

**San Ignacio Heights HOA
Balance Sheet**

	10/31/2025	10/31/2024	12/28/2024
ASSETS			
Current Assets			
Bank Accounts			
100 Chase Checking	120,399.86	10,135.66	7,613.42
110 Chase Savings	20,235.44	80,341.21	20,233.79
130 CD Investments	238,088.33	142,435.29	203,735.00
Total Bank Accounts	<u>\$378,723.63</u>	<u>\$ 232,912.16</u>	<u>\$ 231,582.21</u>
Accounts Receivable			
Accounts Receivable (A/R)	0.00	0.00	0.00
Total Accounts Receivable	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
Other Current Assets			
Undeposited Funds	0.00	0.00	0.00
Total Other Current Assets	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
Total Current Assets	<u>\$378,723.63</u>	<u>\$ 232,912.16</u>	<u>\$ 231,582.21</u>
TOTAL ASSETS	<u>\$378,723.63</u>	<u>\$ 232,912.16</u>	<u>\$ 231,582.21</u>
LIABILITIES AND EQUITY			
Liabilities			
Total Liabilities	0.00	0.00	0.00
Equity			
Opening Balance Equity	0.00	0.00	0.00
Retained Earnings	100.00	100.00	100.00
Road Reserve	238,088.33	183,185.48	183,185.48
Net Income	140,535.39	65,088.83	48,296.73
Total Equity	<u>378,723.72</u>	<u>248,374.31</u>	<u>231,582.21</u>
TOTAL LIABILITIES AND EQUITY	<u>\$378,723.72</u>	<u>\$ 248,374.31</u>	<u>\$ 231,582.21</u>

San Ignacio Heights HOA

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	Budget
INCOME														
HOA Dues	113,820.00	6,520.00	5,700.00	820.00			633.00	330.00					127,823.00	129,585.00
Other Income-HOA Social Function								500.00	40,500.00	29,285.00			70,285.00	0.00
Disclosure Fee	340.00		185.00	555.00	185.00	585.00		370.00	185.00				2,405.00	1,850.00
Earned Income	\$7,023.05	\$0.15	\$1,484.38	\$0.16	\$0.16	\$0.17	3,677.43	0.16	0.17	0.17			7,186.00	7,000.00
Total 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	\$0.00	\$0.00	\$207,699.00	\$131,435.00
EXPENSES														
Intuit Quickbooks	37.14	37.14	37.14	37.14	37.14	37.14	40.32	40.32	40.32	40.32			384.12	454.00
Office Expenses													0.00	0.00
Supplies				55.26	84.99				10.48				150.73	500.00
Postage				116.80									116.80	360.00
USPS Box Rent													382.00	365.00
Bank Charges													0.00	0.00
Catering & HOA Party Supplies													0.00	0.00
Dues (GVC)	2,226.00												2,226.00	2,226.00
Insurance - Liability													1,893.00	1,850.00
Landscaping & Grounds	2,250.00		2,400.00	3,880.00	3,880.00	3,880.00	3,880.00	3,880.00	3,880.00	3,880.00			34,210.00	38,410.00
Other landscaping projects			4,800.00										4,800.00	3,000.00
Tree Removal - Trim				850.00									850.00	5,000.00
Legal & Professional Fees													10.00	2,000.00
AZ Corp Commission Fee				10.00									10.00	10.00
Homeowner Pest Control				12,879.00									12,879.00	13,360.00
Ramada Maint	90.00		120.00				105.00		235.00				550.00	600.00
Complex Repairs													0.00	500.00
Road Maintenance													0.00	0.00
Storage Locker Rental													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			435.99	450.00
Tucson Electric	89.85	114.01	84.52	78.11	83.63	104.28	140.89	155.17	151.34	118.21			1,120.01	1,400.00
Contingency Fund													0.00	8,000.00
Road Reserve	2,022.88		1,484.21				3,099.03						6,606.12	59,771.00
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	\$0.00	\$0.00	\$67,261.45	\$138,916.00
Unaccounted Cash													0.00	\$0.00
Late Fees				\$48.92									97.84	\$0.00
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	\$0.00	\$0.00	\$140,535.39	(\$7,481.00)

San Ignacio Heights HOA

	Adopted 2026 Budget	2025 Actual	2025 Budget	2026 Budget Notes
INCOME				
HOA Dues	\$ 129,585.00	\$127,823.00	\$ 129,585.00	Dues remain at \$815
2025 Roads Assessment		\$ 76,052.00		
Disclosure Fee	\$ 2,200.00	\$ 2,590.00	\$ 1,850.00	increase in fee to \$220
Earned Income (Interest)	\$ 5,000.00	\$ 11,039.37	\$ 7,000.00	
Total Income	\$ 136,785.00	\$217,504.37	\$ 131,435.00	
EXPENSES				
Intuit Quickbooks	\$ 505.00	\$ 464.76	\$ 454.00	8.5% increase midyear (same as 2025)
Supplies	\$ 500.00	\$ 222.64	\$ 500.00	
Postage	\$ 250.00	\$ 272.80	\$ 360.00	2 mailings (Annual meet & dues)
USPS Box Rent	\$ 370.00	\$ 382.00	\$ 365.00	
Dues (GVC)	\$ 2,226.00	\$ 2,226.00	\$ 2,226.00	Dues will stay the same
Insurance - Liability	\$ 2,127.50	\$ 1,893.00	\$ 1,850.00	Forecasted 15% increase
Landscaping & Grounds	\$ 40,640.00	\$ 40,490.00	\$ 38,410.00	4 months at 2,400 and 8 months at 3,880
Other landscaping projects	\$ 5,000.00	\$ 4,800.00	\$ 3,000.00	herbicide/pre-emergent spraying (\$4700)
Tree Removal - Trim	\$ 5,000.00	\$ 1,910.00	\$ 5,000.00	We'll have 8 palms to trim
Legal & Professional Fees	\$ 500.00	\$ -	\$ 2,000.00	We did not use in 2025
AZ Corp Commission Fee	\$ 10.00	\$ 10.00	\$ 10.00	
Homeowner Pest Control	\$ 13,265.00	\$ 12,879.00	\$ 13,360.00	Bill's Home Service renewed by member vote
Ramada Maint	\$ 655.00	\$ 655.00	\$ 600.00	GVC&H (\$235) & Cleaning (\$420)
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	2025: \$167.68
GV Water	\$ 650.00	\$ 542.63	\$ 450.00	Includes sewer
Tucson Electric	\$ 1,400.00	\$ 1,289.79	\$ 1,400.00	
Contingency Fund	\$ 3,660.41	\$ -	\$ 8,000.00	
Road Assessment (to Reserves)	\$ -	\$ 76,052.00	\$ -	
Road Reserve	\$ 72,000.00	\$ 59,771.00	\$ 59,771.00	Reserve Study recommendation: \$72,000
Total Expenses	\$ 149,978.91	\$204,508.30	\$ 138,916.00	
Unaccounted Cash	\$ 13,193.91	\$ -	\$ -	carryover from 2025
Late Fees	\$ -	\$ 197.84	\$ -	
Net Income (Loss)	\$ -	\$ 13,193.91	\$ (7,481.00)	