

Sopris Village Homeowners Assn.

Balance Sheet

As of November 30, 2018

Accrual Basis

	<u>Nov 30, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
Edward Jones CD 2 Reserve	25,000.00
Edward Jones CD Reserves	325,000.00
Checking Operating	69,427.38
Total Checking/Savings	419,427.38
Accounts Receivable	
Accounts Receivable	3,935.40
Total Accounts Receivable	3,935.40
Other Current Assets	
Allowance for Bad Debts	-18,730.00
Undeposited Funds	100.00
Total Other Current Assets	-18,630.00
Total Current Assets	404,732.78
TOTAL ASSETS	<u>404,732.78</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	647.00
Total Accounts Payable	647.00
Total Current Liabilities	647.00
Total Liabilities	647.00
Equity	
Capital Reserve Equity	370,965.68
Retained Earnings	42,655.40
Net Income	-9,535.30
Total Equity	404,085.78
TOTAL LIABILITIES & EQUITY	<u>404,732.78</u>

**Sopris Village Homeowners Assn.
Budget vs. Actual**

November 2018

Accrual Basis

	Nov 18	Budget
Ordinary Income/Expense		
Income		
Reserve Assessment	6,391.04	6,491.02
Violation Fine	300.00	
Late Fees	125.00	
Dues Assessment	14,216.96	14,438.99
Interest Income	143.50	
Total Income	<u>21,176.50</u>	<u>20,930.01</u>
Gross Profit	21,176.50	20,930.01
Expense		
OPERATING COSTS		
Board Expenses	450.00	
RESERVE EXPENSE	6,491.03	6,491.02
Office Supplies	0.00	108.33
Postage	0.00	100.00
Insurance	1,174.00	1,065.00
Bank Service Charges	0.00	8.33
Total OPERATING COSTS	<u>8,115.03</u>	<u>7,772.68</u>
SERVICES		
Trash Service		
Trash Patrol (June - Nov)	500.00	
Trash Service - Other	3,341.63	2,709.93
Total Trash Service	<u>3,841.63</u>	<u>2,709.93</u>
MVMD Sewer Fees	4,010.50	4,090.71
Total SERVICES	<u>7,852.13</u>	<u>6,800.64</u>
PROFESSIONAL		
Web Site Development	0.00	83.33
Property Manager	2,474.47	2,666.67
Legal Fees	227.50	833.33
Total PROFESSIONAL	<u>2,701.97</u>	<u>3,583.33</u>
PARK		
Park Misc	48.00	
Park- Branch Cut/Clean	3,197.00	
Park Equipment Replace/Repair	834.50	
Total PARK	<u>4,079.50</u>	<u>0.00</u>
REPAIRS & MAINTENANCE		
Misc R & M	15.00	166.67
Total REPAIRS & MAINTENANCE	<u>15.00</u>	<u>166.67</u>
WATER		
Water Rights Investigation B&G	892.00	
Telephone Line	38.76	33.33
Utilities	727.51	416.67
Water Mtc/Repairs	0.00	416.67
Water Management	0.00	541.67
Lab Tests	0.00	583.33
WATER - Other	1,678.35	
Total WATER	<u>3,336.62</u>	<u>1,991.67</u>
Total Expense	<u>26,100.25</u>	<u>20,314.99</u>
Net Ordinary Income	<u>-4,923.75</u>	<u>615.02</u>
Net Income	<u><u>-4,923.75</u></u>	<u><u>615.02</u></u>

Sopris Village Homeowners Assn.
Budget Comparison YTD
 January through November 2018

Accrual Basis

	Jan - Nov 18	Budget
Ordinary Income/Expense		
Income		
Lien	800.00	
ACC Fee	900.00	
Reserve Assessment	71,052.63	71,401.32
Holy Cross	37.19	
Violation Fine	1,250.00	
Late Fees	3,575.00	
Dues Assessment	158,050.37	158,828.69
Finance Charge Income	48.87	
Interest Income	1,953.87	
Misc Income	150.75	
Total Income	237,818.68	230,230.01
Gross Profit	237,818.68	230,230.01
Expense		
Bad Debts	12,452.71	12,452.71
OPERATING COSTS		
Garage Sale Expenses	74.12	
Taxes	272.91	
Board Expenses	766.00	
RESERVE EXPENSE	71,401.33	71,401.32
Office Supplies	284.78	1,191.67
Postage	245.00	1,100.00
Licenses and Permits	62.00	750.00
Insurance	2,812.00	2,400.00
Bank Service Charges	0.00	91.67
Total OPERATING COSTS	75,918.14	76,934.66
SERVICES		
Trash Service		
Trash Patrol (June - Nov)	2,400.00	
Trash Service - Other	34,012.71	29,809.23
Total Trash Service	36,412.71	29,809.23
MVMD Sewer Fees	44,115.50	44,997.81
Total SERVICES	80,528.21	74,807.04
PROFESSIONAL		
Web Site Development	160.63	916.67
Tax Return Preparation	415.00	435.00
Property Manager	27,359.91	29,333.33
Legal Fees	6,427.00	9,166.67
Audit	0.00	3,500.00
Total PROFESSIONAL	34,362.54	43,351.67
PARK		
Park Misc	213.00	
Park- Branch Cut/Clean	4,332.82	
Park TT Landscaping/Irrigation	6,969.67	12,500.00
Park Equipment Replace/Repair	6,069.39	
Total PARK	17,584.88	12,500.00
REPAIRS & MAINTENANCE		
Misc R & M	15.00	1,833.33
Total REPAIRS & MAINTENANCE	15.00	1,833.33
WATER		
Water Rights Investigation B&G	1,540.00	
Water Tank Maint. Fire 7/2018	4,287.75	
Water Tank Area Maintenance	138.75	
Robinson Ditch Assess	566.63	575.00

