

Balance Sheet

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

As of: 09/30/2025

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	136,318.09
SNM CNB Special Assessment 9355	808.36
Total Operating Funds	137,126.45
SNM CNB Reserves 9151	198,038.07
Total Cash	335,164.52
SNM Utility Deposit	42.59
Prepaid Insurance	22,690.85
RECEIVABLES	
Receivables	52,761.79
Allowance for Doubtful Accounts	-52,761.79
Total RECEIVABLES	0.00
TOTAL ASSETS	357,897.96
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	2,478.75
Prepaid Assessments	10,297.00
SNM Long Term Liabilities	
SNM Capital Reserves	173,967.93
SNM Reserve Interest	8,897.08
SNM Artificial Turf	4,455.25
SNM Guardhouse	50,595.81
SNM Mailboxes	6,437.39
SNM Painting	50,631.25
SNM Playground	3,121.61
SNM Security Cameras	60,000.00
SNM Storm Drain	-1,280.36
SNM Roadways	29,910.90
SNM Fencing	55,833.38
SNM Gatehouse	5,468.82
Total SNM Long Term Liabilities	448,039.06
Appfolio Clearing Account	-250,000.00
Total Liabilities	210,814.81
Capital	
Calculated Retained Earnings	-1,932.67
Calculated Prior Years Retained Earnings	149,015.82

Balance Sheet

Account Name	Balance
Total Capital	147,083.15
TOTAL LIABILITIES & CAPITAL	357,897.96

