

Sopris Village HOA

Balance Sheet

As of August 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking Operating	92,991.35
Edward Jones CD Reserves	598,931.38
Edward Jones MM Acct	50,288.68
Total Bank Accounts	\$742,211.41
Accounts Receivable	
Accounts Receivable {63}	-20,222.47
Total Accounts Receivable	\$ -20,222.47
Other Current Assets	
Accounts Receivable	0.00
M&A Draft-Prepaid Expenses	3,863.00
Undeposited Funds	1,017.00
Total Other Current Assets	\$4,880.00
Total Current Assets	\$726,868.94
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	\$726,868.94

Sopris Village HOA

Balance Sheet

As of August 31, 2022

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	2,000.00
Total Accounts Payable	\$2,000.00
Credit Cards	
Capital One Services	0.00
Total Credit Cards	\$0.00
Other Current Liabilities	
Alpine Bank - LOC	0.00
Income Tax Payable	4,907.00
Total Other Current Liabilities	\$4,907.00
Total Current Liabilities	\$6,907.00
Total Liabilities	\$6,907.00
Equity	
Capital Reserve Equity	705,859.07
Opening Bal Equity	0.00
Retained Earnings	3,830.92
Net Income	10,271.95
Total Equity	\$719,961.94
TOTAL LIABILITIES AND EQUITY	\$726,868.94

Sopris Village HOA

Budget vs. Actuals by Month

August 2022

	TOTAL	
	ACTUAL	BUDGET
Income		
ACC Fee	1,397.00	0.00
Cash Carry Forward		0.00
Dues Assessment	15,118.00	15,080.00
Edward Jones		
Dividend Income		0.00
Interest		0.00
Total Edward Jones		0.00
Interest Income	0.83	0.00
Late Fees	400.00	0.00
Misc Income		0.00
Reserve Assessment	11,700.00	11,700.00
Violation Fine		0.00
Total Income	\$28,615.83	\$26,780.00
GROSS PROFIT	\$28,615.83	\$26,780.00
Expenses		
OPERATING COSTS		
Board Expenses	108.80	0.00
Dues & subscriptions	267.45	
Garage Sale Expenses		0.00
Insurance		183.50
Licenses and Permits		0.00
Misc	194.00	16.37
Office Supplies		83.00
Postage	118.40	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	688.65	15,958.87
PARK		
Emergent Landscape LLC	6,653.07	2,000.00
Park Equipment Replace/Repair		100.00
Park Misc	81.34	200.00
Total PARK	6,734.41	2,300.00
PROFESSIONAL		
Accounting Fees		158.00
Financial Review or Audit		0.00
HOA Assurance Correspondence		10.00
Legal Fees	674.00	167.00
Legal Fees Amende&Restate Decs (deleted)		0.00
MMaintenance	382.50	167.00

Sopris Village HOA

Budget vs. Actuals by Month

August 2022

	TOTAL	
	ACTUAL	BUDGET
Property Manager	2,200.00	2,200.00
Tax Return Preparation		0.00
Web Site / WIX	24.85	0.00
Total PROFESSIONAL	3,281.35	2,702.00
QuickBooks Payments Fees	251.04	
SERVICES		
MVMD Sewer Fees	4,010.50	4,010.50
Trash Service	14,803.38	4,331.41
Trash Patrol (May - Nov)	400.00	500.00
Total Trash Service	15,203.38	4,831.41
Total SERVICES	19,213.88	8,841.91
WATER	100.00	
Drinking Water Fee ANNUAL		100.00
Robinson Ditch Assess		0.00
Telephone Line	51.52	44.25
Utilities	535.93	661.45
Water Hydrants		0.00
Water Rights Investigation	513.00	
Water System Management		0.00
EPC	3,649.67	700.00
Chemicals	366.60	60.00
Lab Tests	236.52	75.00
Total EPC	4,252.79	835.00
Total Water System Management	4,252.79	835.00
Water Tank Repairs/ Maintenance		200.00
Total WATER	5,453.24	1,840.70
Total Expenses	\$35,622.57	\$31,643.48
NET OPERATING INCOME	\$ -7,006.74	\$ -4,863.48
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	\$ -7,006.74	\$ -4,863.48

Sopris Village HOA

Budget vs. Actuals YTD

January - August, 2022

	TOTAL	
	ACTUAL	BUDGET
Income		
ACC Fee	2,012.00	0.00
Cash Carry Forward		47,704.50
Dues Assessment	121,030.00	120,640.00
Edward Jones		
Dividend Income		0.00
Interest	69.67	0.00
Total Edward Jones	69.67	0.00
Interest Income	5.64	0.00
Late Fees	1,675.00	0.00
8% Delinquent Interest	122.48	
Total Late Fees	1,797.48	0.00
Misc Income		0.00
Reserve Assessment	93,690.00	93,600.00
Violation Fine	0.00	0.00
Total Income	\$218,604.79	\$261,944.50
GROSS PROFIT	\$218,604.79	\$261,944.50
Expenses		
OPERATING COSTS		
Board Expenses	197.18	330.00
Dues & subscriptions	376.95	
Garage Sale Expenses	19.27	100.00
Insurance	321.00	1,468.00
Licenses and Permits	50.00	0.00
Misc	194.00	380.96
Office Supplies	0.00	668.00
Postage	251.16	131.80
RESERVE EXPENSE	62,400.00	93,600.00
Water Improvements Project	11,513.50	31,800.50
Total RESERVE EXPENSE	73,913.50	125,400.50
Taxes	498.77	600.00
Total OPERATING COSTS	75,821.83	129,079.26
PARK		
Emergent Landscape LLC	13,722.00	8,000.00
Park Equipment Replace/Repair		600.00
Park Misc	142.24	1,000.00
Total PARK	13,864.24	9,600.00
PROFESSIONAL		
Accounting Fees	980.00	1,268.00
Financial Review or Audit	150.00	2,750.00
HOA Assurance Correspondence	0.00	80.00

Sopris Village HOA

Budget vs. Actuals YTD

January - August, 2022

	TOTAL	
	ACTUAL	BUDGET
Legal Fees	7,495.63	1,336.00
Legal Fees Amende&Restate Decs (deleted)		0.00
MMaintenance	1,282.50	1,336.00
Property Manager	19,900.00	17,600.00
Tax Return Preparation	445.00	750.00
Web Site / WIX	24.85	300.00
Total PROFESSIONAL	30,277.98	25,420.00
QuickBooks Payments Fees	295.27	
SERVICES		
MVMD Sewer Fees	32,084.00	32,084.00
Trash Service	38,781.98	34,651.28
Trash Patrol (May - Nov)	1,300.00	1,800.00
Total Trash Service	40,081.98	36,451.28
Total SERVICES	72,165.98	68,535.28
WATER	100.00	
Drinking Water Fee ANNUAL	300.00	100.00
Robinson Ditch Assess	577.96	577.96
Telephone Line	404.53	354.00
Utilities	2,468.76	2,858.71
Water Hydrants	1,870.00	1,800.00
Water Rights Investigation	513.00	
Water System Management		0.00
EPC	6,871.17	5,000.00
Chemicals	849.20	560.00
Lab Tests	1,746.92	2,500.00
Total EPC	9,467.29	8,060.00
Total Water System Management	9,467.29	8,060.00
Water Tank Repairs/ Maintenance		800.00
Total WATER	15,701.54	14,550.67
Total Expenses	\$208,126.84	\$247,185.21
NET OPERATING INCOME	\$10,477.95	\$14,759.29
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
NET OTHER INCOME	\$ -206.00	\$0.00
NET INCOME	\$10,271.95	\$14,759.29