

**San Ignacio Heights HOA  
Balance Sheet – FINAL**

	12/31/2025	12/31/2024
<b>ASSETS</b>		
Current Assets		
Bank Accounts		
100 Chase Checking	13,293.82	7,613.42
110 Chase Savings	125,363.84	20,233.79
130 CD Investments	241,941.37	203,735.00
Total Bank Accounts	<u>\$380,599.03</u>	<u>\$ 231,582.21</u>
Accounts Receivable		
Accounts Receivable (A/R)	0.00	0.00
Total Accounts Receivable	<u>\$0.00</u>	<u>\$0.00</u>
Other Current Assets		
Undeposited Funds	0.00	0.00
Total Other Current Assets	<u>\$0.00</u>	<u>\$0.00</u>
Total Current Assets	<u>\$380,599.03</u>	<u>\$ 231,582.21</u>
<b>TOTAL ASSETS</b>	<b><u>\$380,599.03</u></b>	<b><u>\$ 231,582.21</u></b>
 <b>LIABILITIES AND EQUITY</b>		
Liabilities		
Total Liabilities	0.00	0.00
Equity		
Opening Balance Equity	0.00	0.00
Retained Earnings	100.00	100.00
Road Reserve	367,305.21	183,185.48
Net Income	13,193.91	48,296.73
Total Equity	<u>380,599.12</u>	<u>231,582.21</u>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b><u>\$380,599.12</u></b>	<b><u>\$ 231,582.21</u></b>

San Ignacio Heights HOA  
2025 Financials - Final

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	Budget
<b>INCOME</b>														
HOA Dues	\$ 113,820.00	\$ 6,520.00	\$ 5,700.00	\$ 820.00			\$ 633.00	\$ 330.00	\$ 40,500.00	\$ 29,285.00	\$ 4,524.46		\$ 127,823.00	\$ 129,585.00
Other Income (Roads Assessment)	\$ 340.00		\$ 185.00	\$ 555.00	\$ 185.00	\$ 585.00		\$ 370.00	\$ 185.00	\$ 29,285.00	\$ 185.00		\$ 76,052.00	\$ 1,850.00
Disclosure Fee	\$ 2,023.05	\$ 0.15	\$ 1,484.38	\$ 0.16	\$ 0.16	\$ 0.17	\$ 3,677.43	\$ 0.16	\$ 0.17	\$ 0.17	\$ 0.15		\$ 11,039.37	\$ 7,000.00
Earned Income	\$ 116,183.05	\$ 6,520.00	\$ 7,369.38	\$ 1,375.16	\$ 185.16	\$ 585.17	\$ 4,310.43	\$ 1,200.16	\$ 40,685.17	\$ 29,285.17	\$ 4,709.61		\$ 217,504.37	\$ 138,435.00
Total Income														
<b>EXPENSES</b>														
Intuit Quickbooks	\$ 37.14	\$ 37.14	\$ 37.14	\$ 37.14	\$ 37.14	\$ 37.14	\$ 40.32	\$ 40.32	\$ 40.32	\$ 40.32	\$ 40.32		\$ 464.76	\$ 454.00
Supplies				\$ 55.26	\$ 84.99				\$ 10.48		\$ 71.91		\$ 222.64	\$ 500.00
Postage				\$ 116.80							\$ 156.00		\$ 272.80	\$ 300.00
USPS Box Rent			\$ 382.00										\$ 382.00	\$ 365.00
Bank Charges														
Catering & HOA Party Supplies														
Dues (GVC)	\$ 2,226.00												\$ 2,226.00	\$ 2,226.00
Insurance - Liability		\$ 1,893.00	\$ 2,400.00	\$ 3,880.00	\$ 3,880.00	\$ 3,880.00	\$ 3,880.00	\$ 3,880.00	\$ 3,880.00	\$ 3,880.00	\$ 3,880.00		\$ 40,490.00	\$ 38,410.00
Landscaping & Grounds	\$ 2,250.00	\$ 2,400.00	\$ 4,800.00	\$ 850.00									\$ 4,800.00	\$ 3,000.00
Other landscaping projects													\$ 1,910.00	\$ 5,000.00
Tree Removal - Trim													\$ 280.00	\$ 2,000.00
Legal & Professional Fees													\$ 10.00	\$ 10.00
AZ Corp Commission Fee													\$ 12,879.00	\$ 12,879.00
Homeowner Pest Control													\$ 655.00	\$ 600.00
Ramada Maint	\$ 90.00		\$ 120.00				\$ 105.00		\$ 235.00		\$ 105.00		\$ 500.00	\$ 500.00
Complex Repairs														
Road Maintenance														
Storage Locker Rental	\$ 480.00									\$ 167.68			\$ 480.00	\$ 500.00
Property Taxes													\$ 167.68	\$ 160.00
GV Water	\$ 36.17	\$ 36.17	\$ 38.10	\$ 36.41	\$ 36.89	\$ 36.41	\$ 56.77	\$ 53.32	\$ 53.26	\$ 52.49	\$ 53.45		\$ 53.19	\$ 450.00
Tucson Electric	\$ 89.85	\$ 114.01	\$ 84.52	\$ 78.11	\$ 83.63	\$ 104.28	\$ 140.89	\$ 155.17	\$ 151.34	\$ 118.21	\$ 87.04		\$ 82.74	\$ 1,400.00
Contingency Fund													\$ 76,052.00	\$ 76,052.00
Road Assessment													\$ 53,164.88	\$ 59,771.00
Road Reserve	\$ 2,022.88		\$ 1,484.21				\$ 3,099.03						\$ 204,508.30	\$ 138,435.00
Total Expenses	\$ 7,232.04	\$ 4,862.32	\$ 8,963.97	\$ 17,942.72	\$ 4,122.65	\$ 4,057.83	\$ 7,322.01	\$ 4,128.81	\$ 4,370.40	\$ 4,258.70	\$ 4,673.72		\$ 132,573.13	\$ 138,435.00
Unaccounted Cash													\$ 197.84	\$ -
Late Fees			\$ 48.92	\$ 48.92									\$ 97.84	\$ -
Net Income (Loss)	\$ 108,951.01	\$ 1,657.68	\$ (1,545.67)	\$ (16,518.64)	\$ (3,937.49)	\$ (3,472.66)	\$ (3,011.58)	\$ (2,928.65)	\$ 36,314.77	\$ 25,026.47	\$ 135.89		\$ 13,193.91	\$ -

