

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: 01/31/2026

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)	159,465.63		159,465.63
1210	City National Bank Reserve (9151)		206,869.30	206,869.30
1212	Bank OZK Reserve CD(0)		255,609.38	255,609.38
	Total Cash	159,465.63	462,478.68	621,944.31
10300	Assessments Receivable	60,505.23		60,505.23
1311	Allowance for Bad Debts	-50,243.23		-50,243.23
1321	Utility Deposit	42.59		42.59
1610	Prepaid Insurance	13,614.49		13,614.49
1650	Due From Operating To Reserve		3,422.89	3,422.89
	TOTAL ASSETS	183,384.71	465,901.57	649,286.28
LIABILITIES & CAPITAL				
Liabilities				
20015	Accounts Payable	22,845.40		22,845.40
20100	Prepaid Owner Assessments	17,577.00		17,577.00
3248	Due To Reserve Account	3,422.89		3,422.89
3350	Exchange Account	-3,422.89		-3,422.89
3360	Accrued Expenses	3,660.00		3,660.00
	Total Liabilities	44,082.40	0.00	44,082.40
Capital				
RESERVES				
5023	Painting		52,464.25	52,464.25
5029	Capital		179,782.76	179,782.76
5031	Reserves - Tree Trimming		333.33	333.33
5039	Fencing		56,944.50	56,944.50
5041	Gatehouse		6,510.50	6,510.50
5052	Storm Drain		-977.01	-977.01
5053	Mailboxes		6,520.71	6,520.71
5056	Artificial Turf		4,703.55	4,703.55
5061	Security Cameras		60,000.00	60,000.00
5062	Roadways		29,914.50	29,914.50
5064	Guardhouse		50,595.81	50,595.81
5113	Playground		4,467.71	4,467.71
5260	Interest		14,640.96	14,640.96
	Total RESERVES	0.00	465,901.57	465,901.57
	Calculated Retained Earnings	8,418.40	0.00	8,418.40
	Calculated Prior Years Retained Earnings	130,883.91	0.00	130,883.91

Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
	Total Capital	139,302.31	465,901.57	605,203.88
	TOTAL LIABILITIES & CAPITAL	183,384.71	465,901.57	649,286.28

