

Sopris Village HOA

Balance Sheet

As of August 31, 2024

| | TOTAL |
|-----------------------------------|-----------------------|
| ASSETS | |
| Current Assets | |
| Bank Accounts | |
| Checking Operating | 73,126.55 |
| Edward Jones CD Reserves | 908,627.93 |
| Edward Jones MM Acct | 50,288.68 |
| Total Bank Accounts | \$1,032,043.16 |
| Accounts Receivable | |
| Accounts Receivable {63} | -9,709.06 |
| Total Accounts Receivable | \$ -9,709.06 |
| Other Current Assets | |
| Accounts Receivable | 0.00 |
| Allowance for Bad Debts | 1,244.00 |
| M&A Draft-Prepaid Expenses | 2,000.00 |
| Undeposited Funds | 952.04 |
| Total Other Current Assets | \$4,196.04 |
| Total Current Assets | \$1,026,530.14 |
| 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 | 22.16 |
| 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 | 8,283.62 |
| Total Fixed Assets | \$8,305.78 |
| Other Assets | |
| Accumulated Depreciation | 0.00 |
| Total Other Assets | \$0.00 |
| TOTAL ASSETS | \$1,034,835.92 |

Sopris Village HOA

Balance Sheet

As of August 31, 2024

| | 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 | 199,470.93 |
| Net Income | 121,008.67 |
| Total Equity | \$1,026,338.67 |
| TOTAL LIABILITIES AND EQUITY | \$1,034,835.92 |

Sopris Village HOA

Budget vs. Actuals: YTD 2024

January - August, 2024

| | TOTAL | |
|-------------------------------------|---------------------|---------------------|
| | ACTUAL | BUDGET |
| Income | | |
| ACC Fee | 200.00 | 0.00 |
| Cash Carry Forward | | 18,431.68 |
| Dues Assessment | 139,494.00 | 139,360.00 |
| Interest Income | 122.49 | |
| Late Fees | 2,375.00 | |
| Misc Income | 1,060.00 | |
| Reserve Assessment | 108,264.00 | 108,160.00 |
| Total Income | \$251,515.49 | \$265,951.68 |
| GROSS PROFIT | \$251,515.49 | \$265,951.68 |
| Expenses | | |
| OPERATING COSTS | | |
| Board Expenses | 518.20 | 333.36 |
| Dues & subscriptions | 829.00 | 1,000.00 |
| Garage Sale Expenses | | 33.36 |
| Insurance | 321.00 | 1,466.64 |
| Licenses and Permits | | 53.36 |
| Misc | | 300.00 |
| Office Supplies | 150.04 | 266.64 |
| Postage | 49.97 | 400.00 |
| RESERVE EXPENSE | | 108,160.00 |
| Water Improvements Project | 1,055.00 | 18,431.68 |
| Total RESERVE EXPENSE | 1,055.00 | 126,591.68 |
| Taxes | | 400.00 |
| Total OPERATING COSTS | 2,923.21 | 130,845.04 |
| PARK | | |
| Landscaping/ Emergent Landscape LLC | 7,856.70 | 9,666.64 |
| Park Equipment Replace/Repair | 588.77 | 1,666.64 |
| Park Other | | |
| Generator | | 333.36 |
| Park Misc | 265.85 | 1,666.64 |
| Park Trash | 550.00 | 400.00 |
| Total Park Other | 815.85 | 2,400.00 |
| Total PARK | 9,261.32 | 13,733.28 |
| PROFESSIONAL | | |
| Accounting Fees | 800.00 | 1,066.64 |
| Financial Review or Audit | | 3,333.36 |
| Legal Fees | 2,438.50 | 1,666.64 |
| Property Manager | 17,600.00 | 17,600.00 |
| Tax Return Preparation | 509.97 | 433.36 |
| Web Site / WIX | 783.25 | 20.00 |
| Total PROFESSIONAL | 22,131.72 | 24,120.00 |

