



# MONTHLY STATEMENT

## EMAIL OPT IN FORM

Due to revisions to existing law by Arizona Senate Bill 1531, as of January 1, 2020 all Associations meeting specific criteria are required to send statements of accounts to homeowners. These statements must be sent to all homeowners including those on Surepay. To keep costs to a minimum, your Association is asking for your participation in opting in to receive electronic paperless statements.

ASSOCIATION NAME: Sonora HOA

OWNER NAME: Gerald or Gail M. Bevilacqua <sup>Bevilacqua</sup>

PROPERTY ADDRESS: 15364 W. Via Manana, Sun City West AZ 85375 <sup>space 51</sup>

EMAIL ADDRESS: gkbevi@cox.net

By signing this form I hereby **opt in** to receiving my statements of account, as required by A.R.S. § 33-1807 / § 33-1256, via electronic paperless statements, as opposed to receiving paper statements via U.S. Mail.

I hereby direct Colby Management to send my paperless statements of account to the e-mail address I have provided.

I understand that I can revoke this option by sending a written request to receive paper statements to Colby Management at 17220 N. Boswell Blvd. #140, Sun City, AZ 85373.

By phone w/ Mrs Bevilacqua - KK Smith  
Owner Signature Sonora HOA Treasurer Date 10/18/24

Return completed form to Colby Management:

Mail: 17220 N. Boswell Blvd, Ste 140, Sun City, AZ 85373

Email: [frontdesk@colbymgt.com](mailto:frontdesk@colbymgt.com)

Fax: (623) 977-3577

file copy

Sonora Homeowners Association  
Balance Sheet  
Period Through: 9/30/2024

Assets

Operating

102 - First Citizens Bank-Operating	\$25,932.63
109 - Due To/From Reserve	(\$19,610.00)
Operating Total	\$6,322.63

Reserve

103 - USB-Reserve	\$30,964.69
105 - Edward Jones- Money Market	\$927.55
106 - First Citizens Bank-Reserve	\$69,158.11
110 - Due To/From Operating	\$19,610.00
119 - BMO-New CD-4.402%-12/19/2028	\$75,000.00
122 - Edward Jones CD- 5.05% 07/18/25	\$52,342.68
123 - BMO CD- 1420 4.65% 09/22/25	\$82,778.21
Reserve Total	\$330,781.24

Other Asset

181 - Prepaid Insurance - (December)	\$505.23
Other Asset Total	\$505.23

Assets Total \$337,609.10

Liabilities and Equity

Operating Equity

301 - Homeowners Equity	\$16,064.17
Operating Current Year Surplus/Deficit	(\$9,236.31)
Operating Equity Total	\$6,827.86

Reserve Equity

320 - Reserve-Painting	\$181,500.20
321 - Reserve-Rock Replacement	\$23,559.43
322 - Reserve-Sprinklers	\$84,797.64
325 - Reserve-Major Maintenance	\$33,509.01
360 - Reserve-Interest	\$7,414.96
Reserve Equity Total	\$330,781.24