	<u>Jan - Nov 18</u>	<u>Budget</u>
Telephone Line	399.37	366.67
Utilities	5,551.44	4,583.33
Chemicals	470.30	
Water Mtc/Repairs	1,989.00	4,583.33
Water Management	4,775.00	5,958.33
Lab Tests	3,696.31	6,416.67
WATER - Other	3,077.95	
Total WATER	<u>26,492.50</u>	<u>22,483.33</u>
Total Expense	<u>247,353.98</u>	<u>244,362.74</u>
Net Ordinary Income	<u>-9,535.30</u>	<u>-14,132.73</u>
Net Income	<u>-9,535.30</u>	<u>-14,132.73</u>

Sopris Village Homeowners Assn.

Check Detail

November 2018

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	auto	11/05/2018	Mountain Waste		Checking Oper...		-3,906.63
				Trash Service		-3,906.63	3,906.63
TOTAL						-3,906.63	3,906.63
Check	auto	11/19/2018	Century Link		Checking Oper...		-38.76
				Telephone Line		-38.76	38.76
TOTAL						-38.76	38.76
Check	auto	11/28/2018	Holy Cross		Checking Oper...		-287.53
				Utilities		-20.56	20.56
				Utilities		-21.07	21.07
				Utilities		-245.90	245.90
TOTAL						-287.53	287.53
Check	AUTO	11/19/2018	Holy Cross		Checking Oper...		-439.98
				Utilities		-20.56	20.56
				Utilities		-20.91	20.91
				Utilities		-398.51	398.51
TOTAL						-439.98	439.98
Check	AUTO	11/20/2018	Mid Valley Metr...		Checking Oper...		-4,010.50
				MVMD Sewer Fe...		-4,010.50	4,010.50
TOTAL						-4,010.50	4,010.50
Check	10652	11/08/2018	Pete Guglielmo		Checking Oper...		-162.50
				Park Equipment ...		-162.50	162.50
TOTAL						-162.50	162.50
Check	10653	11/08/2018	EPC		Checking Oper...		-1,678.35
				WATER		-1,678.35	1,678.35
TOTAL						-1,678.35	1,678.35
Check	10654	11/08/2018	Winzenburg, Le...		Checking Oper...		0.00
TOTAL						0.00	0.00
Check	10655	11/08/2018	Balcomb & Gre...		Checking Oper...		-892.00
				Water Rights Inv...		-892.00	892.00
TOTAL						-892.00	892.00
Check	10656	11/08/2018	Aspen Tree Ser...		Checking Oper...		-3,197.00
				Park- Branch Cu...		-3,197.00	3,197.00

Sopris Village Homeowners Assn.

Check Detail

November 2018

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
TOTAL						-3,197.00	3,197.00
Check	10657	11/08/2018	Mountain Maint...		Checking Oper...		-735.00
				Park Equipment ...		-672.00	672.00
				Park Misc		-48.00	48.00
				Misc R & M		-15.00	15.00
TOTAL						-735.00	735.00
Check	10658	11/08/2018	State Farm		Checking Oper...		-1,174.00
				Insurance		-1,174.00	1,174.00
TOTAL						-1,174.00	1,174.00
Check	10659	11/08/2018	Aspen Resort A...		Checking Oper...		-148.47
				Property Manager		-148.47	148.47
TOTAL						-148.47	148.47
Check	10660	11/08/2018	Eagle County		Checking Oper...		-300.00
				Board Expenses		-300.00	300.00
TOTAL						-300.00	300.00
Check	10661	11/08/2018	Eagle County		Checking Oper...		-150.00
				Board Expenses		-150.00	150.00
TOTAL						-150.00	150.00
Check	10662	11/08/2018	Aspen Resort A...		Checking Oper...		-26.00
				Property Manager		-26.00	26.00
TOTAL						-26.00	26.00
Check	10672	11/06/2018	Larsen Limited		Checking Oper...		-500.00
				Trash Patrol (Ju...		-500.00	500.00
TOTAL						-500.00	500.00
Check	10681	11/01/2018	Aspen Resort A...		Checking Oper...		-2,300.00
				Property Manager		-2,300.00	2,300.00
TOTAL						-2,300.00	2,300.00
Check	10682	11/29/2018	Winzenburg, Le...		Checking Oper...		-227.50
				Legal Fees		-227.50	227.50
TOTAL						-227.50	227.50