

Sopris Village HOA

Budget vs. Actuals YTD

January - October, 2022

	TOTAL	
	ACTUAL	BUDGET
Income		
ACC Fee	300.00	0.00
Cash Carry Forward		47,704.50
CD Investments/ Edward Jones		
Dividend Income		0.00
Interest	69.67	0.00
Total CD Investments/ Edward Jones	69.67	0.00
Dues Assessment	151,150.00	150,800.00
Interest Income	12.27	0.00
Late Fees	2,125.00	0.00
8% Delinquent Interest	122.48	
Total Late Fees	2,247.48	0.00
Misc Income		0.00
Reserve Assessment	117,000.00	117,000.00
Violation Fine	0.00	0.00
Total Income	\$270,779.42	\$315,504.50
GROSS PROFIT	\$270,779.42	\$315,504.50
Expenses		
OPERATING COSTS		
Board Expenses	197.18	355.00
Dues & subscriptions	486.95	
Garage Sale Expenses	19.27	100.00
Insurance	2,224.00	1,834.00
Licenses and Permits	50.00	0.00
Misc	194.00	413.70
Office Supplies	299.81	834.00
Postage	444.96	243.60
RESERVE EXPENSE	62,400.00	117,000.00
Water Improvements Project	12,515.50	39,752.50
Total RESERVE EXPENSE	74,915.50	156,752.50
Taxes	498.77	600.00
Total OPERATING COSTS	79,330.44	161,132.80
PARK		
Landscaping/ Emergent Landscape LLC	15,367.82	12,000.00
Park Equipment Replace/Repair		1,000.00
Park Other		1,200.00
Generator	272.47	
Park Misc	153.65	
Park Trash	15.29	
Total Park Other	441.41	1,200.00
Total PARK	15,809.23	14,200.00

Sopris Village HOA

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January - October, 2022

	TOTAL	
	ACTUAL	BUDGET
PROFESSIONAL		
Accounting Fees	1,280.00	1,584.00
Financial Review or Audit	150.00	2,750.00
HOA Assurance Correspondence	0.00	100.00
Legal Fees	7,711.63	1,668.00
Legal Fees Amende&Restate Decs (deleted)		0.00
MMaintenance	1,282.50	1,668.00
Property Manager	24,200.00	22,000.00
Tax Return Preparation	445.00	750.00
Web Site / WIX	24.85	300.00
Total PROFESSIONAL	35,093.98	30,820.00
QuickBooks Payments Fees	624.51	
SERVICES		
MVMD Sewer Fees	40,105.00	40,105.00
Trash Service	48,746.16	44,655.28
Trash Patrol (May - Nov)	2,200.00	2,600.00
Total Trash Service	50,946.16	47,255.28
Total SERVICES	91,051.16	87,360.28
WATER		
Drinking Water Fee ANNUAL	400.00	100.00
Robinson Ditch Assess	577.96	577.96
Telephone Line	507.57	442.50
Utilities	3,435.39	3,917.09
Water Hydrants	1,870.00	1,800.00
Water Rights Investigation	513.00	
Water System Management/ EPC		0.00
Chemicals	1,073.30	760.00
Lab Tests	1,904.60	2,650.00
Water System Operation	5,650.00	7,200.00
WTP R&M/ Supplies	2,408.67	
Total Water System Management/ EPC	11,036.57	10,610.00
Water Tank Repairs/ Maintenance	1,147.80	1,200.00
Total WATER	19,488.29	18,647.55
Total Expenses	\$241,397.61	\$312,160.63
NET OPERATING INCOME	\$29,381.81	\$3,343.87
Other Income		
Transfer from Capital Reserves (deleted)		0.00
Total Other Income	\$0.00	\$0.00
Other Expenses		
Dues Refund / Overpayment	206.00	0.00
Total Other Expenses	\$206.00	\$0.00

