

Fund Balance Sheet

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

As of: 03/31/2026

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)	159,033.51		159,033.51
1210	City National Bank Reserve (9151)		217,207.60	217,207.60
1212	Bank OZK Reserve CD(0)		255,609.38	255,609.38
	Total Cash	159,033.51	472,816.98	631,850.49
10300	Assessments Receivable	58,717.88		58,717.88
1311	Allowance for Bad Debts	-50,243.23		-50,243.23
1321	Utility Deposit	42.59		42.59
1610	Prepaid Insurance	9,076.31		9,076.31
	TOTAL ASSETS	176,627.06	472,816.98	649,444.04
LIABILITIES & CAPITAL				
Liabilities				
20015	Accounts Payable	7,914.46		7,914.46
20100	Prepaid Owner Assessments	15,878.00		15,878.00
3316	Deferred Income	180.00		180.00
3360	Accrued Expenses	4,500.00		4,500.00
	Total Liabilities	28,472.46	0.00	28,472.46
Capital				
RESERVES				
5023	Painting		53,380.75	53,380.75
5029	Capital		182,652.36	182,652.36
5031	Reserves - Tree Trimming		999.99	999.99
5039	Fencing		57,500.06	57,500.06
5041	Gatehouse		7,031.34	7,031.34
5052	Storm Drain		-370.31	-370.31
5053	Mailboxes		6,562.37	6,562.37
5056	Artificial Turf		4,758.73	4,758.73
5061	Security Cameras		60,000.00	60,000.00
5062	Roadways		29,916.30	29,916.30
5064	Guardhouse		50,595.81	50,595.81
5113	Playground		5,078.99	5,078.99
5260	Interest		14,710.59	14,710.59
	Total RESERVES	0.00	472,816.98	472,816.98
	Calculated Retained Earnings	17,270.69	0.00	17,270.69
	Calculated Prior Years Retained Earnings	130,883.91	0.00	130,883.91
	Total Capital	148,154.60	472,816.98	620,971.58
	TOTAL LIABILITIES & CAPITAL	176,627.06	472,816.98	649,444.04

Fund Income Statement

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

As of: Mar 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	125,820.00	125,820.00	0.00	503,280.00
6342	Clickers & Key Income	0.00	50.00	-50.00	55.00	150.00	-95.00	600.00
6910	Interest Income	37.65	0.00	37.65	103.63	0.00	103.63	0.00
6911	Returned Check Fees	0.00	0.00	0.00	12.00	0.00	12.00	0.00
6920	Miscellaneous Income	36.30	0.00	36.30	36.30	0.00	36.30	0.00
6990	Previous Year Income	0.00	4,776.67	-4,776.67	0.00	14,330.01	-14,330.01	57,320.02
Total INCOME		42,013.95	46,766.67	-4,752.72	126,026.93	140,300.01	-14,273.08	561,200.02
Total Operating Income		42,013.95	46,766.67	-4,752.72	126,026.93	140,300.01	-14,273.08	561,200.02
Expense								
7000	GENERAL & ADMINISTRATIVE							
7025	Annual Condo Fees	514.00	30.17	-483.83	514.00	90.51	-423.49	362.00
7030	Audit Fees	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000.00
7031	Annual Report	0.00	5.10	5.10	65.54	15.30	-50.24	61.25
7050	Legal Fees	0.00	155.00	155.00	0.00	465.00	465.00	1,860.00
7302	Office Expenses	0.00	25.00	25.00	0.00	75.00	75.00	300.00
7303	Postage & Mail	0.00	50.00	50.00	7.83	150.00	142.17	600.00
7304	Printing & Reproduction	0.00	50.00	50.00	0.00	150.00	150.00	600.00
7306	Website	0.00	66.67	66.67	0.00	200.01	200.01	800.00
7322	Supplies	375.94	166.67	-209.27	589.57	500.01	-89.56	2,000.00
7890	Miscellaneous G & A	53.36	0.00	-53.36	53.36	0.00	-53.36	0.00
7891	Holiday Lighting & Decoration	0.00	583.33	583.33	0.00	1,749.99	1,749.99	7,000.00
7895	Holiday Gifts	0.00	125.00	125.00	0.00	375.00	375.00	1,500.00
7901	Bank Charges	0.00	25.00	25.00	12.00	75.00	63.00	300.00
Total GENERAL &		943.30	1,698.61	755.31	1,242.30	5,095.83	3,853.53	20,383.25

