

Sopris Village HOA

Balance Sheet

As of September 30, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking Operating	105,652.32
Edward Jones CD Reserves	598,931.38
Edward Jones MM Acct	50,288.68
Total Bank Accounts	\$754,872.38
Accounts Receivable	
Accounts Receivable {63}	-18,952.47
Total Accounts Receivable	\$ -18,952.47
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	\$738,112.91
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	\$738,112.91

Sopris Village HOA

Balance Sheet

As of September 30, 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	22,003.92
Total Equity	\$729,615.66
TOTAL LIABILITIES AND EQUITY	\$738,112.91

Sopris Village HOA

Budget vs. Actuals by Month

September 2022

	TOTAL	
	ACTUAL	BUDGET
Income		
ACC Fee	100.00	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		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	\$27,093.00	\$26,780.00
GROSS PROFIT	\$27,093.00	\$26,780.00
Expenses		
OPERATING COSTS		
Board Expenses		25.00
Dues & subscriptions	97.50	
Garage Sale Expenses		0.00
Insurance	648.00	183.00
Licenses and Permits		0.00
Misc		16.37
Office Supplies	185.52	83.00
Postage	4.60	111.80
RESERVE EXPENSE		11,700.00
Water Improvements Project	1,002.00	3,976.00
Total RESERVE EXPENSE	1,002.00	15,676.00
Taxes		0.00
Total OPERATING COSTS	1,937.62	16,095.17
PARK		
Landscaping/ Emergent Landscape LLC		2,000.00
Park Equipment Replace/Repair		200.00
Park Other		100.00
Generator	272.47	
Total Park Other	272.47	100.00
Total PARK	272.47	2,300.00
PROFESSIONAL		
Accounting Fees	300.00	158.00
Financial Review or Audit		0.00
HOA Assurance Correspondence		10.00

Sopris Village HOA

Budget vs. Actuals by Month

September 2022

	TOTAL	
	ACTUAL	BUDGET
Legal Fees		166.00
Legal Fees Amende&Restate Decs (deleted)		0.00
MMaintenance		166.00
Property Manager		2,200.00
Tax Return Preparation		0.00
Web Site / WIX		0.00
Total PROFESSIONAL	300.00	2,700.00
QuickBooks Payments Fees	114.97	
SERVICES		
MVMD Sewer Fees	4,010.50	4,010.50
Trash Service	4,982.09	4,764.00
Trash Patrol (May - Nov)	500.00	400.00
Total Trash Service	5,482.09	5,164.00
Total SERVICES	9,492.59	9,174.50
WATER		
Drinking Water Fee ANNUAL		0.00
Robinson Ditch Assess		0.00
Telephone Line	51.52	44.25
Utilities	507.82	661.46
Water Hydrants		0.00
Water System Management/ EPC		0.00
Chemicals	112.20	100.00
Lab Tests	78.84	75.00
Water System Operation	500.00	700.00
WTP R&M/ Supplies	75.00	
Total Water System Management/ EPC	766.04	875.00
Water Tank Repairs/ Maintenance		200.00
Total WATER	1,325.38	1,780.71
Total Expenses	\$13,443.03	\$32,050.38
NET OPERATING INCOME	\$13,649.97	\$ -5,270.38
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	\$13,649.97	\$ -5,270.38

Sopris Village HOA

Budget vs. Actuals YTD

January - September, 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	136,032.00	135,720.00
Interest Income	5.64	0.00
Late Fees	1,950.00	0.00
8% Delinquent Interest	122.48	
Total Late Fees	2,072.48	0.00
Misc Income		0.00
Reserve Assessment	105,300.00	105,300.00
Violation Fine	0.00	0.00
Total Income	\$243,779.79	\$288,724.50
GROSS PROFIT	\$243,779.79	\$288,724.50
Expenses		
OPERATING COSTS		
Board Expenses	197.18	355.00
Dues & subscriptions	474.45	
Garage Sale Expenses	19.27	100.00
Insurance	969.00	1,651.00
Licenses and Permits	50.00	0.00
Misc	194.00	397.33
Office Supplies	185.52	751.00
Postage	255.76	243.60
RESERVE EXPENSE	62,400.00	105,300.00
Water Improvements Project	12,515.50	35,776.50
Total RESERVE EXPENSE	74,915.50	141,076.50
Taxes	498.77	600.00
Total OPERATING COSTS	77,759.45	145,174.43
PARK		
Landscaping/ Emergent Landscape LLC	13,722.00	10,000.00
Park Equipment Replace/Repair		800.00
Park Other		1,100.00
Generator	272.47	
Park Misc	126.95	
Park Trash	15.29	
Total Park Other	414.71	1,100.00
Total PARK	14,136.71	11,900.00

Sopris Village HOA

Budget vs. Actuals YTD

January - September, 2022

	TOTAL	
	ACTUAL	BUDGET
PROFESSIONAL		
Accounting Fees	1,280.00	1,426.00
Financial Review or Audit	150.00	2,750.00
HOA Assurance Correspondence	0.00	90.00
Legal Fees	7,495.63	1,502.00
Legal Fees Amende&Restate Decs (deleted)		0.00
MMaintenance	1,282.50	1,502.00
Property Manager	19,900.00	19,800.00
Tax Return Preparation	445.00	750.00
Web Site / WIX	24.85	300.00
Total PROFESSIONAL	30,577.98	28,120.00
QuickBooks Payments Fees	410.24	
SERVICES		
MVMD Sewer Fees	36,094.50	36,094.50
Trash Service	43,764.07	39,415.28
Trash Patrol (May - Nov)	1,800.00	2,200.00
Total Trash Service	45,564.07	41,615.28
Total SERVICES	81,658.57	77,709.78
WATER		
Drinking Water Fee ANNUAL	400.00	100.00
Robinson Ditch Assess	577.96	577.96
Telephone Line	456.05	398.25
Utilities	2,976.58	3,520.17
Water Hydrants	1,870.00	1,800.00
Water Rights Investigation	513.00	
Water System Management/ EPC		0.00
Chemicals	848.90	660.00
Lab Tests	1,825.76	2,575.00
Water System Operation	5,150.00	5,700.00
WTP R&M/ Supplies	2,408.67	
Total Water System Management/ EPC	10,233.33	8,935.00
Water Tank Repairs/ Maintenance		1,000.00
Total WATER	17,026.92	16,331.38
Total Expenses	\$221,569.87	\$279,235.59
NET OPERATING INCOME	\$22,209.92	\$9,488.91
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 - September, 2022

	TOTAL	
	ACTUAL	BUDGET
NET OTHER INCOME	\$ -206.00	\$0.00
NET INCOME	\$22,003.92	\$9,488.91