

## Fund Balance Sheet

**Properties:** Sonoma Townhomes at Doral Community Association, Inc - C/o Unlimited Property Management. 7665 NW 50th. Street  
Miami, FL 33166

**As of:** 04/30/2026

**Accounting Basis:** Accrual

**GL Account Map:** 793 Sonoma Townhomes at Doral Community Association, Inc

**Level of Detail:** Detail View

| Account Number                   | Account Name                             | Operating         | Reserve           | Total             |
|----------------------------------|------------------------------------------|-------------------|-------------------|-------------------|
| <b>ASSETS</b>                    |                                          |                   |                   |                   |
| <b>Cash</b>                      |                                          |                   |                   |                   |
| 10010                            | City National Bank Operating (4798)      | 174,386.63        |                   | 174,386.63        |
| 1210                             | City National Bank Reserve (9151)        |                   | 220,666.35        | 220,666.35        |
| 1212                             | Bank OZK Reserve CD(0)                   |                   | 255,609.38        | 255,609.38        |
|                                  | <b>Total Cash</b>                        | <b>174,386.63</b> | <b>476,275.73</b> | <b>650,662.36</b> |
| 10300                            | Assessments Receivable                   | 56,122.88         |                   | 56,122.88         |
| 1311                             | Allowance for Bad Debts                  | -50,243.23        |                   | -50,243.23        |
| 1321                             | Utility Deposit                          | 42.59             |                   | 42.59             |
| 1610                             | Prepaid Insurance                        | 6,807.22          |                   | 6,807.22          |
| 1611                             | Prepaid Expenses                         | 3,909.78          |                   | 3,909.78          |
|                                  | <b>TOTAL ASSETS</b>                      | <b>191,025.87</b> | <b>476,275.73</b> | <b>667,301.60</b> |
| <b>LIABILITIES &amp; CAPITAL</b> |                                          |                   |                   |                   |
| <b>Liabilities</b>               |                                          |                   |                   |                   |
| 20015                            | Accounts Payable                         | 31,882.49         |                   | 31,882.49         |
| 20100                            | Prepaid Owner Assessments                | 14,485.00         |                   | 14,485.00         |
| 3316                             | Deferred Income                          | 180.00            |                   | 180.00            |
| 3360                             | Accrued Expenses                         | 3,660.00          |                   | 3,660.00          |
|                                  | <b>Total Liabilities</b>                 | <b>50,207.49</b>  | <b>0.00</b>       | <b>50,207.49</b>  |
| <b>Capital</b>                   |                                          |                   |                   |                   |
| <b>RESERVES</b>                  |                                          |                   |                   |                   |
| 5023                             | Painting                                 |                   | 53,839.00         | 53,839.00         |
| 5029                             | Capital                                  |                   | 184,087.16        | 184,087.16        |
| 5031                             | Reserves - Tree Trimming                 |                   | 1,333.32          | 1,333.32          |
| 5039                             | Fencing                                  |                   | 57,777.84         | 57,777.84         |
| 5041                             | Gatehouse                                |                   | 7,291.76          | 7,291.76          |
| 5052                             | Storm Drain                              |                   | -66.96            | -66.96            |
| 5053                             | Mailboxes                                |                   | 6,583.20          | 6,583.20          |
| 5056                             | Artificial Turf                          |                   | 4,786.32          | 4,786.32          |
| 5061                             | Security Cameras                         |                   | 60,000.00         | 60,000.00         |
| 5062                             | Roadways                                 |                   | 29,917.20         | 29,917.20         |
| 5064                             | Guardhouse                               |                   | 50,595.81         | 50,595.81         |
| 5113                             | Playground                               |                   | 5,384.63          | 5,384.63          |
| 5260                             | Interest                                 |                   | 14,746.45         | 14,746.45         |
|                                  | <b>Total RESERVES</b>                    | <b>0.00</b>       | <b>476,275.73</b> | <b>476,275.73</b> |
|                                  | Calculated Retained Earnings             | 9,934.47          | 0.00              | 9,934.47          |
|                                  | Calculated Prior Years Retained Earnings | 130,883.91        | 0.00              | 130,883.91        |

