

**Sonora Homeowners Association
Balance Sheet
Period Through: 7/31/2025**

Assets

Operating		
102 - First Citizens Bank-Operating	\$4,000.04	
109 - Due To/From Reserve	(\$5,000.00)	
Operating Total	(\$999.96)	
Reserve		
105 - Edward Jones- Money Market	\$600.67	
106 - First Citizens Bank-Reserve	\$130,728.66	
110 - Due To/From Operating	\$5,000.00	
119 - BMO-New CD-4.402%-12/19/2028	\$75,000.00	
122 - Edward Jones CD- 4.10% 07/23/26	\$115,000.00	
123 - BMO CD- 1420 4.65% 09/22/25	\$82,778.21	
Reserve Total	\$409,107.54	
Other Asset		
181 - Prepaid Insurance - (December)	\$1,044.71	
Other Asset Total	\$1,044.71	
Assets Total	<u><u>\$409,152.29</u></u>	

Liabilities and Equity

Operating Equity		
301 - Homeowners Equity	\$13,783.64	
Operating Current Year Surplus/Deficit	(\$13,738.89)	
Operating Equity Total	\$44.75	
Reserve Equity		
320 - Reserve-Painting	\$237,354.20	
321 - Reserve-Rock Replacement	\$24,034.43	
322 - Reserve-Sprinklers	\$96,372.64	
325 - Reserve-Major Maintenance	\$45,481.51	
326 - CC&R Review/Update	\$2,247.50	
360 - Reserve-Interest	\$3,617.26	
Reserve Equity Total	\$409,107.54	
Liabilities & Equity Total	<u><u>\$409,152.29</u></u>	

Sonora Homeowners Association
Budget Comparison Report
7/1/2025 - 7/31/2025

	7/1/2025 - 7/31/2025			1/1/2025 - 7/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
Income							
401 - Homeowners Assessments	\$19,472.50	\$22,750.00	(\$3,277.50)	\$153,875.50	\$159,250.00	(\$5,374.50)	\$273,000.00
410 - Late Charges	\$30.00	\$0.00	\$30.00	\$375.00	\$0.00	\$375.00	\$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	\$95.00	\$0.00	\$95.00	\$1,639.00	\$0.00	\$1,639.00	\$0.00
461 - Interest Operating Acct	\$0.64	\$0.00	\$0.64	\$13.74	\$0.00	\$13.74	\$0.00
Total Income	\$19,598.14	\$22,750.00	(\$3,151.86)	\$156,003.24	\$159,250.00	(\$3,246.76)	\$273,000.00
Total Income	\$19,598.14	\$22,750.00	(\$3,151.86)	\$156,003.24	\$159,250.00	(\$3,246.76)	\$273,000.00
Expense							
Admin Expenses							
503 - Accounting	\$717.99	\$775.00	\$57.01	\$5,035.93	\$5,425.00	\$389.07	\$9,300.00
504 - Legal/Collection	\$18.00	\$200.00	\$182.00	\$1,844.76	\$1,400.00	(\$444.76)	\$2,400.00
505 - Office Supplies	\$6.21	\$55.00	\$48.79	\$550.69	\$385.00	(\$165.69)	\$660.00
506 - Dues & Meetings	\$0.00	\$35.00	\$35.00	\$100.00	\$245.00	\$145.00	\$420.00
507 - Web Support	\$0.00	\$15.00	\$15.00	\$0.00	\$105.00	\$105.00	\$180.00
508 - Statements (Homeowner)	\$233.25	\$224.00	(\$9.25)	\$1,736.50	\$1,568.00	(\$168.50)	\$2,688.00
509 - Activities	\$0.00	\$15.00	\$15.00	\$0.00	\$105.00	\$105.00	\$180.00
581 - Insurance	\$261.17	\$343.00	\$81.83	\$4,019.19	\$2,401.00	(\$1,618.19)	\$4,116.00
596 - Income Tax/Tax Prep	\$0.00	\$275.00	\$275.00	\$1,436.00	\$1,925.00	\$489.00	\$3,300.00
598 - Storage Unit Rental	\$90.51	\$94.00	\$3.49	\$633.57	\$658.00	\$24.43	\$1,128.00
599 - Misc Exp/Homeowner Statements	\$52.00	\$0.00	(\$52.00)	\$348.50	\$0.00	(\$348.50)	\$0.00
Total Admin Expenses	\$1,379.13	\$2,031.00	\$651.87	\$15,705.14	\$14,217.00	(\$1,488.14)	\$24,372.00
Electric/Water/Other Utilities							
512 - Water	\$1,158.19	\$1,000.00	(\$158.19)	\$7,721.79	\$7,000.00	(\$721.79)	\$12,000.00
514 - Electricity	\$198.20	\$215.00	\$16.80	\$1,462.20	\$1,505.00	\$42.80	\$2,580.00
515 - Trash Removal	\$3,060.00	\$3,060.00	\$0.00	\$21,420.00	\$21,420.00	\$0.00	\$36,720.00
Total Electric/Water/Other Utilities	\$4,416.39	\$4,275.00	(\$141.39)	\$30,603.99	\$29,925.00	(\$678.99)	\$51,300.00
Landscaping							
531 - Yard Maint (Gardener)	\$5,005.00	\$5,005.00	\$0.00	\$35,035.00	\$35,035.00	\$0.00	\$60,060.00
532 - Plant/Tree Replacement	\$0.00	\$85.00	\$85.00	\$1,000.00	\$595.00	(\$405.00)	\$1,020.00
535 - Sprinkler Repairs	\$0.00	\$200.00	\$200.00	\$875.00	\$1,400.00	\$525.00	\$2,400.00
536 - Tree Maintenance	\$0.00	\$1,725.00	\$1,725.00	\$20,520.00	\$12,075.00	(\$8,445.00)	\$20,700.00
538 - Pest Control	\$1,082.00	\$1,082.00	\$0.00	\$7,574.00	\$7,574.00	\$0.00	\$12,984.00
Total Landscaping	\$6,087.00	\$8,097.00	\$2,010.00	\$65,004.00	\$56,679.00	(\$8,325.00)	\$97,164.00
Reserve Allocations							
720 - Painting	\$5,622.00	\$5,622.00	\$0.00	\$39,354.00	\$39,354.00	\$0.00	\$67,464.00
721 - Rock Replacement	\$100.00	\$100.00	\$0.00	\$700.00	\$700.00	\$0.00	\$1,200.00
722 - Sprinkler System	\$1,225.00	\$1,225.00	\$0.00	\$8,575.00	\$8,575.00	\$0.00	\$14,700.00
725 - Major Maintenance	\$1,400.00	\$1,400.00	\$0.00	\$9,800.00	\$9,800.00	\$0.00	\$16,800.00
Total Reserve Allocations	\$8,347.00	\$8,347.00	\$0.00	\$58,429.00	\$58,429.00	\$0.00	\$100,164.00
Total Expense	\$20,229.52	\$22,750.00	\$2,520.48	\$169,742.13	\$159,250.00	(\$10,492.13)	\$273,000.00