Sopris Village HOA

Budget vs. Actuals: YTD 2024

January - August, 2024

| | TOTAL | |
|--|---------------------|---------------------|
| | ACTUAL | BUDGET |
| QuickBooks Payments Fees | 2,766.37 | 2,333.36 |
| SERVICES | | |
| MVMD Sewer Fees | 38,009.06 | 33,048.00 |
| Trash Service | 32,518.24 | 46,666.64 |
| Trash Patrol (May - Nov) | 900.00 | 2,066.64 |
| Total Trash Service | 33,418.24 | 48,733.28 |
| Total SERVICES | 71,427.30 | 81,781.28 |
| WATER | | |
| Drinking Water Fee ANNUAL | | 300.00 |
| Robinson Ditch Assess | 566.63 | 400.00 |
| Utilities | 2,497.66 | 2,333.36 |
| Water Hydrants | | 1,333.36 |
| Water Infrastructure Legal | 285.00 | 1,666.64 |
| Water System Management/ HCUS | | |
| Chemicals | 212.00 | 533.36 |
| Lab Tests | 1,531.74 | 2,333.36 |
| Water System Operation | 8,675.00 | 5,600.00 |
| WTP R&M/ Supplies | 339.57 | 666.64 |
| Total Water System Management/ HCUS | 10,758.31 | 9,133.36 |
| Water Tank Repairs/ Maintenance | 4,076.74 | 666.64 |
| Well House Alarm System | 3,352.56 | 3,333.36 |
| Total WATER | 21,536.90 | 19,166.72 |
| Total Expenses | \$130,046.82 | \$271,979.68 |
| NET OPERATING INCOME | \$121,468.67 | \$ -6,028.00 |
| Other Expenses | | |
| Dues Refund / Overpayment | 460.00 | |
| Total Other Expenses | \$460.00 | \$0.00 |
| NET OTHER INCOME | \$ -460.00 | \$0.00 |
| NET INCOME | \$121,008.67 | \$ -6,028.00 |

Sopris Village HOA

Budget vs. Actuals: FY_2024 - FY24 P&L

August 2024

| | TOTAL | |
|-------------------------------------|--------------------|--------------------|
| | ACTUAL | BUDGET |
| Income | | |
| ACC Fee | | 0.00 |
| Cash Carry Forward | | 2,303.96 |
| Dues Assessment | 17,420.00 | 17,420.00 |
| Late Fees | 275.00 | |
| Reserve Assessment | 13,520.00 | 13,520.00 |
| Total Income | \$31,215.00 | \$33,243.96 |
| GROSS PROFIT | \$31,215.00 | \$33,243.96 |
| Expenses | | |
| OPERATING COSTS | | |
| Board Expenses | 54.00 | 41.67 |
| Dues & subscriptions | 111.50 | 125.00 |
| Garage Sale Expenses | | 4.17 |
| Insurance | | 183.33 |
| Licenses and Permits | | 6.67 |
| Misc | | 37.50 |
| Office Supplies | | 33.33 |
| Postage | 17.94 | 50.00 |
| RESERVE EXPENSE | | 13,520.00 |
| Water Improvements Project | | 2,303.96 |
| Total RESERVE EXPENSE | | 15,823.96 |
| Taxes | | 50.00 |
| Total OPERATING COSTS | 183.44 | 16,355.63 |
| PARK | | |
| Landscaping/ Emergent Landscape LLC | | 1,208.33 |
| Park Equipment Replace/Repair | | 208.33 |
| Park Other | | |
| Generator | | 41.67 |
| Park Misc | | 208.33 |
| Park Trash | 50.00 | 50.00 |
| Total Park Other | 50.00 | 300.00 |
| Total PARK | 50.00 | 1,716.66 |
| PROFESSIONAL | | |
| Accounting Fees | 100.00 | 133.33 |
| Financial Review or Audit | | 416.67 |
| Legal Fees | | 208.33 |
| Property Manager | 2,200.00 | 2,200.00 |
| Tax Return Preparation | | 54.17 |
| Web Site / WIX | 27.25 | 2.50 |
| Total PROFESSIONAL | 2,327.25 | 3,015.00 |
| QuickBooks Payments Fees | 312.15 | 291.67 |
| SERVICES | | |

