

Sopris Village HOA

Balance Sheet

As of May 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking Operating	187,877.40
Edward Jones CD Reserves	598,931.38
Edward Jones MM Acct	50,288.68
Total Bank Accounts	\$837,097.46
Accounts Receivable	
Accounts Receivable {63}	-19,530.80
Total Accounts Receivable	\$ -19,530.80
Other Current Assets	
Accounts Receivable	0.00
Allowance for Bad Debts	1,022.00
M&A Draft-Prepaid Expenses	2,000.00
Undeposited Funds	222.04
Total Other Current Assets	\$3,244.04
Total Current Assets	\$820,810.70
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	\$828,944.32

Sopris Village HOA

Balance Sheet

As of May 31, 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	62,003.11
Total Equity	\$820,447.07
TOTAL LIABILITIES AND EQUITY	\$828,944.32

Sopris Village HOA

Budget vs. Actuals by Month FY 2023

May 2023

	TOTAL	
	ACTUAL	BUDGET
Income		
Cash Carry Forward		0.00
Dues Assessment	16,906.46	16,380.00
Interest Income	23.23	
Late Fees	175.00	
Reserve Assessment	12,480.00	12,480.00
Total Income	\$29,584.69	\$28,860.00
GROSS PROFIT	\$29,584.69	\$28,860.00
Expenses		
OPERATING COSTS		
Board Expenses	27.00	50.00
Dues & subscriptions	97.50	85.00
Garage Sale Expenses		50.00
Insurance		0.00
Licenses and Permits		0.00
Misc		37.50
Office Supplies		68.00
Postage	21.95	20.00
RESERVE EXPENSE		12,480.00
Water Improvements Project		3,016.00
Total RESERVE EXPENSE		15,496.00
Total OPERATING COSTS	146.45	15,806.50
PARK		
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
Total Park Other	50.00	240.00
Total PARK	1,694.66	1,615.00
PROFESSIONAL		
Accounting Fees	550.00	100.00
Financial Review or Audit		0.00
Legal Fees	121.00	420.00
Property Manager	2,200.00	2,200.00
Tax Return Preparation		0.00
Web Site / WIX		0.00
Total PROFESSIONAL	2,871.00	2,720.00
QuickBooks Payments Fees	256.60	125.00
SERVICES		

Sopris Village HOA

Budget vs. Actuals by Month FY 2023

May 2023

	TOTAL	
	ACTUAL	BUDGET
MVMD Sewer Fees	4,010.50	4,131.00
Trash Service	5,579.88	5,333.00
Trash Patrol (May - Nov)		500.00
Total Trash Service	5,579.88	5,833.00
Total SERVICES	9,590.38	9,964.00
WATER		
Drinking Water Fee ANNUAL		0.00
Robinson Ditch Assess	577.96	600.00
Telephone Line	54.25	53.00
Utilities	133.39	295.00
Water Hydrants	1,770.00	2,000.00
Water Rights Investigation	1,785.50	
Water System Management/ EPC		
Chemicals		125.00
Lab Tests	1,354.00	233.00
Water System Operation	537.50	500.00
WTP R&M/ Supplies	75.00	250.00
Total Water System Management/ EPC	1,966.50	1,108.00
Total WATER	6,287.60	4,056.00
Total Expenses	\$20,846.69	\$34,286.50
NET OPERATING INCOME	\$8,738.00	\$ -5,426.50
NET INCOME	\$8,738.00	\$ -5,426.50

Sopris Village HOA

Budget vs. Actuals YTD FY 2023

January - May, 2023

	TOTAL	
	ACTUAL	BUDGET
Income		
ACC Fee	100.00	
Cash Carry Forward		36,191.00
Delinquence	-42.96	
Dues Assessment	84,005.84	81,900.00
Interest Income	98.97	
Late Fees	850.00	
Reserve Assessment	62,400.00	62,400.00
Returned Check Charges	1,022.00	
Total Income	\$148,433.85	\$180,491.00
GROSS PROFIT	\$148,433.85	\$180,491.00
Expenses		
OPERATING COSTS		
Board Expenses	189.00	250.00
Dues & subscriptions	501.21	425.00
Garage Sale Expenses		50.00
Insurance	321.00	2,200.00
Licenses and Permits		50.00
Misc		187.50
Office Supplies		335.00
Postage	187.62	105.00
RESERVE EXPENSE		62,400.00
Water Improvements Project	7,482.00	15,079.00
Total RESERVE EXPENSE	7,482.00	77,479.00
Taxes	1,295.67	
Total OPERATING COSTS	9,976.50	81,081.50
PARK		
Landscaping/ Emergent Landscape LLC	1,644.66	5,625.00
Park Equipment Replace/Repair		1,250.00
Park Other		
Generator	50.00	325.00
Park Misc	66.05	625.00
Park Trash	200.00	250.00
Total Park Other	316.05	1,200.00
Total PARK	1,960.71	8,075.00
PROFESSIONAL		
Accounting Fees	950.00	500.00
Financial Review or Audit		5,000.00
Legal Fees	1,393.00	2,080.00
Property Manager	11,000.00	11,000.00
Tax Return Preparation	34.92	500.00
Web Site / WIX		0.00

