Sonora Home Owners Association
Proposed 2027 Annual Budget

Account Number	Account Description	Budget 2026	Per Lot 182	Actual 2026	Per Lot 182	2027	Per Lot 182
7101	**Homeowner Assessments**	$ 273,000	$ 1,500.00	TBD		$ 286,650	$ 1,575.00
	Administrative Expenses:						
7202	Insurance	$ 4,284	$ 23.54			$ 4,250	$ 23.35
7203	Legal and Professional Fees	$ 4,800	$ 26.37			$ 4,900	$ 26.92
7204	Management Fees	$ 13,344	$ 73.32			$ 13,184	$ 72.44
7205	Postage/Envelopes		$ -			$ 302	$ 1.66
7206	Printing		$ -			$ 91	$ 0.50
7207	Miscellaneous Administration	$ 360	$ 1.98			$ 150	$ 0.82
7218	Corporation Commission		$ -			$ 50	$ 0.27
7224	Meeting Room Expense	$ 420	$ 2.31			$ 200	$ 1.10
7257	Ofice Supplies & Storage	$ 1,812	$ 9.96			$ 1,900	$ 10.44
7272	Bank/ACH/Credit Card Fees		$ -			$ -	$ -
	Total Administrative Expenses	$ 25,020	$ 137.47	TBD		$ 25,027	$ 137.51
	Landscaping Expenses:						
7208	Landscape Contract	$ 60,060	$ 330.00			$ 55,200	$ 303.30
7211	Plant Maintenance/Replacements	$ 11,070	$ 60.82			$ 7,500	$ 41.21
New	2027 Tree Trimming	$ -	$ -			$ 19,500	$ 107.14
7212	Irrigation Repairs	$ 2,100	$ 11.54			$ 5,600	$ 30.77
7222	Pest Control	$ 12,984	$ 71.34			$ 13,374	$ 73.48
	Total Landscaping Expenses	$ 86,214	$ 473.70	TBD		$ 101,174	$ 555.90
	Utility Expenses:						
7214	Electricity	$ 2,580	$ 14.18			$ 2,696	$ 14.81
7215	Water	$ 13,500	$ 74.18			$ 11,793	$ 64.79
7228	Trash Removal	$ 38,880	$ 213.63			$ 41,213	$ 226.44
	Total Utilities	$ 54,960	$ 301.98	TBD		$ 55,701	$ 306.05
	Total Operating Fund Expenses	$ 166,194	$ 913.15	TBD		$ 181,902	$ 999.46
	Capital Outlay Assessments						
8900.1	Painting Assessement	$ 67,200	$ 369.23			$ 67,200	$ 369.23
8900.3	Major Maintenance Assessement	$ 21,600	$ 118.68			$ 21,600	$ 118.68
8900.14	Irrigation Repairs Assessment	$ 11,400	$ 62.64			$ 11,200	$ 61.54
8900.24	Rock Replacement Assessment	$ 1,800	$ 9.89			$ -	$ -
	Total Capital Outlay Assessments	$ 102,000	$ 560.44	TBD		$ 100,000	$ 549.45
	Total Assessments	$ 268,194	$ 1,473.59			$ 281,902	$ 1,548.91
	Excess of Assessments over Operating budgeted Expenditures	$ 4,806	$ 26.41			$ 4,748	$ 26.09
	2026 Estimated Operating Fund Balance Carryover					$ 7,000	$ 38.46
	2027 Estimated Operating Fund Balance, Endiing					$ 11,748	$ 64.55
	Capital outlay for diseased and end-of-life trees and cactus						
3004.3	**Reserve-Major Expenditures, beginning**					$ 68,485	$ 376.29
	2027 Additions to Reserve					$ 16,800	$ 92.31
	Estimated removal and replacement-in-kind expenditures					$ (25,000)	$ (137.36)
3004.3	**Reserve-Major Expenditures, ending estimate**					$ 60,285	$ 331.24