Fund Balance Sheet

| Account Number | Account Name                | Operating  | Reserve    | Total      |
|----------------|-----------------------------|------------|------------|------------|
|                | Total Capital               | 140,818.38 | 476,275.73 | 617,094.11 |
|                | TOTAL LIABILITIES & CAPITAL | 191,025.87 | 476,275.73 | 667,301.60 |

Fund Income Statement

Properties: Sonoma Townhomes at Doral Community Association, Inc - C/o Unlimited Property Management. 7665 NW 50th. Street Miami, FL 33166

As of: Apr 2026

Accounting Basis: Accrual

Fund Type: Operating

GL Account Map: 793 Sonoma Townhomes at Doral Community Association, Inc

Level of Detail: Detail View

| Account Number         | Account Name                  | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|------------------------|-------------------------------|------------|------------|-------------|------------|------------|-------------|---------------|
| Income                 |                               |            |            |             |            |            |             |               |
| 6000                   | INCOME                        |            |            |             |            |            |             |               |
| 6310                   | Assessment Income             | 41,940.00  | 41,940.00  | 0.00        | 167,760.00 | 167,760.00 | 0.00        | 503,280.00    |
| 6340                   | Late Fee Income               | -300.00    | 0.00       | -300.00     | -300.00    | 0.00       | -300.00     | 0.00          |
| 6342                   | Clickers & Key Income         | -55.00     | 50.00      | -105.00     | 0.00       | 200.00     | -200.00     | 600.00        |
| 6344                   | Clickers & Keys Income        | 375.00     | 0.00       | 375.00      | 375.00     | 0.00       | 375.00      | 0.00          |
| 6910                   | Interest Income               | 35.86      | 0.00       | 35.86       | 139.49     | 0.00       | 139.49      | 0.00          |
| 6911                   | Returned Check Fees           | 0.00       | 0.00       | 0.00        | 12.00      | 0.00       | 12.00       | 0.00          |
| 6920                   | Miscellaneous Income          | 260.29     | 0.00       | 260.29      | 296.59     | 0.00       | 296.59      | 0.00          |
| 6990                   | Previous Year Income          | -200.00    | 4,776.67   | -4,976.67   | -200.00    | 19,106.68  | -19,306.68  | 57,320.02     |
| Total INCOME           |                               | 42,056.15  | 46,766.67  | -4,710.52   | 168,083.08 | 187,066.68 | -18,983.60  | 561,200.02    |
| Total Operating Income |                               | 42,056.15  | 46,766.67  | -4,710.52   | 168,083.08 | 187,066.68 | -18,983.60  | 561,200.02    |
| Expense                |                               |            |            |             |            |            |             |               |
| 7000                   | GENERAL & ADMINISTRATIVE      |            |            |             |            |            |             |               |
| 7025                   | Annual Condo Fees             | 0.00       | 30.17      | 30.17       | 514.00     | 120.68     | -393.32     | 362.00        |
| 7030                   | Audit Fees                    | 0.00       | 416.67     | 416.67      | 0.00       | 1,666.68   | 1,666.68    | 5,000.00      |
| 7031                   | Annual Report                 | 0.00       | 5.10       | 5.10        | 65.54      | 20.40      | -45.14      | 61.25         |
| 7050                   | Legal Fees                    | 0.00       | 155.00     | 155.00      | 0.00       | 620.00     | 620.00      | 1,860.00      |
| 7302                   | Office Expenses               | 0.00       | 25.00      | 25.00       | 0.00       | 100.00     | 100.00      | 300.00        |
| 7303                   | Postage & Mail                | 0.00       | 50.00      | 50.00       | 7.83       | 200.00     | 192.17      | 600.00        |
| 7304                   | Printing & Reproduction       | 0.00       | 50.00      | 50.00       | 0.00       | 200.00     | 200.00      | 600.00        |
| 7306                   | Website                       | 200.00     | 66.67      | -133.33     | 200.00     | 266.68     | 66.68       | 800.00        |
| 7322                   | Supplies                      | 0.00       | 166.67     | 166.67      | 589.57     | 666.68     | 77.11       | 2,000.00      |
| 7890                   | Miscellaneous G & A           | 0.00       | 0.00       | 0.00        | 53.36      | 0.00       | -53.36      | 0.00          |
| 7891                   | Holiday Lighting & Decoration | 0.00       | 583.33     | 583.33      | 0.00       | 2,333.32   | 2,333.32    | 7,000.00      |
| 7895                   | Holiday Gifts                 | 0.00       | 125.00     | 125.00      | 0.00       | 500.00     | 500.00      | 1,500.00      |

