

SONOMA TOWNHOMES OF DORAL

Approved Budget for Period January 1, 2026 through December 31, 2026

Category	2025 Approved Budget		Expenses as of Aug 2025		2026 Approved Budget	
INCOME:	Monthly	Annual	As of 09/24	Annual	Monthly	Annual
Assessment Income	43,011.91	516,142.93	335,520.00	503,280.00	41,940.00	503,280.01
Late Fee/ Interest Income			2,550.00			
Clickers & Keys Income			1,660.00			600.00
From Operating Fund Balance			1,800.39			57,920.00
Total Operating Income	43,011.91	516,142.93	341,530.39	503,280.00	46,816.67	561,800.01
EXPENSES:						
CONTRACTED SERVICES						
Management Fees	4,358.33	52,300.00	29,761.21	44,641.82	4,489.08	53,869.00
Security Alarm Monitoring	3,926.63	47,119.56	31,295.09	46,942.64	3,926.63	47,119.56
Security	14,833.33	178,000.00	127,077.95	190,616.93	17,478.45	209,741.40
Access Control Software	466.67	5,600.00	3,728.00	5,592.00	466.67	5,600.00
Pest Control Service Maint.	200.00	2,400.00	1,600.00	2,400.00	200.00	2,400.00
Fertilization	962.50	11,550.00	5,750.00	8,625.00	962.50	11,550.00
Irrigation	640.00	7,680.00	5,120.00	7,680.00	640.00	7,680.00
Landscaping	3,166.00	37,992.00	25,328.00	37,992.00	3,166.00	37,992.00
Janitorial	2,000.00	24,000.00	16,035.00	24,052.50	2,120.00	25,440.00
Holiday Lighting & Decorations	500.00	6,000.00	0.00	6,800.00	583.33	7,000.00
TOTAL CONTRACTED SERVICES	31,053.46	372,641.56	245,695.25	375,342.88	34,032.66	408,391.96
PROFESSIONAL SERVICES						
ACCOUNTING FEES	471.67	5,660.00	0.00	5,660.00	471.67	5,000.00
LEGAL FEES	250.00	3,000.00	0.00	0.00	155.00	1,860.00
TOTAL PROFESSIONAL SERVICES	721.67	8,660.00	0.00	5,660.00	721.67	6,860.00
Insurance						
Property	1,634.31	19,611.75	13,222.27	19,833.41	1,848.93	22,187.15
Directors & Officers	222.00	2,664.00	1,776.02	2,664.03	230.35	2,764.14
Umbrella	188.03	2,256.34	1,581.18	2,371.77	274.90	3,298.84
Total Insurance	2,044.34	24,532.09	16,579.47	24,869.21	2,354.18	28,250.13
ADMINISTRATIVE EXPENSES						
Bank Charges	25.00	300.00	0.00	0.00	25.00	300.00
Corporate Annual Report	5.10	61.25	61.25	61.25	5.10	61.25
Postage	50.00	600.00	133.17	199.76	50.00	600.00
Copies and Office Supplies	166.67	2,000.00	941.55	1,412.33	166.67	2,000.00
Checks	25.00	300.00	300.00	300.00	25.00	300.00
Holiday Gifts	125.00	1,500.00	500.00	500.00	125.00	1,500.00
Bad Debt Expense	416.67	5,000.04	-3,074.89	-4,612.34	0.00	0.00
Clickers & Keys	50.00	600.00	479.37	719.06	50.00	600.00
Miami Dade Registration	49.58	595.00	362.00	362.00	30.17	362.00
Website	160.00	1,920.00	320.00	540.00	66.67	800.00
Total Administrative Expenses	1,073.02	12,876.29	22.45	-517.95	896.77	6,523.25
Repairs & Maintenance						
Tree Trimming	1,583.33	19,000.00	29,300.00	43,950.00	1,583.33	19,000.00
Landscape Enhancements	250.00	3,000.00	1,325.00	1,987.50	250.00	3,000.00
Mulch	500.00	6,000.00	0.00	6,000.00	500.00	6,000.00
Gate Maintenance	375.00	4,500.00	3,771.27	5,656.91	416.67	5,000.00
General Repairs & Maintenance	633.33	7,600.00	6,196.16	9,294.24	633.33	7,600.00
Irrigation Repairs	166.67	2,000.00	2,383.25	3,574.88	300.00	3,600.00
Total Repairs & Maintenance	3,508.33	42,100.00	42,975.68	70,463.52	3,683.33	44,200.00
UTILITIES						
Electricity	1,333.33	16,000.00	11,758.14	17,637.21	1,500.00	18,000.00
Water & Sewer	29.17	350.00	597.99	896.99	75.00	900.00
Telephone & Internet	350.00	4,200.00	5,321.88	7,982.82	583.33	7,000.00
TOTAL UTILITIES	1,712.50	20,550.00	17,678.01	26,517.02	2,158.33	25,900.00
Total Operating Expenses	40,113.33	481,359.94	322,950.86	502,334.67	43,846.95	520,125.34
RESERVES:						
TOTAL RESERVES	2,898.58	34,782.99	23,188.64	34,782.96	3,422.89	41,074.67
TOTAL EXPENSES & RESERVES	43,011.91	516,142.93	346,139.50	537,117.63	47,269.84	561,200.01
Net Income (Loss)			-4,609.11			
Assessment per Unit		2,215.21				2,160.00
Regular Monthly Assessment		180.00				180.00
Units		233				233