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: Jan 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	41,940.00	41,940.00	0.00	503,280.00
6342	Clickers & Key Income	55.00	50.00	5.00	55.00	50.00	5.00	600.00
6910	Interest Income	34.00	0.00	34.00	34.00	0.00	34.00	0.00
6911	Returned Check Fees	12.00	0.00	12.00	12.00	0.00	12.00	0.00
6990	Previous Year Income	0.00	4,776.67	-4,776.67	0.00	4,776.67	-4,776.67	57,320.02
	Total INCOME	42,041.00	46,766.67	-4,725.67	42,041.00	46,766.67	-4,725.67	561,200.02
	Total Operating Income	42,041.00	46,766.67	-4,725.67	42,041.00	46,766.67	-4,725.67	561,200.02
Expense								
7000	GENERAL & ADMINISTRATIVE							
7025	Annual Condo Fees	0.00	30.17	30.17	0.00	30.17	30.17	362.00
7030	Audit Fees	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
7031	Annual Report	0.00	5.10	5.10	0.00	5.10	5.10	61.25
7050	Legal Fees	0.00	155.00	155.00	0.00	155.00	155.00	1,860.00
7302	Office Expenses	0.00	25.00	25.00	0.00	25.00	25.00	300.00
7303	Postage & Mail	0.00	50.00	50.00	0.00	50.00	50.00	600.00
7304	Printing & Reproduction	0.00	50.00	50.00	0.00	50.00	50.00	600.00
7306	Website	0.00	66.67	66.67	0.00	66.67	66.67	800.00
7322	Supplies	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
7891	Holiday Lighting & Decoration	0.00	583.33	583.33	0.00	583.33	583.33	7,000.00
7895	Holiday Gifts	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
7901	Bank Charges	12.00	25.00	13.00	12.00	25.00	13.00	300.00
	Total GENERAL & ADMINISTRATIVE	12.00	1,698.61	1,686.61	12.00	1,698.61	1,686.61	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	1,782.10	1,848.93	66.83	22,187.15
7207	Umbrella Insurance	264.97	274.90	9.93	264.97	274.90	9.93	3,298.84
7286	D & O Insurance	222.02	230.35	8.33	222.02	230.35	8.33	2,764.14
	Total INSURANCE	2,269.09	2,354.18	85.09	2,269.09	2,354.18	85.09	28,250.13
8900	UTILITIES							
8910	Electricity	1,140.76	1,500.00	359.24	1,140.76	1,500.00	359.24	18,000.00
8930	Water & Sewer	4.88	75.00	70.12	4.88	75.00	70.12	900.00
8990	Telephone & Internet	444.77	583.33	138.56	444.77	583.33	138.56	7,000.00
	Total UTILITIES	1,590.41	2,158.33	567.92	1,590.41	2,158.33	567.92	25,900.00
9000	MAINTENANCE							
9012	Tree Trimming	0.00	1,583.33	1,583.33	0.00	1,583.33	1,583.33	19,000.00
9040	Gate Repairs and Maintenance	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
9070	Access Control Software	466.00	466.67	0.67	466.00	466.67	0.67	5,600.00
9110	Gen. Maint. & Repair	440.00	633.33	193.33	440.00	633.33	193.33	7,600.00
9114	Landscape Replacement	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
9168	Lawn Fertilization	2,425.00	962.50	-1,462.50	2,425.00	962.50	-1,462.50	11,550.00
9173	Mulching	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
	Total MAINTENANCE	3,331.00	4,812.50	1,481.50	3,331.00	4,812.50	1,481.50	57,750.00
9600	CONTRACT SERVICE							
7010	Management Fees	4,489.08	4,489.08	0.00	4,489.08	4,489.08	0.00	53,869.00
9610	Lawn Maint. & Landscaping	3,166.00	3,166.00	0.00	3,166.00	3,166.00	0.00	37,992.00
9611	Lawn & Irrigation	200.00	640.00	440.00	200.00	640.00	440.00	7,680.00
9632	Security Alarm Monitoring	3,909.78	3,926.63	16.85	3,909.78	3,926.63	16.85	47,119.56
9750	Pest Control Service Maint.	0.00	200.00	200.00	0.00	200.00	200.00	2,400.00
9850	Janitorial Services	2,100.00	2,120.00	20.00	2,100.00	2,120.00	20.00	25,440.00
9870	Irrigation System	640.00	300.00	-340.00	640.00	300.00	-340.00	3,600.00
	Total CONTRACT SERVICE	14,504.86	14,841.71	336.85	14,504.86	14,841.71	336.85	178,100.56
9650	Security Services	8,458.35	17,478.45	9,020.10	8,458.35	17,478.45	9,020.10	209,741.40
9900	RESERVES							
9910	Reserves - Transfer	3,422.89	3,422.89	0.00	3,422.89	3,422.89	0.00	41,074.68
9912	Reserve Interest Transfer	34.00	0.00	-34.00	34.00	0.00	-34.00	0.00
	Total RESERVES	3,456.89	3,422.89	-34.00	3,456.89	3,422.89	-34.00	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	33,622.60	46,766.67	13,144.07	33,622.60	46,766.67	13,144.07	561,200.02
	Total Operating Income	42,041.00	46,766.67	-4,725.67	42,041.00	46,766.67	-4,725.67	561,200.02
	Total Operating Expense	33,622.60	46,766.67	13,144.07	33,622.60	46,766.67	13,144.07	561,200.02
	NOI - Net Operating Income	8,418.40	0.00	8,418.40	8,418.40	0.00	8,418.40	0.00
	Total Income	42,041.00	46,766.67	-4,725.67	42,041.00	46,766.67	-4,725.67	561,200.02
	Total Expense	33,622.60	46,766.67	13,144.07	33,622.60	46,766.67	13,144.07	561,200.02
	Net Income	8,418.40	0.00	8,418.40	8,418.40	0.00	8,418.40	0.00