

Balance Sheet

Properties: Sonoma Townhomes at Doral Community Association - 7665 NW 50 St Suite 13 Miami, FL 33166

As of: 07/31/2025

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
ASSETS	
Cash	
Operating Funds	
Operating Cash	160,928.84
SNM CNB Special Assessment 9355	808.25
Total Operating Funds	161,737.09
SNM CNB Reserves 9151	192,176.08
Total Cash	353,913.17
SNM Utility Deposit	42.59
RECEIVABLES	
Receivables	55,869.24
Allowance for Doubtful Accounts	-54,829.24
Total RECEIVABLES	1,040.00
TOTAL ASSETS	354,995.76
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	1,365.98
Prepaid Assessments	11,679.43
SNM Long Term Liabilities	
SNM Capital Reserves	171,047.91
SNM Reserve Interest	8,832.25
SNM Artificial Turf	4,308.11
SNM Guardhouse	50,595.81
SNM Mailboxes	6,395.73
SNM Painting	49,714.75
SNM Playground	2,427.97
SNM Security Cameras	60,000.00
SNM Storm Drain	-1,280.36
SNM Roadways	29,909.10
SNM Fencing	55,277.82
SNM Gatehouse	4,947.98
Total SNM Long Term Liabilities	442,177.07
Appfolio Clearing Account	-250,000.00
Total Liabilities	205,222.48
Capital	
Calculated Retained Earnings	757.46
Calculated Prior Years Retained Earnings	149,015.82
Total Capital	149,773.28
TOTAL LIABILITIES & CAPITAL	354,995.76

Annual Budget - Comparative

Properties: Sonoma Townhomes at Doral Community Association - 7665 NW 50 St Suite 13 Miami, FL 33166