Annual Budget - Comparative

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

As of: Sep 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	377,460.00	377,449.98	10.02	503,266.62
Late Fees	100.00	0.00	100.00	2,650.00	0.00	2,650.00	0.00
Bank Interest	0.11	0.00	0.11	0.50	0.00	0.50	0.00
Violation/Fines	0.00	0.00	0.00	1,800.00	0.00	1,800.00	0.00
SNM Clickers & Keys Income	375.00	0.00	375.00	2,035.00	0.00	2,035.00	0.00
Miscellaneous Income	4.43	0.00	4.43	4.43	0.00	4.43	0.00
Total Operating Income	42,419.54	41,938.88	480.66	383,949.93	377,449.98	6,499.95	503,266.62
Expense							
SNM Contracted Services							
SNM Management Fees	4,358.33	4,358.33	0.00	34,119.54	39,225.01	5,105.47	52,300.00
SNM Security Alarm Monitoring	3,909.78	3,926.63	16.85	35,204.87	35,339.67	134.80	47,119.56
SNM Security	15,408.00	14,833.33	-574.67	142,485.95	133,500.01	-8,985.94	178,000.00
SNM Pest Control Service Manint.	200.00	200.00	0.00	1,800.00	1,800.00	0.00	2,400.00
SNM Fertilization	2,425.00	962.50	-1,462.50	8,175.00	8,662.50	487.50	11,550.00
SNM Irrigation	640.00	640.00	0.00	5,760.00	5,760.00	0.00	7,680.00
SNM Janitorial	2,000.00	2,000.00	0.00	18,035.00	18,000.00	-35.00	24,000.00
SNM Landscaping	3,166.00	3,166.00	0.00	28,494.00	28,494.00	0.00	37,992.00
SNM Access Control Software	466.00	466.66	0.66	4,194.00	4,200.02	6.02	5,600.00
SNM Holiday Lighting & Decorationsd	0.00	500.00	500.00	0.00	4,500.00	4,500.00	6,000.00
Total SNM Contracted Services	32,573.11	31,053.45	-1,519.66	278,268.36	279,481.21	1,212.85	372,641.56
SNM Professional Services							
SNM Accounting Fees	0.00	471.66	471.66	0.00	4,245.02	4,245.02	5,660.00
SNM Legal Fees	0.00	250.00	250.00	0.00	2,250.00	2,250.00	3,000.00
Total SNM Professional	0.00	721.66	721.66	0.00	6,495.02	6,495.02	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	15,004.37	14,708.82	-295.55	19,611.75
SNM Directors and Officers	222.02	222.00	-0.02	1,998.04	1,998.00	-0.04	2,664.00
SNM Umbrella	264.97	188.03	-76.94	1,846.15	1,692.27	-153.88	2,256.34
Total SNM Insurance	2,269.09	2,044.34	-224.75	18,848.56	18,399.09	-449.47	24,532.09
SNM Other General Administrative							
SNM Bank Fees	0.00	25.00	25.00	0.00	225.00	225.00	300.00
SNM Corporate Annual Report	0.00	5.10	5.10	61.25	45.95	-15.30	61.25
SNM Postage & Mail	0.00	50.00	50.00	133.17	450.00	316.83	600.00
SNM Copies and Office Supplies	0.00	166.66	166.66	941.55	1,500.02	558.47	2,000.00
SNM Checks	0.00	25.00	25.00	300.00	225.00	-75.00	300.00
SNM Holiday Gifts	0.00	125.00	125.00	500.00	1,125.00	625.00	1,500.00
SNM Bad Debt Expense	-1,260.00	416.66	1,676.66	-4,334.89	3,750.02	8,084.91	5,000.00
SNM Clickers & Keys	377.05	50.00	-327.05	856.42	450.00	-406.42	600.00
SNM MDC Registration	0.00	49.58	49.58	362.00	446.26	84.26	595.00
SNM Website	194.00	160.00	-34.00	514.00	1,440.00	926.00	1,920.00
Total SNM Other General Administrative	-688.95	1,073.00	1,761.95	-666.50	9,657.25	10,323.75	12,876.25
SNM Repairs & Maintenance							
SNM Tree Trimming	0.00	1,583.33	1,583.33	29,300.00	14,250.01	-15,049.99	19,000.00
SNM Landscape Enhancements	0.00	250.00	250.00	1,325.00	2,250.00	925.00	3,000.00
SNM Mulch	0.00	500.00	500.00	0.00	4,500.00	4,500.00	6,000.00
SNM Gate Maintenance	240.75	375.00	134.25	4,012.02	3,375.00	-637.02	4,500.00
SNM General Maintenance	350.00	633.33	283.33	6,546.16	5,700.01	-846.15	7,600.00
SNM Irrigation Repairs	0.00	166.66	166.66	2,383.25	1,500.02	-883.23	2,000.00
Total SNM Repairs & Maintenance	590.75	3,508.32	2,917.57	43,566.43	31,575.04	-11,991.39	42,100.00
SNM Utilities							
SNM Electricity	1,517.08	1,333.33	-183.75	13,275.22	12,000.01	-1,275.21	16,000.00
SNM Water & Sewer	0.00	29.16	29.16	597.99	262.52	-335.47	350.00
SNM Telephone	563.44	350.00	-233.44	5,905.32	3,150.00	-2,755.32	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	2,100.52	1,712.49	-388.03	19,778.53	15,412.53	-4,366.00	20,550.00
Total Operating Expense	36,844.52	40,113.26	3,268.74	359,795.38	361,020.14	1,224.76	481,359.90
Total Operating Income	42,419.54	41,938.88	480.66	383,949.93	377,449.98	6,499.95	503,266.62
Total Operating Expense	36,844.52	40,113.26	3,268.74	359,795.38	361,020.14	1,224.76	481,359.90
NOI - Net Operating Income	5,575.02	1,825.62	3,749.40	24,154.55	16,429.84	7,724.71	21,906.72
Other Expense							
SNM Provisions for Reserve							
SNM Reserve Transfer	2,898.58	2,898.58	0.00	26,087.22	26,087.25	0.03	34,782.99
Total SNM Provisions for Reserve	2,898.58	2,898.58	0.00	26,087.22	26,087.25	0.03	34,782.99
Total Other Expense	2,898.58	2,898.58	0.00	26,087.22	26,087.25	0.03	34,782.99
Net Other Income	-2,898.58	-2,898.58	0.00	-26,087.22	-26,087.25	0.03	-34,782.99
Total Income	42,419.54	41,938.88	480.66	383,949.93	377,449.98	6,499.95	503,266.62
Total Expense	39,743.10	43,011.84	3,268.74	385,882.60	387,107.39	1,224.79	516,142.89
Net Income	2,676.44	-1,072.96	3,749.40	-1,932.67	-9,657.41	7,724.74	-12,876.27