

San Ignacio Heights HOA
2024 Balance Sheet - After Closing

	12/31/2024	12/31/2023
ASSETS		
Current Assets		
Bank Accounts		
100 Chase Checking	7,613.42	2,642.51
110 Chase Savings	20,233.79	78,207.55
130 CD Investments	203,735.00	142,435.42
Total Bank Accounts	\$231,582.21	\$223,285.48
Accounts Receivable		
Accounts Receivable (A/R)	0.00	0.00
Total Accounts Receivable	\$0.00	\$0.00
Other Current Assets		
Undeposited Funds	0.00	0.00
Total Other Current Assets	\$0.00	\$0.00
Total Current Assets	\$231,582.21	\$223,285.48
TOTAL ASSETS	\$231,582.21	\$223,285.48
 LIABILITIES AND EQUITY		
Liabilities	0.00	0.00
Total Liabilities	0.00	0.00
Equity		
Opening Balance Equity	0.00	0.00
Retained Earnings	100.00	100.00
Road Reserve	231,482.21	223,185.48
Net Income	0.00	0.00
Total Equity	231,582.21	223,285.48
TOTAL LIABILITIES AND EQUITY	\$231,582.21	\$223,285.48

Road Reserve: \$223,185.48 (2023) - \$40,000 crackseal + \$48,296.73 (2024 contribution) = \$231,482.21

**San Ignacio Heights HOA
2024 Profit & Loss
Budget Comparison**

	2024 YTD Actual	2024 Total Budget
INCOME		
HOA Dues	108,120.00	108,120.00
Other Income-HOA Social Function	0.00	0.00
Disclosure Fee	1,860.00	1,550.00
Unapplied Cash Payment Income	60.00	0.00
Total Income	\$110,040.00	\$109,670.00
EXPENSES		
Intuit Quickbooks	392.58	382.00
Office Expenses	0.00	300.00
Supplies	557.34	260.00
Postage	204.00	300.00
USPS Box Rent	364.00	360.00
Bank Charges	0.00	0.00
Catering & HOA Party Supplies	0.00	200.00
Dues (GVC)	2,226.00	2,226.00
Insurance-Liability	1,827.00	1,850.00
Landscaping & Grounds	45,550.00	38,410.00
Other landscaping projects	0.00	3,000.00
Tree Removal-Trim	0.00	5,000.00
Legal & Professional Fees	1,284.99	6,000.00
AZ Corp Commission Fee	10.00	10.00
Homeowner Pest Control	12,561.00	13,360.00
Ramada Maint	454.75	1,500.00
Complex Repairs	1,445.84	500.00
Road Maintenance	183.22	0.00
Storage Locker Rental	480.00	500.00
Property Taxes	154.80	225.00
GV Water	385.12	500.00
Tucson Electric	1,408.07	1,400.00
Contingency Fund	0.00	18,987.00
Road Reserve	48,345.19	20,000.00
Total Expenses	117,833.90	115,270.00
Interest Earned	7,773.90	5,600.00
Late Fees	20.00	0.00
Net Income (Loss)	(0.00)	0.00

**SAN IGNACIO HEIGHTS HOA
2025 BUDGET**

	2024	12/31/2024	2025	Comments
Income	Budget	Actual	BUDGET	
HOA Dues	\$108,120.00	\$108,120.00	\$129,585.00	Dues increase to \$815 (19.8%)
Other Income	\$0.00	\$0.00	\$0.00	
Transfer Fee	\$0.00	\$0.00	\$0.00	
Disclosure Fee Income	\$1,550.00	\$1,860.00	\$1,850.00	Discl fee: 2024=\$155: 2025 = \$185
Unapplied Cash Payment Income	\$0.00	\$60.00	\$0.00	
Total Income	\$109,670.00	\$110,040.00	\$131,435.00	
Expense	Budget	Actual	Budget	
Intuit Quickbooks	\$382.00	\$392.58	\$454.00	
Office Expenses	\$300.00	\$0.00	\$0.00	
Supplies	\$260.00	\$557.34	\$500.00	
Postage	\$300.00	\$204.00	\$300.00	
USPS Box Rent	\$360.00	\$364.00	\$365.00	
Bank Charges	\$0.00	\$0.00	\$0.00	
Catering & HOA Party Supplies	\$200.00	\$0.00	\$0.00	
Dues (GVC)	\$2,226.00	\$2,226.00	\$2,226.00	
Insurance - Liability	\$1,850.00	\$1,827.00	\$1,850.00	
Landscaping & Grounds	\$38,410.00	\$45,550.00	\$38,410.00	
Other landscaping projects	\$3,000.00	\$0.00	\$3,000.00	
Tree Removal - Trim	\$5,000.00	\$0.00	\$5,000.00	
Legal & Professional Fees	\$6,000.00	\$1,284.99	\$2,000.00	
AZ Corp Commission Fee	\$10.00	\$10.00	\$10.00	
Homeowner Pest Control	\$13,360.00	\$12,561.00	\$12,879.00	
Ramada Maint	\$1,500.00	\$454.75	\$600.00	
Complex Repairs	\$500.00	\$1,445.84	\$500.00	
Road Maintennce	\$0.00	\$183.22	\$0.00	
Storage Locker Rental	\$500.00	\$480.00	\$500.00	
Property Taxes	\$225.00	\$154.80	\$160.00	
GV Water	\$500.00	\$433.58	\$450.00	
Tucson Electric	\$1,400.00	\$1,408.07	\$1,400.00	
Contingency Fund	\$18,987.00	\$0.00	\$8,000.00	
Landscape Reserve	\$0.00	\$0.00	\$0.00	
Road Reserve	\$20,000.00	\$48,296.73	\$59,831.00	
Total Expenses	\$115,270.00	\$117,833.90	\$138,435.00	
Interest Earned	\$5,600.00	\$7,773.90	\$7,000.00	
Late Fees	\$0.00	\$20.00	\$0.00	
Net Income (Loss)	\$0.00	(\$0.00)	\$0.00	