Balance Sheet

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

As of: 10/31/2025

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	160,093.00
SNM CNB Special Assessment 9355	0.05
Total Operating Funds	**160,093.05**
SNM CNB Reserves 9151	200,970.37
SNM Bank OZK CD	250,000.00
Total Cash	**611,063.42**
SNM Utility Deposit	42.59
Prepaid Insurance	20,421.76
RECEIVABLES	
Receivables	51,416.79
Allowance for Doubtful Accounts	-51,416.79
Total RECEIVABLES	**0.00**
TOTAL ASSETS	**631,527.77**
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	21,245.62
Prepaid Assessments	8,643.00
SNM Long Term Liabilities	
SNM Capital Reserves	175,427.94
SNM Reserve Interest	8,930.80
SNM Artificial Turf	4,528.82
SNM Guardhouse	50,595.81
SNM Mailboxes	6,458.22
SNM Painting	51,089.50
SNM Playground	3,468.43
SNM Security Cameras	60,000.00
SNM Storm Drain	-1,280.36
SNM Roadways	29,911.80
SNM Fencing	56,111.16
SNM Gatehouse	5,729.24
Total SNM Long Term Liabilities	**450,971.36**
Total Liabilities	**480,859.98**
Capital	
Calculated Retained Earnings	1,651.97
Calculated Prior Years Retained Earnings	149,015.82

Balance Sheet

Account Name	Balance
Total Capital	**150,667.79**
TOTAL LIABILITIES & CAPITAL	**631,527.77**

Annual Budget - Comparative

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

As of: Oct 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	419,400.00	419,388.86	11.14	503,266.62
Late Fees	200.00	0.00	200.00	2,850.00	0.00	2,850.00	0.00
Bank Interest	0.05	0.00	0.05	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	515.00	0.00	515.00	2,550.00	0.00	2,550.00	0.00
Miscellaneous Income	500.00	0.00	500.00	504.43	0.00	504.43	0.00
Total Operating Income	**43,155.05**	**41,938.88**	**1,216.17**	**427,104.98**	**419,388.86**	**7,716.12**	**503,266.62**
Expense							
SNM Contracted Services							
SNM Management Fees	4,358.33	4,358.33	0.00	38,477.87	43,583.34	5,105.47	52,300.00
SNM Security Alarm Monitoring	3,909.78	3,926.63	16.85	39,114.65	39,266.30	151.65	47,119.56
SNM Security	16,956.50	14,833.33	-2,123.17	159,442.45	148,333.34	-11,109.11	178,000.00
SNM Pest Control Service Manint.	200.00	200.00	0.00	2,000.00	2,000.00	0.00	2,400.00
SNM Fertlization	475.00	962.50	487.50	8,650.00	9,625.00	975.00	11,550.00
SNM Irrigation	640.00	640.00	0.00	6,400.00	6,400.00	0.00	7,680.00
SNM Janitorial	2,000.00	2,000.00	0.00	20,035.00	20,000.00	-35.00	24,000.00
SNM Landscaping	3,166.00	3,166.00	0.00	31,660.00	31,660.00	0.00	37,992.00
SNM Access Control Software	466.00	466.66	0.66	4,660.00	4,666.68	6.68	5,600.00
SNM Holiday Lighting & Decorationsd	0.00	500.00	500.00	0.00	5,000.00	5,000.00	6,000.00
Total SNM Contracted Services	**32,171.61**	**31,053.45**	**-1,118.16**	**310,439.97**	**310,534.66**	**94.69**	**372,641.56**
SNM Professional Services							
SNM Accounting Fees	0.00	471.66	471.66	0.00	4,716.68	4,716.68	5,660.00
SNM Legal Fees	0.00	250.00	250.00	0.00	2,500.00	2,500.00	3,000.00
Total SNM Professional	**0.00**	**721.66**	**721.66**	**0.00**	**7,216.68**	**7,216.68**	**8,660.00**

