

Sonora Homeowners Association
Balance Sheet
Period Through: 7/31/2024

Assets

Operating	
102 - First Citizens Bank-Operating	\$43,476.21
109 - Due To/From Reserve	(\$33,390.00)
Operating Total	\$10,086.21
Reserve	
103 - USB-Reserve	\$30,960.81
105 - Edward Jones- Money Market	\$920.78
106 - First Citizens Bank-Reserve	\$69,123.60
110 - Due To/From Operating	\$33,390.00
113 - BMO Bank-3064 4.975% 08/21/24	\$50,000.00
119 - BMO-New CD-4.402%-12/19/2028	\$75,000.00
122 - Edward Jones CD- 5.05% 07/18/25	\$52,000.00
Reserve Total	\$311,395.19
Other Asset	
181 - Prepaid Insurance - (December)	\$1,010.39
Other Asset Total	\$1,010.39
Assets Total	\$322,491.79

Liabilities and Equity

Operating Equity	
301 - Homeowners Equity	\$16,064.17
Operating Current Year Surplus/Deficit	(\$4,967.57)
Operating Equity Total	\$11,096.60
Reserve Equity	
320 - Reserve-Painting	\$170,500.20
321 - Reserve-Rock Replacement	\$22,909.43
322 - Reserve-Sprinklers	\$82,797.64
325 - Reserve-Major Maintenance	\$30,939.01
360 - Reserve-Interest	\$4,248.91
Reserve Equity Total	\$311,395.19
Liabilities & Equity Total	\$322,491.79

Sonora Homeowners Association
Budget Comparison Report
7/1/2024 - 7/31/2024

	7/1/2024 - 7/31/2024			1/1/2024 - 7/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$23,697.65	\$20,930.00	\$2,767.65	\$151,966.21	\$146,510.00	\$5,456.21	\$251,160.00
410 - Late Charges	\$135.00	\$0.00	\$135.00	\$375.00	\$0.00	\$375.00	\$0.00
430 - Legal/Collection Charged to Owners	\$75.00	\$0.00	\$75.00	\$290.00	\$0.00	\$290.00	\$0.00
434 - Fines Charged	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	\$0.00
461 - Interest Operating Acct	\$8.66	\$114.00	(\$105.34)	\$63.56	\$798.00	(\$734.44)	\$1,368.00
<u>Total Income</u>	\$23,916.31	\$21,044.00	\$2,872.31	\$152,844.77	\$147,308.00	\$5,536.77	\$252,528.00
Total Income	\$23,916.31	\$21,044.00	\$2,872.31	\$152,844.77	\$147,308.00	\$5,536.77	\$252,528.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$702.00	\$708.00	\$6.00	\$4,933.97	\$4,956.00	\$22.03	\$8,496.00
504 - Legal/Collection	\$0.00	\$100.00	\$100.00	\$1,570.00	\$700.00	(\$870.00)	\$1,200.00
505 - Office Supplies	\$0.00	\$45.00	\$45.00	\$704.98	\$315.00	(\$389.98)	\$540.00
506 - Dues & Meetings	\$0.00	\$30.00	\$30.00	\$110.00	\$210.00	\$100.00	\$360.00
507 - Web Support	\$0.00	\$9.00	\$9.00	\$0.00	\$63.00	\$63.00	\$108.00
508 - Statements (Homeowner)	\$201.75	\$250.00	\$48.25	\$1,636.50	\$1,750.00	\$113.50	\$3,000.00
509 - Activities	\$0.00	\$15.00	\$15.00	\$0.00	\$105.00	\$105.00	\$180.00
581 - Insurance	\$252.58	\$210.00	(\$42.58)	\$1,768.06	\$1,470.00	(\$298.06)	\$2,520.00
592 - Postage	\$0.00	\$0.00	\$0.00	\$0.00	\$105.00	\$105.00	\$105.00
596 - Income Tax/Tax Prep	\$0.00	\$35.00	\$35.00	\$1,125.00	\$140.00	(\$985.00)	\$315.00
598 - Storage Unit Rental	\$90.05	\$83.00	(\$7.05)	\$606.87	\$581.00	(\$25.87)	\$996.00
<u>Total Admin Expenses</u>	\$1,246.38	\$1,485.00	\$238.62	\$12,455.38	\$10,395.00	(\$2,060.38)	\$17,820.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$1,082.78	\$795.00	(\$287.78)	\$5,786.34	\$5,565.00	(\$221.34)	\$9,540.00
514 - Electricity	\$205.40	\$190.00	(\$15.40)	\$1,392.20	\$1,330.00	(\$62.20)	\$2,280.00
515 - Trash Removal	\$2,880.00	\$2,880.00	\$0.00	\$20,160.00	\$20,160.00	\$0.00	\$34,560.00
<u>Total Electric/Water/Other Utilities</u>	\$4,168.18	\$3,865.00	(\$303.18)	\$27,338.54	\$27,055.00	(\$283.54)	\$46,380.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$4,766.66	\$4,767.00	\$0.34	\$33,366.62	\$33,369.00	\$2.38	\$57,204.00
532 - Plant/Tree Replacement	\$0.00	\$5.00	\$5.00	\$0.00	\$35.00	\$35.00	\$60.00
535 - Sprinkler Repairs	\$245.00	\$100.00	(\$145.00)	\$1,246.00	\$700.00	(\$546.00)	\$1,200.00
536 - Tree Maintenance	\$0.00	\$1,530.00	\$1,530.00	\$18,360.00	\$10,710.00	(\$7,650.00)	\$18,360.00
538 - Pest Control	\$1,082.00	\$1,082.00	\$0.00	\$7,575.80	\$7,574.00	(\$1.80)	\$12,984.00
<u>Total Landscaping</u>	\$6,093.66	\$7,484.00	\$1,390.34	\$60,548.42	\$52,388.00	(\$8,160.42)	\$89,808.00
<u>Reserve Allocations</u>							
720 - Painting	\$5,500.00	\$5,500.00	\$0.00	\$38,500.00	\$38,500.00	\$0.00	\$66,000.00
721 - Rock Replacement	\$325.00	\$325.00	\$0.00	\$2,275.00	\$2,275.00	\$0.00	\$3,900.00
722 - Sprinkler System	\$1,000.00	\$1,000.00	\$0.00	\$7,000.00	\$7,000.00	\$0.00	\$12,000.00
725 - Major Maintenance	\$1,385.00	\$1,385.00	\$0.00	\$9,695.00	\$9,695.00	\$0.00	\$16,620.00
<u>Total Reserve Allocations</u>	\$8,210.00	\$8,210.00	\$0.00	\$57,470.00	\$57,470.00	\$0.00	\$98,520.00
Total Expense	\$19,718.22	\$21,044.00	\$1,325.78	\$157,812.34	\$147,308.00	(\$10,504.34)	\$252,528.00