

SONOMA TOWNHOMES OF DORAL				
Approved Budget for Period January 1, 2025 through December 31, 2025				
Category	2024		2025	
	Approved Budget		Approved Budget	
INCOME:				
	<u>Monthly</u>	<u>Annual</u>	<u>Monthly</u>	<u>Annual</u>
Assessment Income	41,940.84	503,290.02	41,938.89	503,266.62
Late Fee/ Interest Income	125.00	1,500.00	125.00	1,500.00
Clickers & Keys Income	150.00	1,800.00	250.00	3,000.00
Miscellaneous Income				
Total Operating Income	42,215.84	506,590.02	42,313.89	507,766.62
EXPENSES:				
CONTRACTED SERVICES				
Management Fees	4,358.33	52,300.00	4,358.33	52,300.00
Security Alarm Monitoring	3,926.63	47,119.56	3,926.63	47,119.56
Security	13,889.83	166,678.00	14,833.33	178,000.00
Access Control Software	604.00	7,248.00	466.67	5,600.00
Pest Control Service Maint.	185.00	2,220.00	200.00	2,400.00
Fertilization	962.50	11,550.00	962.50	11,550.00
Irrigation	600.00	7,200.00	640.00	7,680.00
Landscaping	3,166.00	37,992.00	3,166.00	37,992.00
Janitorial	1,850.00	22,200.00	2,000.00	24,000.00
Holiday Lighting & Decorations	416.66	4,999.92	500.00	6,000.00
TOTAL CONTRACTED SERVICES	29,958.96	359,507.48	31,053.46	372,641.56
PROFESSIONAL SERVICES				
ACCOUNTING FEES	471.67	5,660.00	471.67	5,660.00
LEGAL FEES	250.00	3,000.00	250.00	3,000.00
TOTAL PROFESSIONAL SERVICES	721.67	8,660.00	721.67	8,660.00
Insurance				
Property	1,617.39	19,408.67	1,617.39	19,611.74
Directors & Officers	221.00	2,652.00	221.00	2,664.00
Umbrella	146.85	1,762.25	146.85	2,256.34
Total Insurance	1,985.24	23,822.92	1,985.24	24,532.08
ADMINISTRATIVE EXPENSES				
Bank Charges	25.00	300.00	25.00	300.00
Corporate Annual Report	5.10	61.25	5.10	61.25
Postage	50.00	600.00	50.00	600.00
Coupon Books	0.00	0.00	0.00	0.00
Copies and Office Supplies	166.67	2,000.00	166.67	2,000.00
Checks	25.00	300.00	25.00	300.00
Holiday Gifts	125.00	1,500.00	125.00	1,500.00
Bad Debt Expense	416.67	5,000.04	416.67	5,000.00
Clickers & Keys	83.33	1,000.00	50.00	600.00
Miami Dade Registration	51.00	612.00	49.58	595.00
Website	0.00	0.00	160.00	1,920.00
Total Administrative Expenses	947.77	11,373.29	896.77	12,876.25
Repairs & Maintenance				
Tree Trimming	1,500.00	18,000.00	1,583.33	19,000.00
Landscape Enhancements	250.00	3,000.00	250.00	3,000.00
Mulch	459.58	5,515.00	500.00	6,000.00
Gate Maintenance	170.00	2,040.00	375.00	4,500.00
General Repairs & Maintenance	634.72	7,616.68	633.33	7,600.00
Irrigation Repairs	166.67	2,000.00	166.67	2,000.00
Total Repairs & Maintenance	3,180.97	38,171.68	3,508.33	42,100.00
UTILITIES				
ELECTRICITY	1,333.33	16,000.00	1,333.33	16,000.00
WATER & SEWER	29.17	350.00	29.17	350.00
TELEPHONE & INTERNET	833.33	10,000.00	350.00	4,200.00
TOTAL UTILITIES	2,195.83	26,350.00	1,712.50	20,550.00
Total Operating Expenses	39,007.11	468,085.37	39,040.30	468,483.64
RESERVES:				
TOTAL RESERVES	2,933.72	35,204.65	2,806.11	34,782.98
TOTAL EXPENSES & RESERVES	41,940.84	503,290.02	41,960.83	503,266.62
Net Income (Loss)				
Assessment per Unit		2,160.04		2,159.94
Regular Monthly Assessment		180.00		180.00
Units		233		233