

Fund Balance Sheet

Properties: Sonoma Townhomes at Doral Community Association, Inc - C/o Unlimited Property Management 7665 NW 50th St Miami, FL 33166

As of: 02/28/2026

Accounting Basis: Accrual

GL Account Map: 793 Sonoma Townhomes at Doral Community Association, Inc

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
ASSETS				
Cash				
10010	City National Bank Operating (4798)	142,770.80		142,770.80
1210	City National Bank Reserve (9151)		213,747.06	213,747.06
1212	Bank OZK Reserve CD(0)		255,609.38	255,609.38
	Total Cash	142,770.80	469,356.44	612,127.24
10300	Assessments Receivable	59,839.23		59,839.23
1311	Allowance for Bad Debts	-50,243.23		-50,243.23
1321	Utility Deposit	42.59		42.59
1610	Prepaid Insurance	11,345.40		11,345.40
	TOTAL ASSETS	163,754.79	469,356.44	633,111.23
LIABILITIES & CAPITAL				
Liabilities				
20015	Accounts Payable	2,434.74		2,434.74
20100	Prepaid Owner Assessments	16,486.00		16,486.00
3360	Accrued Expenses	3,660.00		3,660.00
	Total Liabilities	22,580.74	0.00	22,580.74
Capital				
RESERVES				
5023	Painting		52,922.50	52,922.50
5029	Capital		181,217.56	181,217.56
5031	Reserves - Tree Trimming		666.66	666.66
5039	Fencing		57,222.28	57,222.28
5041	Gatehouse		6,770.92	6,770.92
5052	Storm Drain		-673.66	-673.66
5053	Mailboxes		6,541.54	6,541.54
5056	Artificial Turf		4,731.14	4,731.14
5061	Security Cameras		60,000.00	60,000.00
5062	Roadways		29,915.40	29,915.40
5064	Guardhouse		50,595.81	50,595.81
5113	Playground		4,773.35	4,773.35
5260	Interest		14,672.94	14,672.94
	Total RESERVES	0.00	469,356.44	469,356.44
	Calculated Retained Earnings	10,290.14	0.00	10,290.14
	Calculated Prior Years Retained Earnings	130,883.91	0.00	130,883.91
	Total Capital	141,174.05	469,356.44	610,530.49
	TOTAL LIABILITIES & CAPITAL	163,754.79	469,356.44	633,111.23

Fund Income Statement

Properties: Sonoma Townhomes at Doral Community Association, Inc - C/o Unlimited Property Management 7665 NW 50th St Miami, FL 33166

As of: Feb 2026

Accounting Basis: Accrual

Fund Type: Operating

GL Account Map: 793 Sonoma Townhomes at Doral Community Association, Inc

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
6000	INCOME							
6310	Assessment Income	41,940.00	41,940.00	0.00	83,880.00	83,880.00	0.00	503,280.00
6342	Clickers & Key Income	0.00	50.00	-50.00	55.00	100.00	-45.00	600.00
6910	Interest Income	31.98	0.00	31.98	65.98	0.00	65.98	0.00
6911	Returned Check Fees	0.00	0.00	0.00	12.00	0.00	12.00	0.00
6990	Previous Year Income	0.00	4,776.67	-4,776.67	0.00	9,553.34	-9,553.34	57,320.02
	Total INCOME	41,971.98	46,766.67	-4,794.69	84,012.98	93,533.34	-9,520.36	561,200.02
	Total Operating Income	41,971.98	46,766.67	-4,794.69	84,012.98	93,533.34	-9,520.36	561,200.02
Expense								
7000	GENERAL & ADMINISTRATIVE							
7025	Annual Condo Fees	0.00	30.17	30.17	0.00	60.34	60.34	362.00
7030	Audit Fees	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
7031	Annual Report	65.54	5.10	-60.44	65.54	10.20	-55.34	61.25
7050	Legal Fees	0.00	155.00	155.00	0.00	310.00	310.00	1,860.00
7302	Office Expenses	0.00	25.00	25.00	0.00	50.00	50.00	300.00
7303	Postage & Mail	7.83	50.00	42.17	7.83	100.00	92.17	600.00
7304	Printing & Reproduction	0.00	50.00	50.00	0.00	100.00	100.00	600.00
7306	Website	0.00	66.67	66.67	0.00	133.34	133.34	800.00
7322	Supplies	213.63	166.67	-46.96	213.63	333.34	119.71	2,000.00
7891	Holiday Lighting & Decoration	0.00	583.33	583.33	0.00	1,166.66	1,166.66	7,000.00
7895	Holiday Gifts	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
7901	Bank Charges	0.00	25.00	25.00	12.00	50.00	38.00	300.00
	Total GENERAL & ADMINISTRATIVE	287.00	1,698.61	1,411.61	299.00	3,397.22	3,098.22	20,383.25