Sopris Village HOA

Budget vs. Actuals: FY_2024 - FY24 P&L

August 2024

| | TOTAL | |
|--|--------------------|--------------------|
| | ACTUAL | BUDGET |
| MVMD Sewer Fees | 4,010.50 | 4,131.00 |
| Trash Service | | 5,833.33 |
| Trash Patrol (May - Nov) | | 258.33 |
| Total Trash Service | | 6,091.66 |
| Total SERVICES | 4,010.50 | 10,222.66 |
| WATER | | |
| Drinking Water Fee ANNUAL | | 37.50 |
| Robinson Ditch Assess | | 50.00 |
| Utilities | 575.21 | 291.67 |
| Water Hydrants | | 166.67 |
| Water Infrastructure Legal | | 208.33 |
| Water System Management/ HCUS | | |
| Chemicals | 60.00 | 66.67 |
| Lab Tests | 163.00 | 291.67 |
| Water System Operation | 975.00 | 700.00 |
| WTP R&M/ Supplies | | 83.33 |
| Total Water System Management/ HCUS | 1,198.00 | 1,141.67 |
| Water Tank Repairs/ Maintenance | | 83.33 |
| Well House Alarm System | 56.66 | 416.67 |
| Total WATER | 1,829.87 | 2,395.84 |
| Total Expenses | \$8,713.21 | \$33,997.46 |
| NET OPERATING INCOME | \$22,501.79 | \$ -753.50 |
| NET INCOME | \$22,501.79 | \$ -753.50 |

Sopris Village HOA

Profit and Loss

January - August, 2024

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|-------------------------------------|---------------------|
| Income | |
| ACC Fee | 200.00 |
| Dues Assessment | 139,494.00 |
| Interest Income | 122.49 |
| Late Fees | 2,375.00 |
| Misc Income | 1,060.00 |
| Reserve Assessment | 108,264.00 |
| Total Income | \$251,515.49 |
| GROSS PROFIT | \$251,515.49 |
| Expenses | |
| OPERATING COSTS | |
| Board Expenses | 518.20 |
| Dues & subscriptions | 829.00 |
| Insurance | 321.00 |
| Office Supplies | 150.04 |
| Postage | 49.97 |
| RESERVE EXPENSE | |
| Water Improvements Project | 1,055.00 |
| Total RESERVE EXPENSE | 1,055.00 |
| Total OPERATING COSTS | 2,923.21 |
| PARK | |
| Landscaping/ Emergent Landscape LLC | 7,856.70 |
| Park Equipment Replace/Repair | 588.77 |
| Park Other | |
| Park Misc | 265.85 |
| Park Trash | 550.00 |
| Total Park Other | 815.85 |
| Total PARK | 9,261.32 |
| PROFESSIONAL | |
| Accounting Fees | 800.00 |
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| QuickBooks Payments Fees | 2,766.37 |

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| WATER | |
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| Utilities | 2,497.66 |
| Water Infrastructure Legal | 285.00 |
| Water System Management/ HCUS | |
| Chemicals | 212.00 |
| Lab Tests | 1,531.74 |
| Water System Operation | 8,675.00 |
| WTP R&M/ Supplies | 339.57 |
| Total Water System Management/ HCUS | 10,758.31 |
| Water Tank Repairs/ Maintenance | 4,076.74 |
| Well House Alarm System | 3,352.56 |
| Total WATER | 21,536.90 |
| Total Expenses | \$130,046.82 |
| NET OPERATING INCOME | \$121,468.67 |
| Other Expenses | |
| Dues Refund / Overpayment | 460.00 |
| Total Other Expenses | \$460.00 |
| NET OTHER INCOME | \$ -460.00 |
| NET INCOME | \$121,008.67 |