

## Balance Sheet

**Properties:** Sonoma Townhomes at Doral Community Association - 3300 NW 112 Avenue Suite 13 Doral, FL 33172

**As of:** 11/30/2024

**Accounting Basis:** Accrual

**GL Account Map:** None - use master chart of accounts

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

| Account Name                             | Balance           |
|------------------------------------------|-------------------|
| <b>ASSETS</b>                            |                   |
| <b>Cash</b>                              |                   |
| <b>Operating Funds</b>                   |                   |
| Operating Cash                           | 175,163.54        |
| SNM CNB Special Assessment 9355          | 807.80            |
| <b>Total Operating Funds</b>             | <b>175,971.34</b> |
| SNM CNB Reserves 9151                    | 420,467.37        |
| <b>Total Cash</b>                        | <b>596,438.71</b> |
| SNM Utility Deposit                      | 42.59             |
| Prepaid Insurance                        | 16,354.72         |
| <b>RECEIVABLES</b>                       |                   |
| Receivables                              | 57,247.25         |
| Allowance for Doubtful Accounts          | -57,247.25        |
| <b>Total RECEIVABLES</b>                 | <b>0.00</b>       |
| <b>TOTAL ASSETS</b>                      | <b>612,836.02</b> |
| <b>LIABILITIES &amp; CAPITAL</b>         |                   |
| <b>Liabilities</b>                       |                   |
| Accounts Payable                         | 17,987.76         |
| Prepaid Assessments                      | 11,857.00         |
| <b>SNM Long Term Liabilities</b>         |                   |
| SNM Capital Reserves                     | 166,252.83        |
| SNM Reserve Interest                     | 8,286.04          |
| SNM Artificial Turf                      | 3,626.45          |
| SNM Guardhouse                           | 50,595.81         |
| SNM Mailboxes                            | 6,229.09          |
| SNM Painting                             | 46,048.75         |
| SNM Playground                           | -6,983.19         |
| SNM Security Cameras                     | 60,000.00         |
| SNM Storm Drain                          | 3,524.20          |
| SNM Roadways                             | 29,901.90         |
| SNM Fencing                              | 53,055.58         |
| SNM Gatehouse                            | 2,864.62          |
| <b>Total SNM Long Term Liabilities</b>   | <b>423,402.08</b> |
| <b>Total Liabilities</b>                 | <b>453,246.84</b> |
| <b>Capital</b>                           |                   |
| Calculated Retained Earnings             | 9,852.17          |
| Calculated Prior Years Retained Earnings | 149,737.01        |
| <b>Total Capital</b>                     | <b>159,589.18</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>612,836.02</b> |