Liabilities & Equity Total \$337,609.10

**Sonora Homeowners Association  
Budget Comparison Report  
9/1/2024 - 9/30/2024**

	9/1/2024 - 9/30/2024			1/1/2024 - 9/30/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
401 - Homeowners Assessments	\$17,666.35	\$20,930.00	(\$3,263.65)	\$188,887.56	\$188,370.00	\$517.56	\$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	\$327.50	\$0.00	\$327.50	\$617.50	\$0.00	\$617.50	\$0.00
434 - Fines Charged	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	\$0.00
461 - Interest Operating Acct	\$6.73	\$114.00	(\$107.27)	\$79.16	\$1,026.00	(\$946.84)	\$1,368.00
<u>Total Income</u>	\$18,000.58	\$21,044.00	(\$3,043.42)	\$190,109.22	\$189,396.00	\$713.22	\$252,528.00
<b>Total Income</b>	\$18,000.58	\$21,044.00	(\$3,043.42)	\$190,109.22	\$189,396.00	\$713.22	\$252,528.00
<b>Expense</b>							
<u>Admin Expenses</u>							
503 - Accounting	\$695.00	\$708.00	\$13.00	\$6,340.96	\$6,372.00	\$31.04	\$8,496.00
504 - Legal/Collection	\$0.00	\$100.00	\$100.00	\$2,668.63	\$900.00	(\$1,768.63)	\$1,200.00
505 - Office Supplies	\$257.49	\$45.00	(\$212.49)	\$962.47	\$405.00	(\$557.47)	\$540.00
506 - Dues & Meetings	\$0.00	\$30.00	\$30.00	\$110.00	\$270.00	\$160.00	\$360.00
507 - Web Support	\$0.00	\$9.00	\$9.00	\$0.00	\$81.00	\$81.00	\$108.00
508 - Statements (Homeowner)	\$0.00	\$250.00	\$250.00	\$1,840.55	\$2,250.00	\$409.45	\$3,000.00
509 - Activities	\$0.00	\$15.00	\$15.00	\$0.00	\$135.00	\$135.00	\$180.00
581 - Insurance	\$252.58	\$210.00	(\$42.58)	\$2,273.22	\$1,890.00	(\$383.22)	\$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	\$210.00	(\$915.00)	\$315.00
598 - Storage Unit Rental	\$90.05	\$83.00	(\$7.05)	\$786.97	\$747.00	(\$39.97)	\$996.00
<u>Total Admin Expenses</u>	\$1,295.12	\$1,485.00	\$189.88	\$16,107.80	\$13,365.00	(\$2,742.80)	\$17,820.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$1,199.72	\$795.00	(\$404.72)	\$8,369.59	\$7,155.00	(\$1,214.59)	\$9,540.00
514 - Electricity	\$229.10	\$190.00	(\$39.10)	\$1,831.40	\$1,710.00	(\$121.40)	\$2,280.00
515 - Trash Removal	\$2,880.00	\$2,880.00	\$0.00	\$25,920.00	\$25,920.00	\$0.00	\$34,560.00
<u>Total Electric/Water/Other Utilities</u>	\$4,308.82	\$3,865.00	(\$443.82)	\$36,120.99	\$34,785.00	(\$1,335.99)	\$46,380.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$4,766.66	\$4,767.00	\$0.34	\$42,899.94	\$42,903.00	\$3.06	\$57,204.00
532 - Plant/Tree Replacement	\$0.00	\$5.00	\$5.00	\$0.00	\$45.00	\$45.00	\$60.00
535 - Sprinkler Repairs	\$445.00	\$100.00	(\$345.00)	\$2,227.00	\$900.00	(\$1,327.00)	\$1,200.00
536 - Tree Maintenance	\$0.00	\$1,530.00	\$1,530.00	\$18,360.00	\$13,770.00	(\$4,590.00)	\$18,360.00
538 - Pest Control	\$1,082.00	\$1,082.00	\$0.00	\$9,739.80	\$9,738.00	(\$1.80)	\$12,984.00
<u>Total Landscaping</u>	\$6,293.66	\$7,484.00	\$1,190.34	\$73,226.74	\$67,356.00	(\$5,870.74)	\$89,808.00
<u>Reserve Allocations</u>							
720 - Painting	\$5,500.00	\$5,500.00	\$0.00	\$49,500.00	\$49,500.00	\$0.00	\$66,000.00
721 - Rock Replacement	\$325.00	\$325.00	\$0.00	\$2,925.00	\$2,925.00	\$0.00	\$3,900.00
722 - Sprinkler System	\$1,000.00	\$1,000.00	\$0.00	\$9,000.00	\$9,000.00	\$0.00	\$12,000.00
725 - Major Maintenance	\$1,385.00	\$1,385.00	\$0.00	\$12,465.00	\$12,465.00	\$0.00	\$16,620.00
<u>Total Reserve Allocations</u>	\$8,210.00	\$8,210.00	\$0.00	\$73,890.00	\$73,890.00	\$0.00	\$98,520.00
<b>Total Expense</b>	\$20,107.60	\$21,044.00	\$936.40	\$199,345.53	\$189,396.00	(\$9,949.53)	\$252,528.00