

Sonora Homeowners Association
Balance Sheet
Period Through: 8/31/2024

Assets

Operating	
102 - First Citizens Bank-Operating	\$19,577.07
109 - Due To/From Reserve	(\$11,400.00)
Operating Total	\$8,177.07
Reserve	
103 - USB-Reserve	\$30,960.81
105 - Edward Jones- Money Market	\$920.78
106 - First Citizens Bank-Reserve	\$69,141.21
110 - Due To/From Operating	\$11,400.00
119 - BMO-New CD-4.402%-12/19/2028	\$75,000.00
122 - Edward Jones CD- 5.05% 07/18/25	\$52,000.00
123 - BMO CD- 1420 4.65% 09/22/25	\$82,778.21
Reserve Total	\$322,201.01
Other Asset	
181 - Prepaid Insurance - (December)	\$757.81
Other Asset Total	\$757.81
Assets Total	\$331,135.89

Liabilities and Equity

Operating Equity	
301 - Homeowners Equity	\$16,064.17
Operating Current Year Surplus/Deficit	(\$7,129.29)
Operating Equity Total	\$8,934.88
Reserve Equity	
320 - Reserve-Painting	\$176,000.20
321 - Reserve-Rock Replacement	\$23,234.43
322 - Reserve-Sprinklers	\$83,797.64
325 - Reserve-Major Maintenance	\$32,124.01
360 - Reserve-Interest	\$7,044.73
Reserve Equity Total	\$322,201.01
Liabilities & Equity Total	\$331,135.89

**Sonora Homeowners Association
Budget Comparison Report
8/1/2024 - 8/31/2024**

	8/1/2024 - 8/31/2024			1/1/2024 - 8/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$19,255.00	\$20,930.00	(\$1,675.00)	\$171,221.21	\$167,440.00	\$3,781.21	\$251,160.00
410 - Late Charges	\$0.00	\$0.00	\$0.00	\$375.00	\$0.00	\$375.00	\$0.00
430 - Legal/Collection Charged to Owners	\$0.00	\$0.00	\$0.00	\$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	\$8.87	\$114.00	(\$105.13)	\$72.43	\$912.00	(\$839.57)	\$1,368.00
Total Income	\$19,263.87	\$21,044.00	(\$1,780.13)	\$172,108.64	\$168,352.00	\$3,756.64	\$252,528.00
Total Income	\$19,263.87	\$21,044.00	(\$1,780.13)	\$172,108.64	\$168,352.00	\$3,756.64	\$252,528.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$711.99	\$708.00	(\$3.99)	\$5,645.96	\$5,664.00	\$18.04	\$8,496.00
504 - Legal/Collection	\$1,098.63	\$100.00	(\$998.63)	\$2,668.63	\$800.00	(\$1,868.63)	\$1,200.00
505 - Office Supplies	\$0.00	\$45.00	\$45.00	\$704.98	\$360.00	(\$344.98)	\$540.00
506 - Dues & Meetings	\$0.00	\$30.00	\$30.00	\$110.00	\$240.00	\$130.00	\$360.00
507 - Web Support	\$0.00	\$9.00	\$9.00	\$0.00	\$72.00	\$72.00	\$108.00
508 - Statements (Homeowner)	\$204.05	\$250.00	\$45.95	\$1,840.55	\$2,000.00	\$159.45	\$3,000.00
509 - Activities	\$0.00	\$15.00	\$15.00	\$0.00	\$120.00	\$120.00	\$180.00
581 - Insurance	\$252.58	\$210.00	(\$42.58)	\$2,020.64	\$1,680.00	(\$340.64)	\$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	\$175.00	(\$950.00)	\$315.00
598 - Storage Unit Rental	\$90.05	\$83.00	(\$7.05)	\$696.92	\$664.00	(\$32.92)	\$996.00
Total Admin Expenses	\$2,357.30	\$1,485.00	(\$872.30)	\$14,812.68	\$11,880.00	(\$2,932.68)	\$17,820.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$1,383.53	\$795.00	(\$588.53)	\$7,169.87	\$6,360.00	(\$809.87)	\$9,540.00
514 - Electricity	\$210.10	\$190.00	(\$20.10)	\$1,602.30	\$1,520.00	(\$82.30)	\$2,280.00
515 - Trash Removal	\$2,880.00	\$2,880.00	\$0.00	\$23,040.00	\$23,040.00	\$0.00	\$34,560.00
Total Electric/Water/Other Utilities	\$4,473.63	\$3,865.00	(\$608.63)	\$31,812.17	\$30,920.00	(\$892.17)	\$46,380.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$4,766.66	\$4,767.00	\$0.34	\$38,133.28	\$38,136.00	\$2.72	\$57,204.00
532 - Plant/Tree Replacement	\$0.00	\$5.00	\$5.00	\$0.00	\$40.00	\$40.00	\$60.00
535 - Sprinkler Repairs	\$536.00	\$100.00	(\$436.00)	\$1,782.00	\$800.00	(\$982.00)	\$1,200.00
536 - Tree Maintenance	\$0.00	\$1,530.00	\$1,530.00	\$18,360.00	\$12,240.00	(\$6,120.00)	\$18,360.00
538 - Pest Control	\$1,082.00	\$1,082.00	\$0.00	\$8,657.80	\$8,656.00	(\$1.80)	\$12,984.00
Total Landscaping	\$6,384.66	\$7,484.00	\$1,099.34	\$66,933.08	\$59,872.00	(\$7,061.08)	\$89,808.00
<u>Reserve Allocations</u>							
720 - Painting	\$5,500.00	\$5,500.00	\$0.00	\$44,000.00	\$44,000.00	\$0.00	\$66,000.00
721 - Rock Replacement	\$325.00	\$325.00	\$0.00	\$2,600.00	\$2,600.00	\$0.00	\$3,900.00
722 - Sprinkler System	\$1,000.00	\$1,000.00	\$0.00	\$8,000.00	\$8,000.00	\$0.00	\$12,000.00
725 - Major Maintenance	\$1,385.00	\$1,385.00	\$0.00	\$11,080.00	\$11,080.00	\$0.00	\$16,620.00
Total Reserve Allocations	\$8,210.00	\$8,210.00	\$0.00	\$65,680.00	\$65,680.00	\$0.00	\$98,520.00
Total Expense	\$21,425.59	\$21,044.00	(\$381.59)	\$179,237.93	\$168,352.00	(\$10,885.93)	\$252,528.00