## Fund Income Statement

| Account Number | Account Name                              | MTD Actual       | MTD Budget       | MTD \$ Var.      | YTD Actual        | YTD Budget        | YTD \$ Var.      | Annual Budget     |
|----------------|-------------------------------------------|------------------|------------------|------------------|-------------------|-------------------|------------------|-------------------|
| 7901           | Bank Charges                              | 0.00             | 25.00            | 25.00            | 12.00             | 100.00            | 88.00            | 300.00            |
|                | <b>Total GENERAL &amp; ADMINISTRATIVE</b> | <b>200.00</b>    | <b>1,698.61</b>  | <b>1,498.61</b>  | <b>1,442.30</b>   | <b>6,794.44</b>   | <b>5,352.14</b>  | <b>20,383.25</b>  |
| <b>8100</b>    | <b>INSURANCE</b>                          |                  |                  |                  |                   |                   |                  |                   |
| 7202           | Property Insurance                        | 1,782.10         | 1,848.93         | 66.83            | 7,128.40          | 7,395.72          | 267.32           | 22,187.15         |
| 7207           | Umbrella Insurance                        | 264.97           | 274.90           | 9.93             | 1,059.88          | 1,099.60          | 39.72            | 3,298.84          |
| 7286           | D & O Insurance                           | 222.02           | 230.35           | 8.33             | 888.08            | 921.40            | 33.32            | 2,764.14          |
|                | <b>Total INSURANCE</b>                    | <b>2,269.09</b>  | <b>2,354.18</b>  | <b>85.09</b>     | <b>9,076.36</b>   | <b>9,416.72</b>   | <b>340.36</b>    | <b>28,250.13</b>  |
| <b>8900</b>    | <b>UTILITIES</b>                          |                  |                  |                  |                   |                   |                  |                   |
| 8910           | Electricity                               | 1,511.12         | 1,500.00         | -11.12           | 5,980.52          | 6,000.00          | 19.48            | 18,000.00         |
| 8930           | Water & Sewer                             | 64.18            | 75.00            | 10.82            | 69.06             | 300.00            | 230.94           | 900.00            |
| 8990           | Telephone & Internet                      | 511.17           | 583.33           | 72.16            | 2,229.79          | 2,333.32          | 103.53           | 7,000.00          |
|                | <b>Total UTILITIES</b>                    | <b>2,086.47</b>  | <b>2,158.33</b>  | <b>71.86</b>     | <b>8,279.37</b>   | <b>8,633.32</b>   | <b>353.95</b>    | <b>25,900.00</b>  |
| <b>9000</b>    | <b>MAINTENANCE</b>                        |                  |                  |                  |                   |                   |                  |                   |
| 9012           | Tree Trimming                             | 0.00             | 1,583.33         | 1,583.33         | 0.00              | 6,333.32          | 6,333.32         | 19,000.00         |
| 9040           | Gate Repairs and Maintenance              | 0.00             | 416.67           | 416.67           | 0.00              | 1,666.68          | 1,666.68         | 5,000.00          |
| 9070           | Access Control Software                   | 466.00           | 466.67           | 0.67             | 1,864.00          | 1,866.68          | 2.68             | 5,600.00          |
| 9110           | Gen. Maint. & Repair                      | 1,670.00         | 633.33           | -1,036.67        | 5,400.44          | 2,533.32          | -2,867.12        | 7,600.00          |
| 9114           | Landscape Replacement                     | 0.00             | 250.00           | 250.00           | 0.00              | 1,000.00          | 1,000.00         | 3,000.00          |
| 9168           | Lawn Fertilization                        | 475.00           | 962.50           | 487.50           | 3,850.00          | 3,850.00          | 0.00             | 11,550.00         |
| 9173           | Mulching                                  | 0.00             | 500.00           | 500.00           | 0.00              | 2,000.00          | 2,000.00         | 6,000.00          |
|                | <b>Total MAINTENANCE</b>                  | <b>2,611.00</b>  | <b>4,812.50</b>  | <b>2,201.50</b>  | <b>11,114.44</b>  | <b>19,250.00</b>  | <b>8,135.56</b>  | <b>57,750.00</b>  |
| <b>9600</b>    | <b>CONTRACT SERVICE</b>                   |                  |                  |                  |                   |                   |                  |                   |
| 7010           | Management Fees                           | 4,489.08         | 4,489.08         | 0.00             | 17,956.32         | 17,956.32         | 0.00             | 53,869.00         |
| 9610           | Lawn Maint. & Landscaping                 | 3,166.00         | 3,166.00         | 0.00             | 12,664.00         | 12,664.00         | 0.00             | 37,992.00         |
| 9611           | Lawn & Irrigation                         | 200.00           | 640.00           | 440.00           | 800.00            | 2,560.00          | 1,760.00         | 7,680.00          |
| 9632           | Security Alarm Monitoring                 | 3,909.78         | 3,926.63         | 16.85            | 15,639.12         | 15,706.52         | 67.40            | 47,119.56         |
| 9650           | Security Services                         | 25,102.20        | 17,478.45        | -7,623.75        | 57,025.65         | 69,913.80         | 12,888.15        | 209,741.40        |
| 9750           | Pest Control Service Maint.               | -200.00          | 200.00           | 400.00           | 0.00              | 800.00            | 800.00           | 2,400.00          |
| 9850           | Janitorial Services                       | 2,100.00         | 2,120.00         | 20.00            | 8,400.00          | 8,480.00          | 80.00            | 25,440.00         |
| 9870           | Irrigation System                         | 0.00             | 300.00           | 300.00           | 1,920.00          | 1,200.00          | -720.00          | 3,600.00          |
|                | <b>Total CONTRACT SERVICE</b>             | <b>38,767.06</b> | <b>32,320.16</b> | <b>-6,446.90</b> | <b>114,405.09</b> | <b>129,280.64</b> | <b>14,875.55</b> | <b>387,841.96</b> |

