

# Sopris Village HOA

## Balance Sheet

As of July 31, 2023

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
Checking Operating	202,446.97
Edward Jones CD Reserves	598,931.38
Edward Jones MM Acct	50,288.68
<b>Total Bank Accounts</b>	<b>\$851,667.03</b>
Accounts Receivable	
Accounts Receivable {63}	-9,137.80
<b>Total Accounts Receivable</b>	<b>\$ -9,137.80</b>
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
<b>Total Other Current Assets</b>	<b>\$3,244.04</b>
<b>Total Current Assets</b>	<b>\$845,773.27</b>
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
<b>Total Fixed Assets</b>	<b>\$8,133.62</b>
Other Assets	
Accumulated Depreciation	0.00
<b>Total Other Assets</b>	<b>\$0.00</b>
<b>TOTAL ASSETS</b>	<b>\$853,906.89</b>

# Sopris Village HOA

## Balance Sheet

As of July 31, 2023

	TOTAL
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	8,497.25
<b>Total Accounts Payable</b>	<b>\$8,497.25</b>
Credit Cards	
Capital One Services	0.00
<b>Total Credit Cards</b>	<b>\$0.00</b>
Other Current Liabilities	
Alpine Bank - LOC	0.00
Income Tax Payable	0.00
<b>Total Other Current Liabilities</b>	<b>\$0.00</b>
<b>Total Current Liabilities</b>	<b>\$8,497.25</b>
<b>Total Liabilities</b>	<b>\$8,497.25</b>
Equity	
Capital Reserve Equity	705,859.07
Opening Bal Equity	0.00
Retained Earnings	52,584.89
Net Income	86,965.68
<b>Total Equity</b>	<b>\$845,409.64</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$853,906.89</b>

# Sopris Village HOA

## Budget vs. Actuals by Month FY 2023

July 2023

	TOTAL	
	ACTUAL	BUDGET
<b>Income</b>		
Cash Carry Forward		0.00
Dues Assessment	16,859.46	16,380.00
Late Fees	250.00	
Reserve Assessment	12,480.00	12,480.00
<b>Total Income</b>	<b>\$29,589.46</b>	<b>\$28,860.00</b>
<b>GROSS PROFIT</b>	<b>\$29,589.46</b>	<b>\$28,860.00</b>
<b>Expenses</b>		
<b>OPERATING COSTS</b>		
Board Expenses		50.00
Dues & subscriptions		85.00
Garage Sale Expenses		0.00
Insurance		0.00
Licenses and Permits		0.00
Misc		37.50
Office Supplies		69.00
Postage		20.00
<b>RESERVE EXPENSE</b>		12,480.00
Water Improvements Project	1,061.50	3,016.00
<b>Total RESERVE EXPENSE</b>	<b>1,061.50</b>	<b>15,496.00</b>
<b>Total OPERATING COSTS</b>	<b>1,061.50</b>	<b>15,757.50</b>
<b>PARK</b>		
Landscaping/ Emergent Landscape LLC	4,047.69	1,125.00
Park Equipment Replace/Repair		250.00
<b>Park Other</b>		
Generator		65.00
Park Misc		125.00
Park Trash		50.00
<b>Total Park Other</b>		<b>240.00</b>
<b>Total PARK</b>	<b>4,047.69</b>	<b>1,615.00</b>
<b>PROFESSIONAL</b>		
Accounting Fees		100.00
Financial Review or Audit		0.00
Legal Fees	1,602.00	420.00
Property Manager		2,200.00
Tax Return Preparation		0.00
Web Site / WIX		0.00
<b>Total PROFESSIONAL</b>	<b>1,602.00</b>	<b>2,720.00</b>
QuickBooks Payments Fees	287.36	125.00
<b>SERVICES</b>		
MVMD Sewer Fees		4,131.00
Trash Service	5,970.64	5,333.00

