

Sopris Village Homeowners Association
2021 Budget vs. Actual Compared to Preliminary 2022 Budget
 January 1 through November 12, 2021

7:09 PM
 11/12/21
 Accrual
 Basis

	Actual (as of 11.12.21)	2021 Budget	Proposed 2022 Budget
Ordinary Income/Expense			
Income			
Cash Carry Forward	0.00	0.00	47,704.50
Edward Jones			
Dividend Income	3.77	0.00	0.00
Interest - MM Account	1,791.67	0.00	0.00
Total Edward Jones	1,795.44	0.00	0.00
ACC Fee	300.00	0.00	0.00
Returned Check Charges	0.00	0.00	0.00
Reserve Assessment	83,241.17	93,600.00	140,400.00
Violation Fine	1,300.00	0.00	0.00
Late Fees	2,575.00	0.00	0.00
Dues Assessment	153,898.83	168,480.00	180,960.00
Interest Income - Alpine Bank	96.53	0.00	0.00
Misc Income	-200.00	0.00	0.00
Total Income	243,006.97	262,080.00	369,064.50
Gross Profit	243,006.97	262,080.00	369,064.50
Expense			
Bank Service Charges	-9.00	0.00	0.00
OPERATING COSTS			
Garage Sale Expenses	70.00	100.00	100.00
Taxes	4,091.54	552.00	600.00
Board Expenses	30.00	300.00	405.00
Misc	754.88	250.00	446.44
RESERVE EXPENSE			
Water Improvements Project	42,295.50	90,000.00	47,704.50
RESERVE EXPENSE - Other	82,550.00	93,600.00	140,400.00
Total RESERVE EXPENSE	124,845.50	183,600.00	188,104.50
Office Supplies	630.40	1,020.00	1,000.00

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Postage	111.85	220.00	243.60
Licenses and Permits	60.00	90.00	60.00
Insurance	2,143.00	1,843.00	2,200.00
Total OPERATING COSTS	132,737.17	187,975.00	193,159.54
SERVICES			
Trash Service			
Trash Patrol (May - Nov)	2,600.00	3,000.00	3,100.00
Trash Service - Other	44,887.61	47,178.00	55,135.28
Total Trash Service	47,487.61	50,178.00	58,235.28
MVMD Sewer Fees	40,105.00	48,126.00	48,126.00
Total SERVICES	87,592.61	98,304.00	106,361.28
PROFESSIONAL			
Legal Fees Amende&Restate Decs	2,166.66	8,500.00	0.00
MMaintenance	1,952.50	1,800.00	2,000.00
HOA Assurance Correspondence	0.00	120.00	120.00
Accounting Fees	1,867.50	1,950.00	1,900.00
Web Site / WIX	292.82	180.85	300.00
Tax Return Preparation	1,435.00	470.00	750.00
Property Manager	22,000.00	24,000.00	26,400.00
Legal Fees	1,614.85	1,800.00	2,000.00
Financial Review or Audit	945.72	4,000.00	2,750.00
Total PROFESSIONAL	32,275.05	42,820.85	36,220.00
PARK			
Park Misc	202.70	2,000.00	1,200.00
Emergent Landscape LLC	9,835.25	10,600.00	12,000.00
Park Equipment Replace/Repair	0.00	1,140.00	1,000.00
Total PARK	10,037.95	13,740.00	14,200.00
WATER			

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Drinking Water Fee ANNUAL	101.00	100.00	100.00
Water System Management			
EPC			
Chemicals	941.28	900.00	1,000.00
Lab Tests	2,663.05	3,035.04	2,800.00
EPC - Other	8,278.00	8,325.00	8,400.00
Total EPC	11,882.33	12,260.04	12,200.00
Water System Management - Other	2,491.25	4,156.00	3,335.00
Total Water System Management	14,373.58	16,416.04	15,535.00
Water Rights Investigation	162.00	2,500.00	0.00
Robinson Ditch Assess	577.96	566.63	577.96
Telephone Line	526.12	481.95	531.00
Utilities	3,251.51	4,700.04	4,329.37
Water Tank Repairs/ Maintenance	0.00	2,400.00	1,200.00
Water Hydrants	1,630.00	1,450.00	1,800.00
Total WATER	20,622.17	28,614.66	24,073.33
Total Expense	283,255.95	371,454.51	374,014.15
Net Ordinary Income	-40,248.98	-109,374.51	-4,949.65
Other Income/Expense			
Other Income			
Transfer from Capital Reserves	0.00	98,500.00	0.00
Total Other Income	0.00	98,500.00	
Other Expense			
Dues Refund / Overpayment	0.00	0.00	0.00
Net Other Income	0.00	98,500.00	0.00
Net Income	-40,248.98	-10,874.51	-4,949.65