

## 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:** 05/31/2026

**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)      | 156,670.24        |                   | 156,670.24        |
| 1210                             | City National Bank Reserve (9151)        |                   | 207,795.18        | 207,795.18        |
| 1212                             | Bank OZK Reserve CD(0)                   |                   | 255,609.38        | 255,609.38        |
|                                  | <b>Total Cash</b>                        | <b>156,670.24</b> | <b>463,404.56</b> | <b>620,074.80</b> |
| 10300                            | Assessments Receivable                   | 57,742.88         |                   | 57,742.88         |
| 1311                             | Allowance for Bad Debts                  | -50,243.23        |                   | -50,243.23        |
| 1321                             | Utility Deposit                          | 42.59             |                   | 42.59             |
| 1610                             | Prepaid Insurance                        | 4,538.13          |                   | 4,538.13          |
| 1611                             | Prepaid Expenses                         | 3,909.78          |                   | 3,909.78          |
|                                  | <b>TOTAL ASSETS</b>                      | <b>172,660.39</b> | <b>463,404.56</b> | <b>636,064.95</b> |
| <b>LIABILITIES &amp; CAPITAL</b> |                                          |                   |                   |                   |
| <b>Liabilities</b>               |                                          |                   |                   |                   |
| 20015                            | Accounts Payable                         | 28,178.68         |                   | 28,178.68         |
| 20100                            | Prepaid Owner Assessments                | 14,765.00         |                   | 14,765.00         |
| 3316                             | Deferred Income                          | 180.00            |                   | 180.00            |
| 3360                             | Accrued Expenses                         | 4,300.00          |                   | 4,300.00          |
|                                  | <b>Total Liabilities</b>                 | <b>47,423.68</b>  | <b>0.00</b>       | <b>47,423.68</b>  |
| <b>Capital</b>                   |                                          |                   |                   |                   |
| <b>RESERVES</b>                  |                                          |                   |                   |                   |
| 5023                             | Painting                                 |                   | 54,297.25         | 54,297.25         |
| 5029                             | Capital                                  |                   | 162,655.69        | 162,655.69        |
| 5031                             | Reserves - Tree Trimming                 |                   | 1,666.65          | 1,666.65          |
| 5039                             | Fencing                                  |                   | 58,055.62         | 58,055.62         |
| 5041                             | Gatehouse                                |                   | 7,552.18          | 7,552.18          |
| 5052                             | Storm Drain                              |                   | 236.39            | 236.39            |
| 5053                             | Mailboxes                                |                   | 6,604.03          | 6,604.03          |
| 5056                             | Artificial Turf                          |                   | 4,813.91          | 4,813.91          |
| 5061                             | Security Cameras                         |                   | 60,000.00         | 60,000.00         |
| 5062                             | Roadways                                 |                   | 29,918.10         | 29,918.10         |
| 5064                             | Guardhouse                               |                   | 50,595.81         | 50,595.81         |
| 5113                             | Playground                               |                   | 5,690.27          | 5,690.27          |
| 5260                             | Interest                                 |                   | 14,780.16         | 14,780.16         |
|                                  | <b>Total RESERVES</b>                    | <b>0.00</b>       | <b>456,866.06</b> | <b>456,866.06</b> |
|                                  | Calculated Retained Earnings             | 891.30            | 0.00              | 891.30            |
|                                  | 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               | 131,775.21 | 456,866.06 | 588,641.27 |
|                | TOTAL LIABILITIES & CAPITAL | 179,198.89 | 456,866.06 | 636,064.95 |

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: May 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        | 209,700.00 | 209,700.00 | 0.00        | 503,280.00    |
| 6340                   | Late Fee Income               | 575.00     | 0.00       | 575.00      | 275.00     | 0.00       | 275.00      | 0.00          |
| 6342                   | Clickers & Key Income         | 0.00       | 50.00      | -50.00      | 0.00       | 250.00     | -250.00     | 600.00        |
