

Balance Sheet

Properties: Sonoma Townhomes at Doral Community Association - 3300 NW 112 Avenue Suite 13 Doral, FL 33172

As of: 12/31/2024

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	171,447.44
SNM CNB Special Assessment 9355	807.86
Total Operating Funds	172,255.30
SNM CNB Reserves 9151	426,409.50
Total Cash	598,664.80
SNM Utility Deposit	42.59
Prepaid Insurance	14,310.38
Prepaid Expense	227.11
RECEIVABLES	
Receivables	57,096.68
Allowance for Doubtful Accounts	-57,096.68
Total RECEIVABLES	0.00
TOTAL ASSETS	613,244.88
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	22,828.01
Prepaid Assessments	10,001.43
Accrued Expenses	5,660.00
SNM Long Term Liabilities	
SNM Capital Reserves	167,712.84
SNM Reserve Interest	8,360.73
SNM Artificial Turf	3,793.12
SNM Guardhouse	50,595.81
SNM Mailboxes	6,249.92
SNM Painting	46,507.00
SNM Playground	-6,884.77
SNM Security Cameras	60,000.00
SNM Storm Drain	3,714.64
SNM Roadways	29,902.80
SNM Fencing	53,333.36
SNM Gatehouse	3,125.04
Total SNM Long Term Liabilities	426,410.49
Total Liabilities	464,899.93
Capital	
Calculated Retained Earnings	-1,392.06
Calculated Prior Years Retained Earnings	149,737.01

Balance Sheet

Account Name	Balance
Total Capital	148,344.95
TOTAL LIABILITIES & CAPITAL	613,244.88

Annual Budget - Comparative

Properties: Sonoma Townhomes at Doral Community Association - 3300 NW 112 Avenue Suite 13 Doral, FL 33172

