

Balance Sheet

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

As of: 11/30/2025

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	145,808.82
Total Operating Funds	145,808.82
SNM CNB Reserves 9151	203,899.80
SNM Bank OZK CD	250,000.00
Total Cash	599,708.62
SNM Utility Deposit	42.59
Prepaid Insurance	18,152.67
RECEIVABLES	
Receivables	50,243.23
Allowance for Doubtful Accounts	-50,243.23
Total RECEIVABLES	0.00
TOTAL ASSETS	617,903.88
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	12,063.87
Prepaid Assessments	7,096.44
Accrued Expenses	416.66
SNM Long Term Liabilities	
SNM Capital Reserves	176,887.95
SNM Reserve Interest	8,961.65
SNM Artificial Turf	4,602.39
SNM Guardhouse	50,595.81
SNM Mailboxes	6,479.05
SNM Painting	51,547.75
SNM Playground	3,815.25
SNM Security Cameras	60,000.00
SNM Storm Drain	-1,280.36
SNM Roadways	29,912.70
SNM Fencing	56,388.94
SNM Gatehouse	5,989.66
Total SNM Long Term Liabilities	453,900.79
Total Liabilities	473,477.76
Capital	
Calculated Retained Earnings	-4,589.70
Calculated Prior Years Retained Earnings	149,015.82

Balance Sheet

Account Name	Balance
Total Capital	144,426.12
TOTAL LIABILITIES & CAPITAL	617,903.88

