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Sonora Homeowners Association
Balance Sheet
Period Through: 1/31/2025

Assets

Operating

102 - First Citizens Bank-Operating	\$29,805.84
109 - Due To/From Reserve	(\$18,347.00)
Operating Total	\$11,458.84

Reserve

103 - USB-Reserve	\$30,968.57
105 - Edward Jones- Money Market	\$938.55
106 - First Citizens Bank-Reserve	\$102,514.06
110 - Due To/From Operating	\$18,347.00
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	\$362,889.07

Other Asset

181 - Prepaid Insurance - (December)	\$2,611.73
Other Asset Total	\$2,611.73

Assets Total \$376,959.64

Liabilities and Equity

Operating Equity

301 - Homeowners Equity	\$13,783.64
Operating Current Year Surplus/Deficit	\$286.93
Operating Equity Total	\$14,070.57

Reserve Equity

320 - Reserve-Painting	\$203,622.20
321 - Reserve-Rock Replacement	\$24,634.43
322 - Reserve-Sprinklers	\$89,022.64
325 - Reserve-Major Maintenance	\$38,114.01
360 - Reserve-Interest	\$7,495.79
Reserve Equity Total	\$362,889.07

Liabilities & Equity Total \$376,959.64

Sonora Homeowners Association
Budget Comparison Report
1/1/2025 - 1/31/2025

	1/1/2025 - 1/31/2025			1/1/2025 - 1/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$22,707.50	\$22,750.00	(\$42.50)	\$22,707.50	\$22,750.00	(\$42.50)	\$273,000.00
410 - Late Charges	\$45.00	\$0.00	\$45.00	\$45.00	\$0.00	\$45.00	\$0.00
420 - Transfer Fees	\$100.00	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$0.00
430 - Legal/Collection Charged to Owners	\$384.50	\$0.00	\$384.50	\$384.50	\$0.00	\$384.50	\$0.00
461 - Interest Operating Acct	\$5.70	\$0.00	\$5.70	\$5.70	\$0.00	\$5.70	\$0.00
<u>Total Income</u>	\$23,242.70	\$22,750.00	\$492.70	\$23,242.70	\$22,750.00	\$492.70	\$273,000.00
Total Income	\$23,242.70	\$22,750.00	\$492.70	\$23,242.70	\$22,750.00	\$492.70	\$273,000.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$721.99	\$775.00	\$53.01	\$721.99	\$775.00	\$53.01	\$9,300.00
504 - Legal/Collection	\$420.34	\$200.00	(\$220.34)	\$420.34	\$200.00	(\$220.34)	\$2,400.00
505 - Office Supplies	\$63.88	\$55.00	(\$8.88)	\$63.88	\$55.00	(\$8.88)	\$660.00
506 - Dues & Meetings	\$0.00	\$35.00	\$35.00	\$0.00	\$35.00	\$35.00	\$420.00
507 - Web Support	\$0.00	\$15.00	\$15.00	\$0.00	\$15.00	\$15.00	\$180.00
508 - Statements (Homeowner)	\$225.75	\$224.00	(\$1.75)	\$225.75	\$224.00	(\$1.75)	\$2,688.00
509 - Activities	\$0.00	\$15.00	\$15.00	\$0.00	\$15.00	\$15.00	\$180.00
581 - Insurance	\$2,452.17	\$343.00	(\$2,109.17)	\$2,452.17	\$343.00	(\$2,109.17)	\$4,116.00
596 - Income Tax/Tax Prep	\$0.00	\$275.00	\$275.00	\$0.00	\$275.00	\$275.00	\$3,300.00
598 - Storage Unit Rental	\$90.51	\$94.00	\$3.49	\$90.51	\$94.00	\$3.49	\$1,128.00
<u>Total Admin Expenses</u>	\$3,974.64	\$2,031.00	(\$1,943.64)	\$3,974.64	\$2,031.00	(\$1,943.64)	\$24,372.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$1,062.13	\$1,000.00	(\$62.13)	\$1,062.13	\$1,000.00	(\$62.13)	\$12,000.00
514 - Electricity	\$0.00	\$215.00	\$215.00	\$0.00	\$215.00	\$215.00	\$2,580.00
515 - Trash Removal	\$3,060.00	\$3,060.00	\$0.00	\$3,060.00	\$3,060.00	\$0.00	\$36,720.00
<u>Total Electric/Water/Other Utilities</u>	\$4,122.13	\$4,275.00	\$152.87	\$4,122.13	\$4,275.00	\$152.87	\$51,300.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$5,005.00	\$5,005.00	\$0.00	\$5,005.00	\$5,005.00	\$0.00	\$60,060.00
532 - Plant/Tree Replacement	\$0.00	\$85.00	\$85.00	\$0.00	\$85.00	\$85.00	\$1,020.00
535 - Sprinkler Repairs	\$425.00	\$200.00	(\$225.00)	\$425.00	\$200.00	(\$225.00)	\$2,400.00
536 - Tree Maintenance	\$0.00	\$1,725.00	\$1,725.00	\$0.00	\$1,725.00	\$1,725.00	\$20,700.00
538 - Pest Control	\$1,082.00	\$1,082.00	\$0.00	\$1,082.00	\$1,082.00	\$0.00	\$12,984.00
<u>Total Landscaping</u>	\$6,512.00	\$8,097.00	\$1,585.00	\$6,512.00	\$8,097.00	\$1,585.00	\$97,164.00
<u>Reserve Allocations</u>							
720 - Painting	\$5,622.00	\$5,622.00	\$0.00	\$5,622.00	\$5,622.00	\$0.00	\$67,464.00
721 - Rock Replacement	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$0.00	\$1,200.00
722 - Sprinkler System	\$1,225.00	\$1,225.00	\$0.00	\$1,225.00	\$1,225.00	\$0.00	\$14,700.00
725 - Major Maintenance	\$1,400.00	\$1,400.00	\$0.00	\$1,400.00	\$1,400.00	\$0.00	\$16,800.00
<u>Total Reserve Allocations</u>	\$8,347.00	\$8,347.00	\$0.00	\$8,347.00	\$8,347.00	\$0.00	\$100,164.00
Total Expense	\$22,955.77	\$22,750.00	(\$205.77)	\$22,955.77	\$22,750.00	(\$205.77)	\$273,000.00
Operating Net Income	\$286.93	\$0.00	\$286.93	\$286.93	\$0.00	\$286.93	\$0.00