Fund Income Statement

| Account Number | Account Name               | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|----------------|----------------------------|------------|------------|-------------|------------|------------|-------------|---------------|
| 9900           | RESERVES                   |            |            |             |            |            |             |               |
| 9910           | Reserves - Transfer        | 3,422.89   | 3,422.89   | 0.00        | 13,691.56  | 13,691.56  | 0.00        | 41,074.68     |
| 9912           | Reserve Interest Transfer  | 35.86      | 0.00       | -35.86      | 139.49     | 0.00       | -139.49     | 0.00          |
|                | Total RESERVES             | 3,458.75   | 3,422.89   | -35.86      | 13,831.05  | 13,691.56  | -139.49     | 41,074.68     |
|                | Total Operating Expense    | 49,392.37  | 46,766.67  | -2,625.70   | 158,148.61 | 187,066.68 | 28,918.07   | 561,200.02    |
|                |                            |            |            |             |            |            |             |               |
|                | Total Operating Income     | 42,056.15  | 46,766.67  | -4,710.52   | 168,083.08 | 187,066.68 | -18,983.60  | 561,200.02    |
|                | Total Operating Expense    | 49,392.37  | 46,766.67  | -2,625.70   | 158,148.61 | 187,066.68 | 28,918.07   | 561,200.02    |
|                | NOI - Net Operating Income | -7,336.22  | 0.00       | -7,336.22   | 9,934.47   | 0.00       | 9,934.47    | 0.00          |
|                |                            |            |            |             |            |            |             |               |
|                | Total Income               | 42,056.15  | 46,766.67  | -4,710.52   | 168,083.08 | 187,066.68 | -18,983.60  | 561,200.02    |
|                | Total Expense              | 49,392.37  | 46,766.67  | -2,625.70   | 158,148.61 | 187,066.68 | 28,918.07   | 561,200.02    |
|                |                            |            |            |             |            |            |             |               |
|                | Net Income                 | -7,336.22  | 0.00       | -7,336.22   | 9,934.47   | 0.00       | 9,934.47    | 0.00          |
|                |                            |            |            |             |            |            |             |               |