Sopris Village HOA

Budget vs. Actuals YTD FY 2023

January - May, 2023

	TOTAL	
	ACTUAL	BUDGET
Total PROFESSIONAL	13,377.92	19,080.00
QuickBooks Payments Fees	1,309.72	625.00
SERVICES		
MVMD Sewer Fees	20,052.50	20,655.00
Trash Service	27,899.40	26,669.00
Trash Patrol (May - Nov)		500.00
Total Trash Service	27,899.40	27,169.00
Total SERVICES	47,951.90	47,824.00
WATER		
Drinking Water Fee ANNUAL	300.00	325.00
Robinson Ditch Assess	577.96	600.00
Telephone Line	268.93	265.00
Utilities	1,016.20	1,455.00
Water Hydrants	1,770.00	2,000.00
Water Rights Investigation	2,526.50	
Water System Management/ EPC		
Chemicals	332.10	625.00
Lab Tests	1,894.34	1,165.00
Water System Operation	2,837.50	2,500.00
WTP R&M/ Supplies	75.00	1,250.00
Total Water System Management/ EPC	5,138.94	5,540.00
Water Tank Repairs/ Maintenance	37.50	
Total WATER	11,636.03	10,185.00
Total Expenses	\$86,212.78	\$166,870.50
NET OPERATING INCOME	\$62,221.07	\$13,620.50
Other Expenses		
Dues Refund / Overpayment	217.96	
Total Other Expenses	\$217.96	\$0.00
NET OTHER INCOME	\$ -217.96	\$0.00
NET INCOME	\$62,003.11	\$13,620.50

Sopris Village HOA

Profit and Loss

January - May, 2023

	TOTAL
Income	
ACC Fee	100.00
Delinquence	-42.96
Dues Assessment	84,005.84
Interest Income	98.97
Late Fees	850.00
Reserve Assessment	62,400.00
Returned Check Charges	1,022.00
Total Income	\$148,433.85
GROSS PROFIT	\$148,433.85
Expenses	
OPERATING COSTS	
Board Expenses	189.00
Dues & subscriptions	501.21
Insurance	321.00
Postage	187.62
RESERVE EXPENSE	
Water Improvements Project	7,482.00
Total RESERVE EXPENSE	7,482.00
Taxes	1,295.67
Total OPERATING COSTS	9,976.50
PARK	
Landscaping/ Emergent Landscape LLC	1,644.66
Park Other	
Generator	50.00
Park Misc	66.05
Park Trash	200.00
Total Park Other	316.05
Total PARK	1,960.71
PROFESSIONAL	
Accounting Fees	950.00
Legal Fees	1,393.00
Property Manager	11,000.00
Tax Return Preparation	34.92
Total PROFESSIONAL	13,377.92
QuickBooks Payments Fees	1,309.72
SERVICES	
MVMD Sewer Fees	20,052.50
Trash Service	27,899.40
Total SERVICES	47,951.90

Sopris Village HOA

Profit and Loss

January - May, 2023

	TOTAL
WATER	
Drinking Water Fee ANNUAL	300.00
Robinson Ditch Assess	577.96
Telephone Line	268.93
Utilities	1,016.20
Water Hydrants	1,770.00
Water Rights Investigation	2,526.50
Water System Management/ EPC	
Chemicals	332.10
Lab Tests	1,894.34
Water System Operation	2,837.50
WTP R&M/ Supplies	75.00
Total Water System Management/ EPC	5,138.94
Water Tank Repairs/ Maintenance	37.50
Total WATER	11,636.03
Total Expenses	\$86,212.78
NET OPERATING INCOME	\$62,221.07
Other Expenses	
Dues Refund / Overpayment	217.96
Total Other Expenses	\$217.96
NET OTHER INCOME	\$ -217.96
NET INCOME	\$62,003.11