# Sopris Village HOA

## Budget vs. Actuals by Month FY 2023

July 2023

	TOTAL	
	ACTUAL	BUDGET
Trash Patrol (May - Nov)		400.00
<b>Total Trash Service</b>	<b>5,970.64</b>	<b>5,733.00</b>
<b>Total SERVICES</b>	<b>5,970.64</b>	<b>9,864.00</b>
<b>WATER</b>		
Drinking Water Fee ANNUAL	100.00	125.00
Robinson Ditch Assess		0.00
Telephone Line		53.00
Utilities		295.00
Water Hydrants		0.00
Water System Management/ EPC		
Chemicals		125.00
Lab Tests	277.00	234.00
Water System Operation	537.50	500.00
WTP R&M/ Supplies		250.00
<b>Total Water System Management/ EPC</b>	<b>814.50</b>	<b>1,109.00</b>
<b>Total WATER</b>	<b>914.50</b>	<b>1,582.00</b>
<b>Total Expenses</b>	<b>\$13,883.69</b>	<b>\$31,663.50</b>
NET OPERATING INCOME	<b>\$15,705.77</b>	<b>\$ -2,803.50</b>
NET INCOME	<b>\$15,705.77</b>	<b>\$ -2,803.50</b>

# Sopris Village HOA

## Budget vs. Actuals YTD FY 2023

January - July, 2023

	TOTAL	
	ACTUAL	BUDGET
<b>Income</b>		
ACC Fee	100.00	
Cash Carry Forward		36,191.00
Delinquence	-42.96	
Dues Assessment	117,536.76	114,660.00
Interest Income	98.97	
Late Fees	1,325.00	
Reserve Assessment	87,360.00	87,360.00
Returned Check Charges	1,022.00	
<b>Total Income</b>	<b>\$207,399.77</b>	<b>\$238,211.00</b>
<b>GROSS PROFIT</b>	<b>\$207,399.77</b>	<b>\$238,211.00</b>
<b>Expenses</b>		
<b>OPERATING COSTS</b>		
Board Expenses	235.32	350.00
Dues & subscriptions	598.71	675.00
Garage Sale Expenses		50.00
Insurance	321.00	2,200.00
Licenses and Permits		50.00
Misc		262.50
Office Supplies	136.90	469.00
Postage	187.62	145.00
<b>RESERVE EXPENSE</b>		87,360.00
Water Improvements Project	8,543.50	21,111.00
<b>Total RESERVE EXPENSE</b>	<b>8,543.50</b>	<b>108,471.00</b>
Taxes	1,295.67	
<b>Total OPERATING COSTS</b>	<b>11,318.72</b>	<b>112,672.50</b>
<b>PARK</b>		
Landscaping/ Emergent Landscape LLC	7,337.01	7,875.00
Park Equipment Replace/Repair		1,750.00
Park Other		
Generator	50.00	455.00
Park Misc	66.05	875.00
Park Trash	250.00	350.00
<b>Total Park Other</b>	<b>366.05</b>	<b>1,680.00</b>
<b>Total PARK</b>	<b>7,703.06</b>	<b>11,305.00</b>
<b>PROFESSIONAL</b>		
Accounting Fees	1,050.00	700.00
Financial Review or Audit	4,500.00	5,000.00
Legal Fees	2,995.00	2,920.00
Property Manager	13,200.00	15,400.00
Tax Return Preparation	34.92	500.00
Web Site / WIX		0.00