Balance Sheet

| Account Name | Balance |
|--------------|---------|
|--------------|---------|

## Annual Budget - Comparative

**Properties:** Sonoma Townhomes at Doral Community Association - 3300 NW 112 Avenue Suite 13 Doral, FL 33172

**As of:** Nov 2024

**Additional Account Types:** None

**Accounting Basis:** Accrual

**GL Account Map:** None - use master chart of accounts

**Level of Detail:** Detail View

| Account Name                           | MTD Actual       | MTD Budget       | MTD \$ Var.      | YTD Actual        | YTD Budget        | YTD \$ Var.      | Annual Budget     |
|----------------------------------------|------------------|------------------|------------------|-------------------|-------------------|------------------|-------------------|
| <b>Income</b>                          |                  |                  |                  |                   |                   |                  |                   |
| Assessment Fees                        | 41,940.00        | 41,940.83        | -0.83            | 461,340.00        | 461,349.19        | -9.19            | 503,290.02        |
| Late Fees                              | 350.00           | 125.00           | 225.00           | 4,300.00          | 1,375.00          | 2,925.00         | 1,500.00          |
| Bank Interest                          | 0.00             | 0.00             | 0.00             | 0.56              | 0.00              | 0.56             | 0.00              |
| Violation/Fines                        | 0.00             | 0.00             | 0.00             | 600.00            | 0.00              | 600.00           | 0.00              |
| SNM Clickers & Keys Income             | 245.00           | 150.00           | 95.00            | 3,295.00          | 1,650.00          | 1,645.00         | 1,800.00          |
| <b>Total Operating Income</b>          | <b>42,535.00</b> | <b>42,215.83</b> | <b>319.17</b>    | <b>469,535.56</b> | <b>464,374.19</b> | <b>5,161.37</b>  | <b>506,590.02</b> |
| <b>Expense</b>                         |                  |                  |                  |                   |                   |                  |                   |
| <b>SNM Contracted Services</b>         |                  |                  |                  |                   |                   |                  |                   |
| SNM Management Fees                    | 4,358.33         | 4,358.33         | 0.00             | 47,941.63         | 47,941.67         | 0.04             | 52,300.00         |
| SNM Security Alarm Monitoring          | 3,926.63         | 3,926.63         | 0.00             | 43,192.93         | 43,192.93         | 0.00             | 47,119.56         |
| SNM Security                           | 15,664.80        | 13,906.50        | -1,758.30        | 164,533.55        | 152,971.50        | -11,562.05       | 166,878.00        |
| SNM Pest Control Service Manint.       | 200.00           | 185.00           | -15.00           | 2,200.00          | 2,035.00          | -165.00          | 2,220.00          |
| SNM Fertilization                      | 475.00           | 962.50           | 487.50           | 7,175.00          | 10,587.50         | 3,412.50         | 11,550.00         |
| SNM Irrigation                         | 640.00           | 600.00           | -40.00           | 7,040.00          | 6,600.00          | -440.00          | 7,200.00          |
| SNM Janitorial                         | 1,850.00         | 1,850.00         | 0.00             | 20,350.00         | 20,350.00         | 0.00             | 22,200.00         |
| SNM Landscaping                        | 3,166.00         | 3,166.00         | 0.00             | 34,826.00         | 34,826.00         | 0.00             | 37,992.00         |
| SNM Access Control Software            | 466.00           | 604.00           | 138.00           | 4,660.00          | 6,644.00          | 1,984.00         | 7,248.00          |
| SNM Holiday Lighting & Decorationsd    | 5,975.00         | 416.66           | -5,558.34        | 5,975.00          | 4,583.26          | -1,391.74        | 4,999.92          |
| <b>Total SNM Contracted Services</b>   | <b>36,721.76</b> | <b>29,975.62</b> | <b>-6,746.14</b> | <b>337,894.11</b> | <b>329,731.86</b> | <b>-8,162.25</b> | <b>359,707.48</b> |
| <b>SNM Professional Services</b>       |                  |                  |                  |                   |                   |                  |                   |
| SNM Accounting Fees                    | 0.00             | 471.66           | 471.66           | 0.00              | 5,188.34          | 5,188.34         | 5,660.00          |
| SNM Legal Fees                         | 0.00             | 250.00           | 250.00           | 400.00            | 2,750.00          | 2,350.00         | 3,000.00          |
| <b>Total SNM Professional Services</b> | <b>0.00</b>      | <b>721.66</b>    | <b>721.66</b>    | <b>400.00</b>     | <b>7,938.34</b>   | <b>7,538.34</b>  | <b>8,660.00</b>   |
| <b>SNM Insurance</b>                   |                  |                  |                  |                   |                   |                  |                   |
| SNM Insurance - General                | 1,634.31         | 1,617.39         | -16.92           | 16,886.74         | 17,791.29         | 904.55           | 19,408.67         |
| SNM Directors and Officers             | 222.00           | 221.00           | -1.00            | 2,435.00          | 2,431.00          | -4.00            | 2,652.00          |

