

file copy

Sonora Homeowners Association  
Balance Sheet  
Period Through: 5/31/2025

**Assets**

Operating

102 - First Citizens Bank-Operating	\$13,810.64
109 - Due To/From Reserve	(\$15,000.00)
Operating Total	(\$1,189.36)

Reserve

105 - Edward Jones- Money Market	\$948.50
106 - First Citizens Bank-Reserve	\$164,537.12
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	\$52,095.16
123 - BMO CD- 1420 4.65% 09/22/25	\$82,778.21
Reserve Total	\$390,358.99

Other Asset

181 - Prepaid Insurance - (December)	\$1,567.05
Other Asset Total	\$1,567.05

Assets Total	<u><u>\$390,736.68</u></u>
--------------	----------------------------

**Liabilities and Equity**

Operating Equity

301 - Homeowners Equity	\$13,783.64
Operating Current Year Surplus/Deficit	(\$13,405.95)
Operating Equity Total	\$377.69

Reserve Equity

320 - Reserve-Painting	\$226,110.20
321 - Reserve-Rock Replacement	\$23,834.43
322 - Reserve-Sprinklers	\$93,922.64
325 - Reserve-Major Maintenance	\$42,681.51
326 - CC&R Review/Update	\$2,808.00
360 - Reserve-Interest	\$1,002.21
Reserve Equity Total	\$390,358.99

Liabilities & Equity Total	<u><u>\$390,736.68</u></u>
----------------------------	----------------------------

**Sonora Homeowners Association**  
**Budget Comparison Report**  
**5/1/2025 - 5/31/2025**

	5/1/2025 - 5/31/2025			1/1/2025 - 5/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
401 - Homeowners Assessments	\$21,717.00	\$22,750.00	(\$1,033.00)	\$113,953.00	\$113,750.00	\$203.00	\$273,000.00
410 - Late Charges	\$30.00	\$0.00	\$30.00	\$195.00	\$0.00	\$195.00	\$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	\$35.00	\$0.00	\$35.00	\$1,519.00	\$0.00	\$1,519.00	\$0.00
461 - Interest Operating Acct	\$1.17	\$0.00	\$1.17	\$12.20	\$0.00	\$12.20	\$0.00
<u>Total Income</u>	\$21,783.17	\$22,750.00	(\$966.83)	\$115,779.20	\$113,750.00	\$2,029.20	\$273,000.00
<b>Total Income</b>	\$21,783.17	\$22,750.00	(\$966.83)	\$115,779.20	\$113,750.00	\$2,029.20	\$273,000.00
<b>Expense</b>							
<u>Admin Expenses</u>							
503 - Accounting	\$718.99	\$775.00	\$56.01	\$3,599.95	\$3,875.00	\$275.05	\$9,300.00
504 - Legal/Collection	\$10.00	\$200.00	\$190.00	\$1,826.76	\$1,000.00	(\$826.76)	\$2,400.00
505 - Office Supplies	\$0.00	\$55.00	\$55.00	\$544.48	\$275.00	(\$269.48)	\$660.00
506 - Dues & Meetings	\$0.00	\$35.00	\$35.00	\$0.00	\$175.00	\$175.00	\$420.00
507 - Web Support	\$0.00	\$15.00	\$15.00	\$0.00	\$75.00	\$75.00	\$180.00
508 - Statements (Homeowner)	\$259.50	\$224.00	(\$35.50)	\$1,270.00	\$1,120.00	(\$150.00)	\$2,688.00
509 - Activities	\$0.00	\$15.00	\$15.00	\$0.00	\$75.00	\$75.00	\$180.00
581 - Insurance	\$261.17	\$343.00	\$81.83	\$3,496.85	\$1,715.00	(\$1,781.85)	\$4,116.00
596 - Income Tax/Tax Prep	\$0.00	\$275.00	\$275.00	\$1,436.00	\$1,375.00	(\$61.00)	\$3,300.00
598 - Storage Unit Rental	\$90.51	\$94.00	\$3.49	\$452.55	\$470.00	\$17.45	\$1,128.00
599 - Misc Exp/Homeowner Statements	\$3.00	\$0.00	(\$3.00)	\$287.50	\$0.00	(\$287.50)	\$0.00
<u>Total Admin Expenses</u>	\$1,343.17	\$2,031.00	\$687.83	\$12,914.09	\$10,155.00	(\$2,759.09)	\$24,372.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$1,134.91	\$1,000.00	(\$134.91)	\$5,368.06	\$5,000.00	(\$368.06)	\$12,000.00
514 - Electricity	\$210.80	\$215.00	\$4.20	\$1,038.00	\$1,075.00	\$37.00	\$2,580.00
515 - Trash Removal	\$3,060.00	\$3,060.00	\$0.00	\$15,300.00	\$15,300.00	\$0.00	\$36,720.00
<u>Total Electric/Water/Other Utilities</u>	\$4,405.71	\$4,275.00	(\$130.71)	\$21,706.06	\$21,375.00	(\$331.06)	\$51,300.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$5,005.00	\$5,005.00	\$0.00	\$25,025.00	\$25,025.00	\$0.00	\$60,060.00
532 - Plant/Tree Replacement	\$0.00	\$85.00	\$85.00	\$1,000.00	\$425.00	(\$575.00)	\$1,020.00
535 - Sprinkler Repairs	\$450.00	\$200.00	(\$250.00)	\$875.00	\$1,000.00	\$125.00	\$2,400.00
536 - Tree Maintenance	\$0.00	\$1,725.00	\$1,725.00	\$20,520.00	\$8,625.00	(\$11,895.00)	\$20,700.00
538 - Pest Control	\$1,082.00	\$1,082.00	\$0.00	\$5,410.00	\$5,410.00	\$0.00	\$12,984.00
<u>Total Landscaping</u>	\$6,537.00	\$8,097.00	\$1,560.00	\$52,830.00	\$40,485.00	(\$12,345.00)	\$97,164.00
<u>Reserve Allocations</u>							
720 - Painting	\$5,622.00	\$5,622.00	\$0.00	\$28,110.00	\$28,110.00	\$0.00	\$67,464.00
721 - Rock Replacement	\$100.00	\$100.00	\$0.00	\$500.00	\$500.00	\$0.00	\$1,200.00
722 - Sprinkler System	\$1,225.00	\$1,225.00	\$0.00	\$6,125.00	\$6,125.00	\$0.00	\$14,700.00
725 - Major Maintenance	\$1,400.00	\$1,400.00	\$0.00	\$7,000.00	\$7,000.00	\$0.00	\$16,800.00
<u>Total Reserve Allocations</u>	\$8,347.00	\$8,347.00	\$0.00	\$41,735.00	\$41,735.00	\$0.00	\$100,164.00
<b>Total Expense</b>	\$20,632.88	\$22,750.00	\$2,117.12	\$129,185.15	\$113,750.00	(\$15,435.15)	\$273,000.00