| 6344                   | Clickers & Keys Income        | 0.00       | 0.00       | 0.00        | 375.00     | 0.00       | 375.00      | 0.00          |
| 6910                   | Interest Income               | 33.71      | 0.00       | 33.71       | 173.20     | 0.00       | 173.20      | 0.00          |
| 6911                   | Returned Check Fees           | 0.00       | 0.00       | 0.00        | 12.00      | 0.00       | 12.00       | 0.00          |
| 6920                   | Miscellaneous Income          | 0.00       | 0.00       | 0.00        | 296.59     | 0.00       | 296.59      | 0.00          |
| 6990                   | Previous Year Income          | 0.00       | 4,776.67   | -4,776.67   | -200.00    | 23,883.35  | -24,083.35  | 57,320.02     |
| Total INCOME           |                               | 42,548.71  | 46,766.67  | -4,217.96   | 210,631.79 | 233,833.35 | -23,201.56  | 561,200.02    |
| Total Operating Income |                               | 42,548.71  | 46,766.67  | -4,217.96   | 210,631.79 | 233,833.35 | -23,201.56  | 561,200.02    |
| Expense                |                               |            |            |             |            |            |             |               |
| 7000                   | GENERAL & ADMINISTRATIVE      |            |            |             |            |            |             |               |
| 7025                   | Annual Condo Fees             | 0.00       | 30.17      | 30.17       | 514.00     | 150.85     | -363.15     | 362.00        |
| 7030                   | Audit Fees                    | 0.00       | 416.67     | 416.67      | 0.00       | 2,083.35   | 2,083.35    | 5,000.00      |
| 7031                   | Annual Report                 | 0.00       | 5.10       | 5.10        | 65.54      | 25.50      | -40.04      | 61.25         |
| 7050                   | Legal Fees                    | 0.00       | 155.00     | 155.00      | 0.00       | 775.00     | 775.00      | 1,860.00      |
| 7302                   | Office Expenses               | 0.00       | 25.00      | 25.00       | 0.00       | 125.00     | 125.00      | 300.00        |
| 7303                   | Postage & Mail                | 0.00       | 50.00      | 50.00       | 7.83       | 250.00     | 242.17      | 600.00        |
| 7304                   | Printing & Reproduction       | 0.00       | 50.00      | 50.00       | 0.00       | 250.00     | 250.00      | 600.00        |
| 7306                   | Website                       | 0.00       | 66.67      | 66.67       | 200.00     | 333.35     | 133.35      | 800.00        |
| 7322                   | Supplies                      | 64.18      | 166.67     | 102.49      | 653.75     | 833.35     | 179.60      | 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       | 2,916.65   | 2,916.65    | 7,000.00      |
| 7895                   | Holiday Gifts                 | 0.00       | 125.00     | 125.00      | 0.00       | 625.00     | 625.00      | 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             | 125.00            | 113.00           | 300.00            |
|                | <b>Total GENERAL &amp; ADMINISTRATIVE</b> | <b>64.18</b>     | <b>1,698.61</b>  | <b>1,634.43</b>  | <b>1,506.48</b>   | <b>8,493.05</b>   | <b>6,986.57</b>  | <b>20,383.25</b>  |
| <b>8100</b>    | <b>INSURANCE</b>                          |                  |                  |                  |                   |                   |                  |                   |
| 7202           | Property Insurance                        | 1,782.10         | 1,848.93         | 66.83            | 8,910.50          | 9,244.65          | 334.15           | 22,187.15         |
| 7207           | Umbrella Insurance                        | 264.97           | 274.90           | 9.93             | 1,324.85          | 1,374.50          | 49.65            | 3,298.84          |
| 7286           | D & O Insurance                           | 222.02           | 230.35           | 8.33             | 1,110.10          | 1,151.75          | 41.65            | 2,764.14          |
|                | <b>Total INSURANCE</b>                    | <b>2,269.09</b>  | <b>2,354.18</b>  | <b>85.09</b>     | <b>11,345.45</b>  | <b>11,770.90</b>  | <b>425.45</b>    | <b>28,250.13</b>  |
| <b>8900</b>    | <b>UTILITIES</b>                          |                  |                  |                  |                   |                   |                  |                   |
| 8910           | Electricity                               | 1,559.09         | 1,500.00         | -59.09           | 7,539.61          | 7,500.00          | -39.61           | 18,000.00         |
| 8930           | Water & Sewer                             | 0.00             | 75.00            | 75.00            | 69.06             | 375.00            | 305.94           | 900.00            |
| 8990           | Telephone & Internet                      | 594.65           | 583.33           | -11.32           | 2,824.44          | 2,916.65          | 92.21            | 7,000.00          |
|                | <b>Total UTILITIES</b>                    | <b>2,153.74</b>  | <b>2,158.33</b>  | <b>4.59</b>      | <b>10,433.11</b>  | <b>10,791.65</b>  | <b>358.54</b>    | <b>25,900.00</b>  |
| <b>9000</b>    | <b>MAINTENANCE</b>                        |                  |                  |                  |                   |                   |                  |                   |