Fund Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
ADMINISTRATIVE								
8100	INSURANCE							
7202	Property Insurance	1,782.10	1,848.93	66.83	5,346.30	5,546.79	200.49	22,187.15
7207	Umbrella Insurance	264.97	274.90	9.93	794.91	824.70	29.79	3,298.84
7286	D & O Insurance	222.02	230.35	8.33	666.06	691.05	24.99	2,764.14
	Total INSURANCE	2,269.09	2,354.18	85.09	6,807.27	7,062.54	255.27	28,250.13
8900	UTILITIES							
8910	Electricity	1,424.46	1,500.00	75.54	4,469.40	4,500.00	30.60	18,000.00
8930	Water & Sewer	0.00	75.00	75.00	4.88	225.00	220.12	900.00
8990	Telephone & Internet	678.70	583.33	-95.37	1,718.62	1,749.99	31.37	7,000.00
	Total UTILITIES	2,103.16	2,158.33	55.17	6,192.90	6,474.99	282.09	25,900.00
9000	MAINTENANCE							
9012	Tree Trimming	0.00	1,583.33	1,583.33	0.00	4,749.99	4,749.99	19,000.00
9040	Gate Repairs and Maintenance	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000.00
9070	Access Control Software	466.00	466.67	0.67	1,398.00	1,400.01	2.01	5,600.00
9110	Gen. Maint. & Repair	2,335.00	633.33	-1,701.67	3,639.49	1,899.99	-1,739.50	7,600.00
9114	Landscape Replacement	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
9168	Lawn Fertilization	475.00	962.50	487.50	3,375.00	2,887.50	-487.50	11,550.00
9173	Mulching	0.00	500.00	500.00	0.00	1,500.00	1,500.00	6,000.00
	Total MAINTENANCE	3,276.00	4,812.50	1,536.50	8,412.49	14,437.50	6,025.01	57,750.00
9050	Fire Equipment Maintenance	90.95	0.00	-90.95	90.95	0.00	-90.95	0.00
9600	CONTRACT SERVICE							
7010	Management Fees	4,489.08	4,489.08	0.00	13,467.24	13,467.24	0.00	53,869.00
9610	Lawn Maint. & Landscaping	3,166.00	3,166.00	0.00	9,498.00	9,498.00	0.00	37,992.00
9611	Lawn & Irrigation	200.00	640.00	440.00	600.00	1,920.00	1,320.00	7,680.00
9632	Security Alarm Monitoring	3,909.78	3,926.63	16.85	11,729.34	11,779.89	50.55	47,119.56
9650	Security Services	8,185.50	17,478.45	9,292.95	31,923.45	52,435.35	20,511.90	209,741.40
9750	Pest Control Service Maint.	200.00	200.00	0.00	200.00	600.00	400.00	2,400.00
9850	Janitorial Services	2,100.00	2,120.00	20.00	6,300.00	6,360.00	60.00	25,440.00
9870	Irrigation System	640.00	300.00	-340.00	1,920.00	900.00	-1,020.00	3,600.00
	Total CONTRACT SERVICE	22,890.36	32,320.16	9,429.80	75,638.03	96,960.48	21,322.45	387,841.96
9900	RESERVES							
9910	Reserves - Transfer	3,422.89	3,422.89	0.00	10,268.67	10,268.67	0.00	41,074.68

Fund Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
9912	Reserve Interest Transfer	37.65	0.00	-37.65	103.63	0.00	-103.63	0.00
Total RESERVES		3,460.54	3,422.89	-37.65	10,372.30	10,268.67	-103.63	41,074.68
Total Operating Expense		35,033.40	46,766.67	11,733.27	108,756.24	140,300.01	31,543.77	561,200.02
Total Operating Income		42,013.95	46,766.67	-4,752.72	126,026.93	140,300.01	-14,273.08	561,200.02
Total Operating Expense		35,033.40	46,766.67	11,733.27	108,756.24	140,300.01	31,543.77	561,200.02
NOI - Net Operating Income		6,980.55	0.00	6,980.55	17,270.69	0.00	17,270.69	0.00
Total Income		42,013.95	46,766.67	-4,752.72	126,026.93	140,300.01	-14,273.08	561,200.02
Total Expense		35,033.40	46,766.67	11,733.27	108,756.24	140,300.01	31,543.77	561,200.02
Net Income		6,980.55	0.00	6,980.55	17,270.69	0.00	17,270.69	0.00