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Sonora Homeowners Association
Balance Sheet
Period Through: 4/30/2025

Assets

Operating

102 - First Citizens Bank-Operating	\$17,399.18
109 - Due To/From Reserve	(\$20,000.00)

Operating Total (\$2,600.82)

Reserve

103 - USB-Reserve	\$30,967.37
105 - Edward Jones- Money Market	\$948.50
106 - First Citizens Bank-Reserve	\$120,198.11
110 - Due To/From Operating	\$20,000.00
119 - BMO-New CD-4.402%-12/19/2028	\$75,000.00
122 - Edward Jones CD- 5.05% 07/18/25	\$52,095.16
123 - BMO CD- 1420 4.65% 09/22/25	\$82,778.21

Reserve Total \$381,987.35

Other Asset

181 - Prepaid Insurance - (December)	\$1,828.22
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Other Asset Total \$1,828.22

Assets Total \$381,214.75

Liabilities and Equity

Operating Equity

301 - Homeowners Equity	\$13,783.64
Operating Current Year Surplus/Deficit	(\$14,556.24)

Operating Equity Total (\$772.60)

Reserve Equity

320 - Reserve-Painting	\$220,488.20
321 - Reserve-Rock Replacement	\$23,734.43
322 - Reserve-Sprinklers	\$92,697.64
325 - Reserve-Major Maintenance	\$41,281.51
326 - CC&R Review/Update	\$3,604.50
360 - Reserve-Interest	\$181.07

Reserve Equity Total \$381,987.35

Liabilities & Equity Total \$381,214.75

Sonora Homeowners Association
Budget Comparison Report
4/1/2025 - 4/30/2025

	4/1/2025 - 4/30/2025			1/1/2025 - 4/30/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$22,811.00	\$22,750.00	\$61.00	\$92,236.00	\$91,000.00	\$1,236.00	\$273,000.00
410 - Late Charges	\$15.00	\$0.00	\$15.00	\$165.00	\$0.00	\$165.00	\$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	\$310.00	\$0.00	\$310.00	\$1,484.00	\$0.00	\$1,484.00	\$0.00
461 - Interest Operating Acct	\$1.06	\$0.00	\$1.06	\$11.03	\$0.00	\$11.03	\$0.00
<u>Total Income</u>	\$23,137.06	\$22,750.00	\$387.06	\$93,996.03	\$91,000.00	\$2,996.03	\$273,000.00
Total Income	\$23,137.06	\$22,750.00	\$387.06	\$93,996.03	\$91,000.00	\$2,996.03	\$273,000.00
Expense							
<u>Admin Expenses</u>							
503 - Accounting	\$717.99	\$775.00	\$57.01	\$2,880.96	\$3,100.00	\$219.04	\$9,300.00
504 - Legal/Collection	\$0.00	\$200.00	\$200.00	\$1,816.76	\$800.00	(\$1,016.76)	\$2,400.00
505 - Office Supplies	\$0.00	\$55.00	\$55.00	\$544.48	\$220.00	(\$324.48)	\$660.00
506 - Dues & Meetings	\$0.00	\$35.00	\$35.00	\$0.00	\$140.00	\$140.00	\$420.00
507 - Web Support	\$0.00	\$15.00	\$15.00	\$0.00	\$60.00	\$60.00	\$180.00
508 - Statements (Homeowner)	\$328.25	\$224.00	(\$104.25)	\$1,010.50	\$896.00	(\$114.50)	\$2,688.00
509 - Activities	\$0.00	\$15.00	\$15.00	\$0.00	\$60.00	\$60.00	\$180.00
581 - Insurance	\$261.17	\$343.00	\$81.83	\$3,235.68	\$1,372.00	(\$1,863.68)	\$4,116.00
596 - Income Tax/Tax Prep	\$1,316.00	\$275.00	(\$1,041.00)	\$1,436.00	\$1,100.00	(\$336.00)	\$3,300.00
598 - Storage Unit Rental	\$90.51	\$94.00	\$3.49	\$362.04	\$376.00	\$13.96	\$1,128.00
599 - Misc Exp/Homeowner Statements	\$0.00	\$0.00	\$0.00	\$284.50	\$0.00	(\$284.50)	\$0.00
<u>Total Admin Expenses</u>	\$2,713.92	\$2,031.00	(\$682.92)	\$11,570.92	\$8,124.00	(\$3,446.92)	\$24,372.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$1,029.64	\$1,000.00	(\$29.64)	\$4,233.15	\$4,000.00	(\$233.15)	\$12,000.00
514 - Electricity	\$203.60	\$215.00	\$11.40	\$827.20	\$860.00	\$32.80	\$2,580.00
515 - Trash Removal	\$3,060.00	\$3,060.00	\$0.00	\$12,240.00	\$12,240.00	\$0.00	\$36,720.00
<u>Total Electric/Water/Other Utilities</u>	\$4,293.24	\$4,275.00	(\$18.24)	\$17,300.35	\$17,100.00	(\$200.35)	\$51,300.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$5,005.00	\$5,005.00	\$0.00	\$20,020.00	\$20,020.00	\$0.00	\$60,060.00
532 - Plant/Tree Replacement	\$1,000.00	\$85.00	(\$915.00)	\$1,000.00	\$340.00	(\$660.00)	\$1,020.00
535 - Sprinkler Repairs	\$0.00	\$200.00	\$200.00	\$425.00	\$800.00	\$375.00	\$2,400.00
536 - Tree Maintenance	\$0.00	\$1,725.00	\$1,725.00	\$20,520.00	\$6,900.00	(\$13,620.00)	\$20,700.00
538 - Pest Control	\$1,082.00	\$1,082.00	\$0.00	\$4,328.00	\$4,328.00	\$0.00	\$12,984.00
<u>Total Landscaping</u>	\$7,087.00	\$8,097.00	\$1,010.00	\$46,293.00	\$32,388.00	(\$13,905.00)	\$97,164.00
<u>Reserve Allocations</u>							
720 - Painting	\$5,622.00	\$5,622.00	\$0.00	\$22,488.00	\$22,488.00	\$0.00	\$67,464.00
721 - Rock Replacement	\$100.00	\$100.00	\$0.00	\$400.00	\$400.00	\$0.00	\$1,200.00
722 - Sprinkler System	\$1,225.00	\$1,225.00	\$0.00	\$4,900.00	\$4,900.00	\$0.00	\$14,700.00
725 - Major Maintenance	\$1,400.00	\$1,400.00	\$0.00	\$5,600.00	\$5,600.00	\$0.00	\$16,800.00
<u>Total Reserve Allocations</u>	\$8,347.00	\$8,347.00	\$0.00	\$33,388.00	\$33,388.00	\$0.00	\$100,164.00
Total Expense	\$22,441.16	\$22,750.00	\$308.84	\$108,552.27	\$91,000.00	(\$17,552.27)	\$273,000.00