| 9012           | Tree Trimming                             | 9,875.00         | 1,583.33         | -8,291.67        | 9,875.00          | 7,916.65          | -1,958.35        | 19,000.00         |
| 9040           | Gate Repairs and Maintenance              | 0.00             | 416.67           | 416.67           | 0.00              | 2,083.35          | 2,083.35         | 5,000.00          |
| 9070           | Access Control Software                   | 466.00           | 466.67           | 0.67             | 2,330.00          | 2,333.35          | 3.35             | 5,600.00          |
| 9110           | Gen. Maint. & Repair                      | 225.01           | 633.33           | 408.32           | 5,625.45          | 3,166.65          | -2,458.80        | 7,600.00          |
| 9114           | Landscape Replacement                     | 0.00             | 250.00           | 250.00           | 0.00              | 1,250.00          | 1,250.00         | 3,000.00          |
| 9168           | Lawn Fertilization                        | 475.00           | 962.50           | 487.50           | 4,325.00          | 4,812.50          | 487.50           | 11,550.00         |
| 9173           | Mulching                                  | 0.00             | 500.00           | 500.00           | 0.00              | 2,500.00          | 2,500.00         | 6,000.00          |
|                | <b>Total MAINTENANCE</b>                  | <b>11,041.01</b> | <b>4,812.50</b>  | <b>-6,228.51</b> | <b>22,155.45</b>  | <b>24,062.50</b>  | <b>1,907.05</b>  | <b>57,750.00</b>  |
| <b>9600</b>    | <b>CONTRACT SERVICE</b>                   |                  |                  |                  |                   |                   |                  |                   |
| 7010           | Management Fees                           | 4,489.08         | 4,489.08         | 0.00             | 22,445.40         | 22,445.40         | 0.00             | 53,869.00         |
| 9610           | Lawn Maint. & Landscaping                 | 3,166.00         | 3,166.00         | 0.00             | 15,830.00         | 15,830.00         | 0.00             | 37,992.00         |
| 9611           | Lawn & Irrigation                         | 640.00           | 640.00           | 0.00             | 3,200.00          | 3,200.00          | 0.00             | 7,680.00          |
| 9632           | Security Alarm Monitoring                 | 3,909.78         | 3,926.63         | 16.85            | 19,548.90         | 19,633.15         | 84.25            | 47,119.56         |
| 9650           | Security Services                         | 17,462.40        | 17,478.45        | 16.05            | 74,488.05         | 87,392.25         | 12,904.20        | 209,741.40        |
| 9750           | Pest Control Service Maint.               | 200.00           | 200.00           | 0.00             | 1,000.00          | 1,000.00          | 0.00             | 2,400.00          |
| 9850           | Janitorial Services                       | 2,100.00         | 2,120.00         | 20.00            | 10,500.00         | 10,600.00         | 100.00           | 25,440.00         |
| 9870           | Irrigation System                         | 0.00             | 300.00           | 300.00           | 0.00              | 1,500.00          | 1,500.00         | 3,600.00          |
|                | <b>Total CONTRACT SERVICE</b>             | <b>31,967.26</b> | <b>32,320.16</b> | <b>352.90</b>    | <b>147,012.35</b> | <b>161,600.80</b> | <b>14,588.45</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        | 17,114.45  | 17,114.45  | 0.00        | 41,074.68     |
| 9912           | Reserve Interest Transfer  | 33.71      | 0.00       | -33.71      | 173.20     | 0.00       | -173.20     | 0.00          |
|                | Total RESERVES             | 3,456.60   | 3,422.89   | -33.71      | 17,287.65  | 17,114.45  | -173.20     | 41,074.68     |
|                | Total Operating Expense    | 50,951.88  | 46,766.67  | -4,185.21   | 209,740.49 | 233,833.35 | 24,092.86   | 561,200.02    |
|                |                            |            |            |             |            |            |             |               |
|                | Total Operating Income     | 42,548.71  | 46,766.67  | -4,217.96   | 210,631.79 | 233,833.35 | -23,201.56  | 561,200.02    |
|                | Total Operating Expense    | 50,951.88  | 46,766.67  | -4,185.21   | 209,740.49 | 233,833.35 | 24,092.86   | 561,200.02    |
|                | NOI - Net Operating Income | -8,403.17  | 0.00       | -8,403.17   | 891.30     | 0.00       | 891.30      | 0.00          |
|                |                            |            |            |             |            |            |             |               |
|                | Total Income               | 42,548.71  | 46,766.67  | -4,217.96   | 210,631.79 | 233,833.35 | -23,201.56  | 561,200.02    |
|                | Total Expense              | 50,951.88  | 46,766.67  | -4,185.21   | 209,740.49 | 233,833.35 | 24,092.86   | 561,200.02    |
|                |                            |            |            |             |            |            |             |               |
|                | Net Income                 | -8,403.17  | 0.00       | -8,403.17   | 891.30     | 0.00       | 891.30      | 0.00          |
|                |                            |            |            |             |            |            |             |               |