Fund Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
8100	INSURANCE							
7202	Property Insurance	1,782.10	1,848.93	66.83	3,564.20	3,697.86	133.66	22,187.15
7207	Umbrella Insurance	264.97	274.90	9.93	529.94	549.80	19.86	3,298.84
7286	D & O Insurance	222.02	230.35	8.33	444.04	460.70	16.66	2,764.14
	Total INSURANCE	2,269.09	2,354.18	85.09	4,538.18	4,708.36	170.18	28,250.13
8900	UTILITIES							
8910	Electricity	1,904.18	1,500.00	-404.18	3,044.94	3,000.00	-44.94	18,000.00
8930	Water & Sewer	0.00	75.00	75.00	4.88	150.00	145.12	900.00
8990	Telephone & Internet	595.15	583.33	-11.82	1,039.92	1,166.66	126.74	7,000.00
	Total UTILITIES	2,499.33	2,158.33	-341.00	4,089.74	4,316.66	226.92	25,900.00
9000	MAINTENANCE							
9012	Tree Trimming	0.00	1,583.33	1,583.33	0.00	3,166.66	3,166.66	19,000.00
9040	Gate Repairs and Maintenance	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
9070	Access Control Software	466.00	466.67	0.67	932.00	933.34	1.34	5,600.00
9110	Gen. Maint. & Repair	864.49	633.33	-231.16	1,304.49	1,266.66	-37.83	7,600.00
9114	Landscape Replacement	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
9168	Lawn Fertilization	475.00	962.50	487.50	2,900.00	1,925.00	-975.00	11,550.00
9173	Mulching	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
	Total MAINTENANCE	1,805.49	4,812.50	3,007.01	5,136.49	9,625.00	4,488.51	57,750.00
9600	CONTRACT SERVICE							
7010	Management Fees	4,489.08	4,489.08	0.00	8,978.16	8,978.16	0.00	53,869.00
9610	Lawn Maint. & Landscaping	3,166.00	3,166.00	0.00	6,332.00	6,332.00	0.00	37,992.00
9611	Lawn & Irrigation	200.00	640.00	440.00	400.00	1,280.00	880.00	7,680.00
9632	Security Alarm Monitoring	3,909.78	3,926.63	16.85	7,819.56	7,853.26	33.70	47,119.56
9650	Security Services	15,279.60	17,478.45	2,198.85	23,737.95	34,956.90	11,218.95	209,741.40
9750	Pest Control Service Maint.	0.00	200.00	200.00	0.00	400.00	400.00	2,400.00
9850	Janitorial Services	2,100.00	2,120.00	20.00	4,200.00	4,240.00	40.00	25,440.00
9870	Irrigation System	640.00	300.00	-340.00	1,280.00	600.00	-680.00	3,600.00
	Total CONTRACT SERVICE	29,784.46	32,320.16	2,535.70	52,747.67	64,640.32	11,892.65	387,841.96
9900	RESERVES							
9910	Reserves - Transfer	3,422.89	3,422.89	0.00	6,845.78	6,845.78	0.00	41,074.68
9912	Reserve Interest Transfer	31.98	0.00	-31.98	65.98	0.00	-65.98	0.00
	Total RESERVES	3,454.87	3,422.89	-31.98	6,911.76	6,845.78	-65.98	41,074.68

Fund Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total Operating Expense	40,100.24	46,766.67	6,666.43	73,722.84	93,533.34	19,810.50	561,200.02
	Total Operating Income	41,971.98	46,766.67	-4,794.69	84,012.98	93,533.34	-9,520.36	561,200.02
	Total Operating Expense	40,100.24	46,766.67	6,666.43	73,722.84	93,533.34	19,810.50	561,200.02
	NOI - Net Operating Income	1,871.74	0.00	1,871.74	10,290.14	0.00	10,290.14	0.00
	Total Income	41,971.98	46,766.67	-4,794.69	84,012.98	93,533.34	-9,520.36	561,200.02
	Total Expense	40,100.24	46,766.67	6,666.43	73,722.84	93,533.34	19,810.50	561,200.02
	Net Income	1,871.74	0.00	1,871.74	10,290.14	0.00	10,290.14	0.00