# Sopris Village HOA

## Budget vs. Actuals YTD FY 2023

January - July, 2023

	TOTAL	
	ACTUAL	BUDGET
<b>Total PROFESSIONAL</b>	<b>21,779.92</b>	<b>24,520.00</b>
QuickBooks Payments Fees	1,850.62	875.00
<b>SERVICES</b>		
MVMD Sewer Fees	24,063.00	28,917.00
Trash Service	39,449.92	37,335.00
Trash Patrol (May - Nov)	300.00	1,300.00
<b>Total Trash Service</b>	<b>39,749.92</b>	<b>38,635.00</b>
<b>Total SERVICES</b>	<b>63,812.92</b>	<b>67,552.00</b>
<b>WATER</b>		
Drinking Water Fee ANNUAL	400.00	450.00
Robinson Ditch Assess	577.96	600.00
Telephone Line	323.18	371.00
Utilities	1,326.31	2,045.00
Water Hydrants	1,770.00	2,000.00
Water Rights Investigation	2,526.50	
<b>Water System Management/ EPC</b>		
Chemicals	332.10	875.00
Lab Tests	2,469.84	1,632.00
Water System Operation	3,912.50	3,500.00
WTP R&M/ Supplies	75.00	1,750.00
<b>Total Water System Management/ EPC</b>	<b>6,789.44</b>	<b>7,757.00</b>
Water Tank Repairs/ Maintenance	37.50	
<b>Total WATER</b>	<b>13,750.89</b>	<b>13,223.00</b>
<b>Total Expenses</b>	<b>\$120,216.13</b>	<b>\$230,147.50</b>
<b>NET OPERATING INCOME</b>	<b>\$87,183.64</b>	<b>\$8,063.50</b>
<b>Other Expenses</b>		
Dues Refund / Overpayment	217.96	
<b>Total Other Expenses</b>	<b>\$217.96</b>	<b>\$0.00</b>
<b>NET OTHER INCOME</b>	<b>\$ -217.96</b>	<b>\$0.00</b>
<b>NET INCOME</b>	<b>\$86,965.68</b>	<b>\$8,063.50</b>

# Sopris Village HOA

## Profit and Loss

January - July, 2023

	TOTAL
Income	
ACC Fee	100.00
Delinquence	-42.96
Dues Assessment	117,536.76
Interest Income	98.97
Late Fees	1,325.00
Reserve Assessment	87,360.00
Returned Check Charges	1,022.00
<b>Total Income</b>	<b>\$207,399.77</b>
GROSS PROFIT	<b>\$207,399.77</b>
Expenses	
OPERATING COSTS	
Board Expenses	235.32
Dues & subscriptions	598.71
Insurance	321.00
Office Supplies	136.90
Postage	187.62
RESERVE EXPENSE	
Water Improvements Project	8,543.50
<b>Total RESERVE EXPENSE</b>	<b>8,543.50</b>
Taxes	1,295.67
<b>Total OPERATING COSTS</b>	<b>11,318.72</b>
PARK	
Landscaping/ Emergent Landscape LLC	7,337.01
Park Other	
Generator	50.00
Park Misc	66.05
Park Trash	250.00
<b>Total Park Other</b>	<b>366.05</b>
<b>Total PARK</b>	<b>7,703.06</b>
PROFESSIONAL	
Accounting Fees	1,050.00
Financial Review or Audit	4,500.00
Legal Fees	2,995.00
Property Manager	13,200.00
Tax Return Preparation	34.92
<b>Total PROFESSIONAL</b>	<b>21,779.92</b>
QuickBooks Payments Fees	1,850.62

# Sopris Village HOA

## Profit and Loss

January - July, 2023

	TOTAL
<b>SERVICES</b>	
MVMD Sewer Fees	24,063.00
Trash Service	39,449.92
Trash Patrol (May - Nov)	300.00
<b>Total Trash Service</b>	<b>39,749.92</b>
<b>Total SERVICES</b>	<b>63,812.92</b>
<b>WATER</b>	
Drinking Water Fee ANNUAL	400.00
Robinson Ditch Assess	577.96
Telephone Line	323.18
Utilities	1,326.31
Water Hydrants	1,770.00
Water Rights Investigation	2,526.50
Water System Management/ EPC	
Chemicals	332.10
Lab Tests	2,469.84
Water System Operation	3,912.50
WTP R&M/ Supplies	75.00
<b>Total Water System Management/ EPC</b>	<b>6,789.44</b>
Water Tank Repairs/ Maintenance	37.50
<b>Total WATER</b>	<b>13,750.89</b>
<b>Total Expenses</b>	<b>\$120,216.13</b>
<b>NET OPERATING INCOME</b>	<b>\$87,183.64</b>
Other Expenses	
Dues Refund / Overpayment	217.96
<b>Total Other Expenses</b>	<b>\$217.96</b>
<b>NET OTHER INCOME</b>	<b>\$ -217.96</b>
<b>NET INCOME</b>	<b>\$86,965.68</b>