San Ignacio Heights HOA

	Adopted 2026 Budget	2025 Actual	2025 Budget
<b>INCOME</b>			
HOA Dues	\$ 129,585.00	\$ 127,823.00	\$ 129,585.00
2025 Roads Assessment		\$ 76,052.00	
Disclosure Fee	\$ 2,200.00	\$ 2,590.00	\$ 1,850.00
Earned Income ( Interest)	\$ 5,000.00	\$ 11,039.37	\$ 7,000.00
<b>Total Income</b>	<b>\$ 136,785.00</b>	<b>\$ 217,504.37</b>	<b>\$ 131,435.00</b>
<b>EXPENSES</b>			
Intuit Quickbooks	\$ 505.00	\$ 464.76	\$ 454.00
Supplies	\$ 500.00	\$ 222.64	\$ 500.00
Postage	\$ 250.00	\$ 272.80	\$ 360.00
USPS Box Rent	\$ 370.00	\$ 382.00	\$ 365.00
Dues (GVC)	\$ 2,226.00	\$ 2,226.00	\$ 2,226.00
Insurance - Liability	\$ 2,127.50	\$ 1,893.00	\$ 1,850.00
Landscaping & Grounds	\$ 40,640.00	\$ 40,490.00	\$ 38,410.00
Other landscaping projects	\$ 5,000.00	\$ 4,800.00	\$ 3,000.00
Tree Removal - Trim	\$ 5,000.00	\$ 1,910.00	\$ 5,000.00
Legal & Professional Fees	\$ 500.00	\$ -	\$ 2,000.00
AZ Corp Commission Fee	\$ 10.00	\$ 10.00	\$ 10.00
Homeowner Pest Control	\$ -	\$ 12,879.00	\$ 13,360.00
Ramada Maint	\$ 655.00	\$ 655.00	\$ 600.00
Complex Repairs	\$ 500.00	\$ -	\$ 500.00
Road Maintenance	\$ -	\$ -	\$ -
Storage Locker Rental	\$ 550.00	\$ 480.00	\$ 500.00
Property Taxes	\$ 170.00	\$ 167.68	\$ 160.00
GV Water	\$ 650.00	\$ 542.63	\$ 450.00
Tucson Electric	\$ 1,400.00	\$ 1,289.79	\$ 1,400.00
Contingency Fund	\$ 3,731.50	\$ -	\$ 8,000.00
Road Assessment (to Reserves)	\$ -	\$ 76,052.00	\$ -
Road Reserve	\$ 72,000.00	\$ 59,771.00	\$ 59,771.00
<b>Total Expenses</b>	<b>\$ 136,785.00</b>	<b>\$ 204,508.30</b>	<b>\$ 138,916.00</b>
Unaccounted Cash	\$ -	\$ 197.84	\$ -
Late Fees	\$ -	\$ -	\$ -
<b>Net Income (Loss)</b>	<b>\$ -</b>	<b>\$ 13,193.91</b>	<b>\$ (7,481.00)</b>

2026 Budget Notes

- Dues remain at \$815
- Increase in fee to \$220
- 8.5% Increase midyear (same as 2025)
- 2 mailings (Annual meet & dues)
- Dues will stay the same
- Forecasted 15% increase
- 4 months at 2,400 and 8 months at 3,880 herbicide/pre-emergent spraying (\$4700)
- We'll have 8 palms to trim
- We did not use in 2025
- Bill's Home Service contract not renewed
- GV&H (\$235) & Cleaning (\$420)
- 2025: \$167.68
- Includes sewer
- Reserve Study recommendation: \$72,000