLC	10,626.33
Park Other	
Generator	50.00
Park Misc	5,620.92
Park Trash	500.00
Total Park Other	6,170.92
Total PARK	16,797.25
PROFESSIONAL	
Accounting Fees	1,550.00
Financial Review or Audit	4,500.00
Legal Fees	1,788.50
Property Manager	24,200.00
Tax Return Preparation	34.92
Web Site / WIX	24.85
Total PROFESSIONAL	32,098.27
QuickBooks Payments Fees	2,981.89

Sopris Village HOA

Profit and Loss

January - November, 2023

	TOTAL
SERVICES	
MVMD Sewer Fees	44,115.50
Trash Service	63,332.48
Trash Patrol (May - Nov)	2,400.00
Total Trash Service	65,732.48
Total SERVICES	109,847.98
WATER	
Drinking Water Fee ANNUAL	400.00
Robinson Ditch Assess	577.96
Utilities	3,613.68
Water Hydrants	1,770.00
Water Infrastructure Legal	2,526.50
Water System Management/ EPC	
Chemicals	407.10
Lab Tests	3,292.84
Water System Operation	6,412.50
WTP R&M/ Supplies	451.80
Total Water System Management/ EPC	10,564.24
Water Tank Repairs/ Maintenance	37.50
Well House Alarm System	594.93
Total WATER	20,084.81
Total Expenses	\$196,279.67
NET OPERATING INCOME	\$126,071.55
Other Expenses	
Dues Refund / Overpayment	217.96
Total Other Expenses	\$217.96
NET OTHER INCOME	\$ -217.96
NET INCOME	\$125,853.59