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	16,786.47	16,343.13	-443.34	19,611.75
SNM Directors and Officers	222.02	222.00	-0.02	2,220.06	2,220.00	-0.06	2,664.00
SNM Umbrella	264.97	188.03	-76.94	2,111.12	1,880.30	-230.82	2,256.34
Total SNM Insurance	**2,269.09**	**2,044.34**	**-224.75**	**21,117.65**	**20,443.43**	**-674.22**	**24,532.09**
SNM Other General Administrative							
SNM Bank Fees	0.00	25.00	25.00	0.00	250.00	250.00	300.00
SNM Corporate Annual Report	0.00	5.10	5.10	61.25	51.05	-10.20	61.25
SNM Postage & Mail	0.00	50.00	50.00	155.09	500.00	344.91	600.00
SNM Copies and Office Supplies	219.48	166.66	-52.82	1,203.88	1,666.68	462.80	2,000.00
SNM Checks	0.00	25.00	25.00	300.00	250.00	-50.00	300.00
SNM Holiday Gifts	0.00	125.00	125.00	500.00	1,250.00	750.00	1,500.00
SNM Bad Debt Expense	-1,345.00	416.66	1,761.66	-5,679.89	4,166.68	9,846.57	5,000.00
SNM Clickers & Keys	0.00	50.00	50.00	856.42	500.00	-356.42	600.00
SNM MDC Registration	0.00	49.58	49.58	362.00	495.84	133.84	595.00
SNM Website	0.00	160.00	160.00	514.00	1,600.00	1,086.00	1,920.00
Total SNM Other General Administrative	**-1,125.52**	**1,073.00**	**2,198.52**	**-1,727.25**	**10,730.25**	**12,457.50**	**12,876.25**
SNM Repairs & Maintenance							
SNM Tree Trimming	0.00	1,583.33	1,583.33	29,300.00	15,833.34	-13,466.66	19,000.00
SNM Landscape Enhancements	0.00	250.00	250.00	1,325.00	2,500.00	1,175.00	3,000.00
SNM Mulch	0.00	500.00	500.00	0.00	5,000.00	5,000.00	6,000.00
SNM Gate Maintenance	0.00	375.00	375.00	4,012.02	3,750.00	-262.02	4,500.00
SNM General Maintenance	0.00	633.33	633.33	6,546.16	6,333.34	-212.82	7,600.00
SNM Irrigation Repairs	586.03	166.66	-419.37	2,969.28	1,666.68	-1,302.60	2,000.00
Total SNM Repairs & Maintenance	**586.03**	**3,508.32**	**2,922.29**	**44,152.46**	**35,083.36**	**-9,069.10**	**42,100.00**
SNM Utilities							
SNM Electricity	1,531.56	1,333.33	-198.23	14,806.78	13,333.34	-1,473.44	16,000.00
SNM Water & Sewer	504.85	29.16	-475.69	1,102.84	291.68	-811.16	350.00
SNM Telephone	669.44	350.00	-319.44	6,574.76	3,500.00	-3,074.76	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	**2,705.85**	**1,712.49**	**-993.36**	**22,484.38**	**17,125.02**	**-5,359.36**	**20,550.00**
Total Operating Expense	**36,607.06**	**40,113.26**	**3,506.20**	**396,467.21**	**401,133.40**	**4,666.19**	**481,359.90**
Total Operating Income	43,155.05	41,938.88	1,216.17	427,104.98	419,388.86	7,716.12	503,266.62
Total Operating Expense	36,607.06	40,113.26	3,506.20	396,467.21	401,133.40	4,666.19	481,359.90
NOI - Net Operating Income	**6,547.99**	**1,825.62**	**4,722.37**	**30,637.77**	**18,255.46**	**12,382.31**	**21,906.72**
Other Expense							
SNM Provisions for Reserve							
SNM Reserve Transfer	2,898.58	2,898.58	0.00	28,985.80	28,985.83	0.03	34,782.99
Total SNM Provisions for Reserve	**2,898.58**	**2,898.58**	**0.00**	**28,985.80**	**28,985.83**	**0.03**	**34,782.99**
Total Other Expense	**2,898.58**	**2,898.58**	**0.00**	**28,985.80**	**28,985.83**	**0.03**	**34,782.99**
Net Other Income	**-2,898.58**	**-2,898.58**	**0.00**	**-28,985.80**	**-28,985.83**	**0.03**	**-34,782.99**
Total Income	43,155.05	41,938.88	1,216.17	427,104.98	419,388.86	7,716.12	503,266.62
Total Expense	39,505.64	43,011.84	3,506.20	425,453.01	430,119.23	4,666.22	516,142.89
Net Income	**3,649.41**	**-1,072.96**	**4,722.37**	**1,651.97**	**-10,730.37**	**12,382.34**	**-12,876.27**