Sopris Village HOA

Budget vs. Actuals YTD

January - October, 2022

	TOTAL	
	ACTUAL	BUDGET
NET OTHER INCOME	\$ -206.00	\$0.00
NET INCOME	\$29,175.81	\$3,343.87

Sopris Village HOA

Budget vs. Actuals by Month

October 2022

	TOTAL	
	ACTUAL	BUDGET
Income		
ACC Fee		0.00
Cash Carry Forward		0.00
CD Investments/ Edward Jones		
Dividend Income		0.00
Interest		0.00
Total CD Investments/ Edward Jones		0.00
Dues Assessment	15,118.00	15,080.00
Interest Income	6.63	0.00
Late Fees	175.00	0.00
Misc Income		0.00
Reserve Assessment	11,700.00	11,700.00
Violation Fine		0.00
Total Income	\$26,999.63	\$26,780.00
GROSS PROFIT	\$26,999.63	\$26,780.00
Expenses		
OPERATING COSTS		
Board Expenses		0.00
Dues & subscriptions	12.50	
Garage Sale Expenses		0.00
Insurance	1,255.00	183.00
Licenses and Permits		0.00
Misc		16.37
Office Supplies	114.29	83.00
Postage	189.20	0.00
RESERVE EXPENSE		11,700.00
Water Improvements Project		3,976.00
Total RESERVE EXPENSE		15,676.00
Taxes		0.00
Total OPERATING COSTS	1,570.99	15,958.37
PARK		
Landscaping/ Emergent Landscape LLC	1,645.82	2,000.00
Park Equipment Replace/Repair		200.00
Park Other		100.00
Park Misc	26.70	
Total Park Other	26.70	100.00
Total PARK	1,672.52	2,300.00
PROFESSIONAL		
Accounting Fees		158.00
Financial Review or Audit		0.00
HOA Assurance Correspondence		10.00

Sopris Village HOA

Budget vs. Actuals by Month

October 2022

	TOTAL	
	ACTUAL	BUDGET
Legal Fees	216.00	166.00
Legal Fees Amende&Restate Decs (deleted)		0.00
MMaintenance		166.00
Property Manager	4,300.00	2,200.00
Tax Return Preparation		0.00
Web Site / WIX		0.00
Total PROFESSIONAL	4,516.00	2,700.00
QuickBooks Payments Fees	214.27	
SERVICES		
MVMD Sewer Fees	4,010.50	4,010.50
Trash Service	4,982.09	5,240.00
Trash Patrol (May - Nov)	400.00	400.00
Total Trash Service	5,382.09	5,640.00
Total SERVICES	9,392.59	9,650.50
WATER		
Drinking Water Fee ANNUAL		0.00
Robinson Ditch Assess		0.00
Telephone Line	51.52	44.25
Utilities	458.81	396.92
Water Hydrants		0.00
Water System Management/ EPC		0.00
Chemicals	224.40	100.00
Lab Tests	78.84	75.00
Water System Operation	500.00	1,500.00
Total Water System Management/ EPC	803.24	1,675.00
Water Tank Repairs/ Maintenance	1,147.80	200.00
Total WATER	2,461.37	2,316.17
Total Expenses	\$19,827.74	\$32,925.04
NET OPERATING INCOME	\$7,171.89	\$ -6,145.04
Other Income		
Transfer from Capital Reserves (deleted)		0.00
Total Other Income	\$0.00	\$0.00
Other Expenses		
Dues Refund / Overpayment		0.00
Total Other Expenses	\$0.00	\$0.00
NET OTHER INCOME	\$0.00	\$0.00
NET INCOME	\$7,171.89	\$ -6,145.04

Sopris Village HOA

Balance Sheet

As of October 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking Operating	109,168.21
Edward Jones CD Reserves	598,931.38
Edward Jones MM Acct	50,288.68
Total Bank Accounts	\$758,388.27
Accounts Receivable	
Accounts Receivable {63}	-15,296.47
Total Accounts Receivable	\$ -15,296.47
Other Current Assets	
Accounts Receivable	0.00
M&A Draft-Prepaid Expenses	2,000.00
Undeposited Funds	193.00
Total Other Current Assets	\$2,193.00
Total Current Assets	\$745,284.80
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	0.00
Total Fixed Assets	\$0.00
Other Assets	
Accumulated Depreciation	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$745,284.80

Sopris Village HOA

Balance Sheet

As of October 31, 2022

	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	1,752.67
Net Income	29,175.81
Total Equity	\$736,787.55
TOTAL LIABILITIES AND EQUITY	\$745,284.80