## Annual Budget - Comparative

| Account Name                                  | MTD Actual       | MTD Budget       | MTD \$ Var.      | YTD Actual        | YTD Budget        | YTD \$ Var.      | Annual Budget     |
|-----------------------------------------------|------------------|------------------|------------------|-------------------|-------------------|------------------|-------------------|
| SNM Umbrella                                  | 188.03           | 146.85           | -41.18           | 1,780.12          | 1,615.40          | -164.72          | 1,762.25          |
| <b>Total SNM Insurance</b>                    | <b>2,044.34</b>  | <b>1,985.24</b>  | <b>-59.10</b>    | <b>21,101.86</b>  | <b>21,837.69</b>  | <b>735.83</b>    | <b>23,822.92</b>  |
| <b>SNM Other General Administrative</b>       |                  |                  |                  |                   |                   |                  |                   |
| SNM Bank Fees                                 | 0.00             | 25.00            | 25.00            | 1.15              | 275.00            | 273.85           | 300.00            |
| SNM Corporate Annual Report                   | 0.00             | 5.10             | 5.10             | 61.25             | 56.15             | -5.10            | 61.25             |
| SNM Postage & Mail                            | 9.30             | 50.00            | 40.70            | 562.91            | 550.00            | -12.91           | 600.00            |
| SNM Copies and Office Supplies                | 56.25            | 166.66           | 110.41           | 2,593.62          | 1,833.34          | -760.28          | 2,000.00          |
| SNM Checks                                    | 0.00             | 25.00            | 25.00            | 300.00            | 275.00            | -25.00           | 300.00            |
| SNM Holiday Gifts                             | 0.00             | 125.00           | 125.00           | 337.44            | 1,375.00          | 1,037.56         | 1,500.00          |
| SNM Bad Debt Expense                          | -809.16          | 416.67           | 1,225.83         | -809.16           | 4,583.37          | 5,392.53         | 5,000.04          |
| SNM Clickers & Keys                           | 0.00             | 83.33            | 83.33            | 400.00            | 916.67            | 516.67           | 1,000.00          |
| SNM MDC Registration                          | 0.00             | 51.00            | 51.00            | 595.00            | 561.00            | -34.00           | 612.00            |
| SNM Website                                   | 0.00             | 0.00             | 0.00             | 600.00            | 0.00              | -600.00          | 0.00              |
| <b>Total SNM Other General Administrative</b> | <b>-743.61</b>   | <b>947.76</b>    | <b>1,691.37</b>  | <b>4,642.21</b>   | <b>10,425.53</b>  | <b>5,783.32</b>  | <b>11,373.29</b>  |
| <b>SNM Repairs &amp; Maintenance</b>          |                  |                  |                  |                   |                   |                  |                   |
| SNM Tree Trimming                             | 0.00             | 1,500.00         | 1,500.00         | 20,150.00         | 16,500.00         | -3,650.00        | 18,000.00         |
| SNM Landscape Enhancements                    | 0.00             | 250.00           | 250.00           | 0.00              | 2,750.00          | 2,750.00         | 3,000.00          |
| SNM Mulch                                     | 5,755.00         | 459.58           | -5,295.42        | 5,755.00          | 5,055.42          | -699.58          | 5,515.00          |
| SNM Gate Maintenance                          | 1,716.90         | 170.00           | -1,546.90        | 4,366.90          | 1,870.00          | -2,496.90        | 2,040.00          |
| SNM General Maintenance                       | 329.62           | 634.72           | 305.10           | 7,049.52          | 6,981.96          | -67.56           | 7,616.68          |
| SNM Irrigation Repairs                        | 0.00             | 166.66           | 166.66           | 436.08            | 1,833.34          | 1,397.26         | 2,000.00          |
| <b>Total SNM Repairs &amp; Maintenance</b>    | <b>7,801.52</b>  | <b>3,180.96</b>  | <b>-4,620.56</b> | <b>37,757.50</b>  | <b>34,990.72</b>  | <b>-2,766.78</b> | <b>38,171.68</b>  |
| <b>SNM Utilities</b>                          |                  |                  |                  |                   |                   |                  |                   |
| SNM Electricity                               | 1,288.77         | 1,333.33         | 44.56            | 15,503.32         | 14,666.67         | -836.65          | 16,000.00         |
| SNM Water & Sewer                             | 0.00             | 29.16            | 29.16            | 332.23            | 320.84            | -11.39           | 350.00            |
| SNM Telephone                                 | 955.54           | 833.33           | -122.21          | 9,781.29          | 9,166.67          | -614.62          | 10,000.00         |
| <b>Total SNM Utilities</b>                    | <b>2,244.31</b>  | <b>2,195.82</b>  | <b>-48.49</b>    | <b>25,616.84</b>  | <b>24,154.18</b>  | <b>-1,462.66</b> | <b>26,350.00</b>  |
| <b>Total Operating Expense</b>                | <b>48,068.32</b> | <b>39,007.06</b> | <b>-9,061.26</b> | <b>427,412.52</b> | <b>429,078.32</b> | <b>1,665.80</b>  | <b>468,085.37</b> |
| <b>Total Operating Income</b>                 | <b>42,535.00</b> | <b>42,215.83</b> | <b>319.17</b>    | <b>469,535.56</b> | <b>464,374.19</b> | <b>5,161.37</b>  | <b>506,590.02</b> |
| <b>Total Operating Expense</b>                | <b>48,068.32</b> | <b>39,007.06</b> | <b>-9,061.26</b> | <b>427,412.52</b> | <b>429,078.32</b> | <b>1,665.80</b>  | <b>468,085.37</b> |
| <b>NOI - Net Operating Income</b>             | <b>-5,533.32</b> | <b>3,208.77</b>  | <b>-8,742.09</b> | <b>42,123.04</b>  | <b>35,295.87</b>  | <b>6,827.17</b>  | <b>38,504.65</b>  |

