

Sonora Homeowners Association
Balance Sheet
Period Through: 2/28/2025

Assets

Operating	
102 - First Citizens Bank-Operating	\$8,341.41
109 - Due To/From Reserve	(\$15,000.00)
Operating Total	(\$6,658.59)
Reserve	
103 - USB-Reserve	\$30,968.57
105 - Edward Jones- Money Market	\$938.55
106 - First Citizens Bank-Reserve	\$113,432.87
110 - Due To/From Operating	\$15,000.00
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	\$370,460.88
Other Asset	
181 - Prepaid Insurance - (December)	\$2,350.56
Other Asset Total	\$2,350.56
Assets Total	<u><u>\$366,152.85</u></u>

Liabilities and Equity

Operating Equity	
301 - Homeowners Equity	\$13,783.64
Operating Current Year Surplus/Deficit	(\$18,091.67)
Operating Equity Total	(\$4,308.03)
Reserve Equity	
320 - Reserve-Painting	\$209,244.20
321 - Reserve-Rock Replacement	\$24,734.43
322 - Reserve-Sprinklers	\$90,247.64
325 - Reserve-Major Maintenance	\$38,717.51
360 - Reserve-Interest	\$7,517.10
Reserve Equity Total	\$370,460.88
Liabilities & Equity Total	<u><u>\$366,152.85</u></u>

**Sonora Homeowners Association
Budget Comparison Report
2/1/2025 - 2/28/2025**

	2/1/2025 - 2/28/2025			1/1/2025 - 2/28/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$23,393.50	\$22,750.00	\$643.50	\$46,101.00	\$45,500.00	\$601.00	\$273,000.00
410 - Late Charges	\$30.00	\$0.00	\$30.00	\$75.00	\$0.00	\$75.00	\$0.00
420 - Transfer Fees	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00
430 - Legal/Collection Charged to Owners	\$689.50	\$0.00	\$689.50	\$1,074.00	\$0.00	\$1,074.00	\$0.00
461 - Interest Operating Acct	\$3.95	\$0.00	\$3.95	\$9.65	\$0.00	\$9.65	\$0.00
<u>Total Income</u>	\$24,116.95	\$22,750.00	\$1,366.95	\$47,359.65	\$45,500.00	\$1,859.65	\$273,000.00
Total Income	\$24,116.95	\$22,750.00	\$1,366.95	\$47,359.65	\$45,500.00	\$1,859.65	\$273,000.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$719.99	\$775.00	\$55.01	\$1,441.98	\$1,550.00	\$108.02	\$9,300.00
504 - Legal/Collection	\$1,366.50	\$200.00	(\$1,166.50)	\$1,786.84	\$400.00	(\$1,386.84)	\$2,400.00
505 - Office Supplies	\$0.00	\$55.00	\$55.00	\$63.88	\$110.00	\$46.12	\$660.00
506 - Dues & Meetings	\$0.00	\$35.00	\$35.00	\$0.00	\$70.00	\$70.00	\$420.00
507 - Web Support	\$0.00	\$15.00	\$15.00	\$0.00	\$30.00	\$30.00	\$180.00
508 - Statements (Homeowner)	\$227.00	\$224.00	(\$3.00)	\$452.75	\$448.00	(\$4.75)	\$2,688.00
509 - Activities	\$0.00	\$15.00	\$15.00	\$0.00	\$30.00	\$30.00	\$180.00
581 - Insurance	\$261.17	\$343.00	\$81.83	\$2,713.34	\$686.00	(\$2,027.34)	\$4,116.00
596 - Income Tax/Tax Prep	\$120.00	\$275.00	\$155.00	\$120.00	\$550.00	\$430.00	\$3,300.00
598 - Storage Unit Rental	\$90.51	\$94.00	\$3.49	\$181.02	\$188.00	\$6.98	\$1,128.00
599 - Misc Exp/Homeowner Statements	\$159.50	\$0.00	(\$159.50)	\$159.50	\$0.00	(\$159.50)	\$0.00
<u>Total Admin Expenses</u>	\$2,944.67	\$2,031.00	(\$913.67)	\$6,919.31	\$4,062.00	(\$2,857.31)	\$24,372.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$1,112.28	\$1,000.00	(\$112.28)	\$2,174.41	\$2,000.00	(\$174.41)	\$12,000.00
514 - Electricity	\$424.60	\$215.00	(\$209.60)	\$424.60	\$430.00	\$5.40	\$2,580.00
515 - Trash Removal	\$3,060.00	\$3,060.00	\$0.00	\$6,120.00	\$6,120.00	\$0.00	\$36,720.00
<u>Total Electric/Water/Other Utilities</u>	\$4,596.88	\$4,275.00	(\$321.88)	\$8,719.01	\$8,550.00	(\$169.01)	\$51,300.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$5,005.00	\$5,005.00	\$0.00	\$10,010.00	\$10,010.00	\$0.00	\$60,060.00
532 - Plant/Tree Replacement	\$0.00	\$85.00	\$85.00	\$0.00	\$170.00	\$170.00	\$1,020.00
535 - Sprinkler Repairs	\$0.00	\$200.00	\$200.00	\$425.00	\$400.00	(\$25.00)	\$2,400.00
536 - Tree Maintenance	\$20,520.00	\$1,725.00	(\$18,795.00)	\$20,520.00	\$3,450.00	(\$17,070.00)	\$20,700.00
538 - Pest Control	\$1,082.00	\$1,082.00	\$0.00	\$2,164.00	\$2,164.00	\$0.00	\$12,984.00
<u>Total Landscaping</u>	\$26,607.00	\$8,097.00	(\$18,510.00)	\$33,119.00	\$16,194.00	(\$16,925.00)	\$97,164.00
<u>Reserve Allocations</u>							
720 - Painting	\$5,622.00	\$5,622.00	\$0.00	\$11,244.00	\$11,244.00	\$0.00	\$67,464.00
721 - Rock Replacement	\$100.00	\$100.00	\$0.00	\$200.00	\$200.00	\$0.00	\$1,200.00
722 - Sprinkler System	\$1,225.00	\$1,225.00	\$0.00	\$2,450.00	\$2,450.00	\$0.00	\$14,700.00
725 - Major Maintenance	\$1,400.00	\$1,400.00	\$0.00	\$2,800.00	\$2,800.00	\$0.00	\$16,800.00
<u>Total Reserve Allocations</u>	\$8,347.00	\$8,347.00	\$0.00	\$16,694.00	\$16,694.00	\$0.00	\$100,164.00
Total Expense	\$42,495.55	\$22,750.00	(\$19,745.55)	\$65,451.32	\$45,500.00	(\$19,951.32)	\$273,000.00