Annual Budget - Comparative

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

As of: Nov 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	461,340.00	461,327.74	12.26	503,266.62
Late Fees	250.00	0.00	250.00	3,100.00	0.00	3,100.00	0.00
Bank Interest	0.00	0.00	0.00	0.55	0.00	0.55	0.00
Violation/Fines	0.00	0.00	0.00	1,800.00	0.00	1,800.00	0.00
SNM Clickers & Keys Income	220.00	0.00	220.00	2,770.00	0.00	2,770.00	0.00
Miscellaneous Income	0.00	0.00	0.00	504.43	0.00	504.43	0.00
Total Operating Income	42,410.00	41,938.88	471.12	469,514.98	461,327.74	8,187.24	503,266.62
Expense							
SNM Contracted Services							
SNM Management Fees	4,358.33	4,358.33	0.00	42,836.20	47,941.67	5,105.47	52,300.00
SNM Security Alarm Monitoring	3,909.78	3,926.63	16.85	43,024.43	43,192.93	168.50	47,119.56
SNM Security	16,646.04	14,833.33	-1,812.71	176,088.49	163,166.67	-12,921.82	178,000.00
SNM Pest Control Service Manint.	200.00	200.00	0.00	2,200.00	2,200.00	0.00	2,400.00
SNM Fertilization	475.00	962.50	487.50	9,125.00	10,587.50	1,462.50	11,550.00
SNM Irrigation	640.00	640.00	0.00	7,040.00	7,040.00	0.00	7,680.00
SNM Janitorial	2,000.00	2,000.00	0.00	22,035.00	22,000.00	-35.00	24,000.00
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	466.66	0.66	5,126.00	5,133.34	7.34	5,600.00
SNM Holiday Lighting & Decorationsd	3,400.00	500.00	-2,900.00	3,400.00	5,500.00	2,100.00	6,000.00
Total SNM Contracted Services	35,261.15	31,053.45	-4,207.70	345,701.12	341,588.11	-4,113.01	372,641.56
SNM Professional Services							
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	0.00	2,750.00	2,750.00	3,000.00
Total SNM Professional	0.00	721.66	721.66	0.00	7,938.34	7,938.34	8,660.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Services							
SNM Insurance							
SNM Insurance - General	1,782.10	1,634.31	-147.79	18,568.57	17,977.44	-591.13	19,611.75
SNM Directors and Officers	222.02	222.00	-0.02	2,442.08	2,442.00	-0.08	2,664.00
SNM Umbrella	264.97	188.02	-76.95	2,376.09	2,068.32	-307.77	2,256.34
Total SNM Insurance	2,269.09	2,044.33	-224.76	23,386.74	22,487.76	-898.98	24,532.09
SNM Other General Administrative							
SNM Bank Fees	0.00	25.00	25.00	0.00	275.00	275.00	300.00
SNM Corporate Annual Report	0.00	5.10	5.10	61.25	56.15	-5.10	61.25
SNM Postage & Mail	50.00	50.00	0.00	388.61	550.00	161.39	600.00
SNM Copies and Office Supplies	166.66	166.66	0.00	1,781.12	1,833.34	52.22	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	500.00	1,375.00	875.00	1,500.00
SNM Bad Debt Expense	-1,173.56	416.66	1,590.22	-6,853.45	4,583.34	11,436.79	5,000.00
SNM Clickers & Keys	0.00	50.00	50.00	856.42	550.00	-306.42	600.00
SNM MDC Registration	200.00	49.58	-150.42	562.00	545.42	-16.58	595.00
SNM Website	0.00	160.00	160.00	514.00	1,760.00	1,246.00	1,920.00
Total SNM Other General Administrative	-756.90	1,073.00	1,829.90	-1,890.05	11,803.25	13,693.30	12,876.25
SNM Repairs & Maintenance							
SNM Tree Trimming	0.00	1,583.33	1,583.33	29,300.00	17,416.67	-11,883.33	19,000.00
SNM Landscape Enhancements	0.00	250.00	250.00	1,325.00	2,750.00	1,425.00	3,000.00
SNM Mulch	5,755.00	500.00	-5,255.00	5,755.00	5,500.00	-255.00	6,000.00
SNM Gate Maintenance	180.00	375.00	195.00	4,192.02	4,125.00	-67.02	4,500.00
SNM General Maintenance	310.53	633.33	322.80	6,856.69	6,966.67	109.98	7,600.00
SNM Irrigation Repairs	0.00	166.66	166.66	2,969.28	1,833.34	-1,135.94	2,000.00
Total SNM Repairs & Maintenance	6,245.53	3,508.32	-2,737.21	50,397.99	38,591.68	-11,806.31	42,100.00
SNM Utilities							
SNM Electricity	1,467.90	1,333.33	-134.57	16,274.68	14,666.67	-1,608.01	16,000.00
SNM Water & Sewer	0.00	29.16	29.16	1,102.84	320.84	-782.00	350.00
SNM Telephone	672.22	350.00	-322.22	7,246.98	3,850.00	-3,396.98	4,200.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total SNM Utilities	2,140.12	1,712.49	-427.63	24,624.50	18,837.51	-5,786.99	20,550.00
Total Operating Expense	45,158.99	40,113.25	-5,045.74	442,220.30	441,246.65	-973.65	481,359.90
Total Operating Income	42,410.00	41,938.88	471.12	469,514.98	461,327.74	8,187.24	503,266.62
Total Operating Expense	45,158.99	40,113.25	-5,045.74	442,220.30	441,246.65	-973.65	481,359.90
NOI - Net Operating Income	-2,748.99	1,825.63	-4,574.62	27,294.68	20,081.09	7,213.59	21,906.72
Other Expense							
SNM Provisions for Reserve							
SNM Reserve Transfer	2,898.58	2,898.58	0.00	31,884.38	31,884.41	0.03	34,782.99
Total SNM Provisions for Reserve	2,898.58	2,898.58	0.00	31,884.38	31,884.41	0.03	34,782.99
Total Other Expense	2,898.58	2,898.58	0.00	31,884.38	31,884.41	0.03	34,782.99
Net Other Income	-2,898.58	-2,898.58	0.00	-31,884.38	-31,884.41	0.03	-34,782.99
Total Income	42,410.00	41,938.88	471.12	469,514.98	461,327.74	8,187.24	503,266.62
Total Expense	48,057.57	43,011.83	-5,045.74	474,104.68	473,131.06	-973.62	516,142.89
Net Income	-5,647.57	-1,072.95	-4,574.62	-4,589.70	-11,803.32	7,213.62	-12,876.27