## Annual Budget - Comparative

| Account Name                            | MTD Actual       | MTD Budget       | MTD \$ Var.      | YTD Actual        | YTD Budget        | YTD \$ Var.     | Annual Budget     |
|-----------------------------------------|------------------|------------------|------------------|-------------------|-------------------|-----------------|-------------------|
| <b>Other Expense</b>                    |                  |                  |                  |                   |                   |                 |                   |
| <b>SNM Provisions for Reserve</b>       |                  |                  |                  |                   |                   |                 |                   |
| SNM Reserve Transfer                    | 2,933.72         | 2,933.72         | 0.00             | 32,270.92         | 32,270.93         | 0.01            | 35,204.65         |
| <b>Total SNM Provisions for Reserve</b> | <b>2,933.72</b>  | <b>2,933.72</b>  | <b>0.00</b>      | <b>32,270.92</b>  | <b>32,270.93</b>  | <b>0.01</b>     | <b>35,204.65</b>  |
| <b>Total Other Expense</b>              | <b>2,933.72</b>  | <b>2,933.72</b>  | <b>0.00</b>      | <b>32,270.92</b>  | <b>32,270.93</b>  | <b>0.01</b>     | <b>35,204.65</b>  |
| <b>Net Other Income</b>                 |                  |                  |                  |                   |                   |                 |                   |
| <b>Net Other Income</b>                 | <b>-2,933.72</b> | <b>-2,933.72</b> | <b>0.00</b>      | <b>-32,270.92</b> | <b>-32,270.93</b> | <b>0.01</b>     | <b>-35,204.65</b> |
| Total Income                            | 42,535.00        | 42,215.83        | 319.17           | 469,535.56        | 464,374.19        | 5,161.37        | 506,590.02        |
| Total Expense                           | 51,002.04        | 41,940.78        | -9,061.26        | 459,683.44        | 461,349.25        | 1,665.81        | 503,290.02        |
| <b>Net Income</b>                       | <b>-8,467.04</b> | <b>275.05</b>    | <b>-8,742.09</b> | <b>9,852.12</b>   | <b>3,024.94</b>   | <b>6,827.18</b> | <b>3,300.00</b>   |