As of: Jul 2025

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
Income							
Assessment Fees	41,940.00	41,938.88	1.12	293,580.00	293,572.22	7.78	503,266.62
Late Fees	525.00	0.00	525.00	2,475.00	0.00	2,475.00	0.00
Bank Interest	0.06	0.00	0.06	0.39	0.00	0.39	0.00
SNM Clickers & Keys Income	265.00	0.00	265.00	1,365.00	0.00	1,365.00	0.00
Total Operating Income	42,730.06	41,938.88	791.18	297,420.39	293,572.22	3,848.17	503,266.62
Expense							
SNM Contracted Services							
SNM Management Fees	4,358.33	4,358.33	0.00	25,402.88	30,508.35	5,105.47	52,300.00
SNM Security Alarm Monitoring	3,909.78	3,926.63	16.85	27,385.31	27,486.41	101.10	47,119.56
SNM Security	7,819.56	14,833.33	7,013.77	102,316.01	103,833.35	1,517.34	178,000.00
SNM Pest Control Service Manint.	200.00	200.00	0.00	1,400.00	1,400.00	0.00	2,400.00
SNM Fertilization	475.00	962.50	487.50	5,275.00	6,737.50	1,462.50	11,550.00
SNM Irrigation	640.00	640.00	0.00	4,480.00	4,480.00	0.00	7,680.00
SNM Janitorial	2,000.00	2,000.00	0.00	14,035.00	14,000.00	-35.00	24,000.00
SNM Landscaping	3,166.00	3,166.00	0.00	22,162.00	22,162.00	0.00	37,992.00
SNM Access Control Software	466.00	466.67	0.67	3,262.00	3,266.69	4.69	5,600.00
SNM Holiday Lighting & Decorationsd	0.00	500.00	500.00	0.00	3,500.00	3,500.00	6,000.00
Total SNM Contracted Services	23,034.67	31,053.46	8,018.79	205,718.20	217,374.30	11,656.10	372,641.56
SNM Professional Services							
SNM Accounting Fees	0.00	471.67	471.67	0.00	3,301.69	3,301.69	5,660.00
SNM Legal Fees	0.00	250.00	250.00	0.00	1,750.00	1,750.00	3,000.00
Total SNM Professional Services	0.00	721.67	721.67	0.00	5,051.69	5,051.69	8,660.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
SNM Insurance							
SNM Insurance - General	1,634.31	1,634.31	0.00	11,440.17	11,440.20	0.03	19,611.75
SNM Directors and Officers	222.00	222.00	0.00	1,554.00	1,554.00	0.00	2,664.00
SNM Umbrella	188.03	188.03	0.00	1,316.21	1,316.21	0.00	2,256.34
Total SNM Insurance	2,044.34	2,044.34	0.00	14,310.38	14,310.41	0.03	24,532.09
SNM Other General Administrative							
SNM Bank Fees	0.00	25.00	25.00	0.00	175.00	175.00	300.00
SNM Corporate Annual Report	61.25	5.10	-56.15	61.25	35.75	-25.50	61.25
SNM Postage & Mail	0.00	50.00	50.00	107.83	350.00	242.17	600.00
SNM Copies and Office Supplies	0.00	166.67	166.67	838.33	1,166.69	328.36	2,000.00
SNM Checks	0.00	25.00	25.00	0.00	175.00	175.00	300.00
SNM Holiday Gifts	0.00	125.00	125.00	0.00	875.00	875.00	1,500.00
SNM Bad Debt Expense	0.00	416.67	416.67	-2,267.44	2,916.69	5,184.13	5,000.00
SNM Clickers & Keys	479.37	50.00	-429.37	479.37	350.00	-129.37	600.00
SNM MDC Registration	362.00	49.58	-312.42	362.00	347.10	-14.90	595.00
SNM Website	0.00	160.00	160.00	320.00	1,120.00	800.00	1,920.00
Total SNM Other General Administrative	902.62	1,073.02	170.40	-98.66	7,511.23	7,609.89	12,876.25
SNM Repairs & Maintenance							
SNM Tree Trimming	0.00	1,583.33	1,583.33	29,300.00	11,083.35	-18,216.65	19,000.00
SNM Landscape Enhancements	0.00	250.00	250.00	1,075.00	1,750.00	675.00	3,000.00
SNM Mulch	0.00	500.00	500.00	0.00	3,500.00	3,500.00	6,000.00
SNM Gate Maintenance	500.27	375.00	-125.27	2,551.27	2,625.00	73.73	4,500.00
SNM General Maintenance	1,340.10	633.33	-706.77	5,595.74	4,433.35	-1,162.39	7,600.00
SNM Irrigation Repairs	0.00	166.67	166.67	2,383.25	1,166.69	-1,216.56	2,000.00
Total SNM Repairs & Maintenance	1,840.37	3,508.33	1,667.96	40,905.26	24,558.39	-16,346.87	42,100.00
SNM Utilities							
SNM Electricity	1,524.80	1,333.33	-191.47	10,201.26	9,333.35	-867.91	16,000.00
SNM Water & Sewer	276.20	29.17	-247.03	597.99	204.19	-393.80	350.00
SNM Telephone	583.54	350.00	-233.54	4,738.44	2,450.00	-2,288.44	4,200.00
Total SNM Utilities	2,384.54	1,712.50	-672.04	15,537.69	11,987.54	-3,550.15	20,550.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Operating Expense	30,206.54	40,113.32	9,906.78	276,372.87	280,793.56	4,420.69	481,359.90
Total Operating Income	42,730.06	41,938.88	791.18	297,420.39	293,572.22	3,848.17	503,266.62
Total Operating Expense	30,206.54	40,113.32	9,906.78	276,372.87	280,793.56	4,420.69	481,359.90
NOI - Net Operating Income	12,523.52	1,825.56	10,697.96	21,047.52	12,778.66	8,268.86	21,906.72
Other Expense							
SNM Provisions for Reserve							
SNM Reserve Transfer	2,898.58	2,898.58	0.00	20,290.06	20,290.09	0.03	34,782.99
Total SNM Provisions for Reserve	2,898.58	2,898.58	0.00	20,290.06	20,290.09	0.03	34,782.99
Total Other Expense	2,898.58	2,898.58	0.00	20,290.06	20,290.09	0.03	34,782.99
Net Other Income	-2,898.58	-2,898.58	0.00	-20,290.06	-20,290.09	0.03	-34,782.99
Total Income	42,730.06	41,938.88	791.18	297,420.39	293,572.22	3,848.17	503,266.62
Total Expense	33,105.12	43,011.90	9,906.78	296,662.93	301,083.65	4,420.72	516,142.89
Net Income	9,624.94	-1,073.02	10,697.96	757.46	-7,511.43	8,268.89	-12,876.27