As of: Dec 2024

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	41,940.83	-0.83	503,280.00	503,290.02	-10.02	503,290.02
Late Fees	525.00	125.00	400.00	4,825.00	1,500.00	3,325.00	1,500.00
Bank Interest	0.06	0.00	0.06	0.67	0.00	0.67	0.00
Violation/Fines	0.00	0.00	0.00	600.00	0.00	600.00	0.00
SNM Clickers & Keys Income	165.00	150.00	15.00	3,460.00	1,800.00	1,660.00	1,800.00
Total Operating Income	42,630.06	42,215.83	414.23	512,165.67	506,590.02	5,575.65	506,590.02
Expense							
SNM Contracted Services							
SNM Management Fees	4,358.33	4,358.33	0.00	52,299.96	52,300.00	0.04	52,300.00
SNM Security Alarm Monitoring	3,926.63	3,926.63	0.00	47,119.56	47,119.56	0.00	47,119.56
SNM Security	16,178.40	13,906.50	-2,271.90	180,711.95	166,878.00	-13,833.95	166,878.00
SNM Pest Control Service Manint.	200.00	185.00	-15.00	2,400.00	2,220.00	-180.00	2,220.00
SNM Fertilization	475.00	962.50	487.50	7,650.00	11,550.00	3,900.00	11,550.00
SNM Irrigation	640.00	600.00	-40.00	7,680.00	7,200.00	-480.00	7,200.00
SNM Janitorial	1,850.00	1,850.00	0.00	22,200.00	22,200.00	0.00	22,200.00
SNM Landscaping	3,166.00	3,166.00	0.00	37,992.00	37,992.00	0.00	37,992.00
SNM Access Control Software	516.00	604.00	88.00	5,176.00	7,248.00	2,072.00	7,248.00
SNM Holiday Lighting & Decorationsd	962.79	416.66	-546.13	6,937.79	4,999.92	-1,937.87	4,999.92
Total SNM Contracted Services	32,273.15	29,975.62	-2,297.53	370,167.26	359,707.48	-10,459.78	359,707.48
SNM Professional Services							
SNM Accounting Fees	5,660.00	471.66	-5,188.34	5,660.00	5,660.00	0.00	5,660.00
SNM Legal Fees	0.00	250.00	250.00	400.00	3,000.00	2,600.00	3,000.00
Total SNM Professional Services	5,660.00	721.66	-4,938.34	6,060.00	8,660.00	2,600.00	8,660.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
SNM Insurance							
SNM Insurance - General	1,634.31	1,617.38	-16.93	18,521.05	19,408.67	887.62	19,408.67
SNM Directors and Officers	222.00	221.00	-1.00	2,657.00	2,652.00	-5.00	2,652.00
SNM Umbrella	188.03	146.85	-41.18	1,968.15	1,762.25	-205.90	1,762.25
Total SNM Insurance	2,044.34	1,985.23	-59.11	23,146.20	23,822.92	676.72	23,822.92
SNM Other General Administrative							
SNM Bank Fees	0.00	25.00	25.00	1.15	300.00	298.85	300.00
SNM Corporate Annual Report	0.00	5.10	5.10	61.25	61.25	0.00	61.25
SNM Postage & Mail	10.23	50.00	39.77	573.14	600.00	26.86	600.00
SNM Copies and Office Supplies	971.06	166.66	-804.40	3,564.68	2,000.00	-1,564.68	2,000.00
SNM Checks	0.00	25.00	25.00	300.00	300.00	0.00	300.00
SNM Holiday Gifts	1,476.38	125.00	-1,351.38	1,813.82	1,500.00	-313.82	1,500.00
SNM Bad Debt Expense	-150.57	416.67	567.24	-959.73	5,000.04	5,959.77	5,000.04
SNM Clickers & Keys	923.20	83.33	-839.87	1,323.20	1,000.00	-323.20	1,000.00
SNM MDC Registration	0.00	51.00	51.00	595.00	612.00	17.00	612.00
SNM Website	0.00	0.00	0.00	600.00	0.00	-600.00	0.00
Total SNM Other General Administrative	3,230.30	947.76	-2,282.54	7,872.51	11,373.29	3,500.78	11,373.29
SNM Repairs & Maintenance							
SNM Tree Trimming	0.00	1,500.00	1,500.00	20,150.00	18,000.00	-2,150.00	18,000.00
SNM Landscape Enhancements	300.00	250.00	-50.00	300.00	3,000.00	2,700.00	3,000.00
SNM Mulch	0.00	459.58	459.58	5,755.00	5,515.00	-240.00	5,515.00
SNM Gate Maintenance	320.00	170.00	-150.00	4,686.90	2,040.00	-2,646.90	2,040.00
SNM General Maintenance	2,867.49	634.72	-2,232.77	9,917.01	7,616.68	-2,300.33	7,616.68
SNM Irrigation Repairs	2,404.39	166.66	-2,237.73	2,840.47	2,000.00	-840.47	2,000.00
Total SNM Repairs & Maintenance	5,891.88	3,180.96	-2,710.92	43,649.38	38,171.68	-5,477.70	38,171.68
SNM Utilities							
SNM Electricity	1,357.66	1,333.33	-24.33	16,860.98	16,000.00	-860.98	16,000.00
SNM Water & Sewer	230.59	29.16	-201.43	562.82	350.00	-212.82	350.00
SNM Telephone	252.65	833.33	580.68	10,033.94	10,000.00	-33.94	10,000.00
Total SNM Utilities	1,840.90	2,195.82	354.92	27,457.74	26,350.00	-1,107.74	26,350.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Operating Expense	50,940.57	39,007.05	-11,933.52	478,353.09	468,085.37	-10,267.72	468,085.37
Total Operating Income	42,630.06	42,215.83	414.23	512,165.67	506,590.02	5,575.65	506,590.02
Total Operating Expense	50,940.57	39,007.05	-11,933.52	478,353.09	468,085.37	-10,267.72	468,085.37
NOI - Net Operating Income	-8,310.51	3,208.78	-11,519.29	33,812.58	38,504.65	-4,692.07	38,504.65
Other Expense							
SNM Provisions for Reserve							
SNM Reserve Transfer	2,933.72	2,933.72	0.00	35,204.64	35,204.65	0.01	35,204.65
Total SNM Provisions for Reserve	2,933.72	2,933.72	0.00	35,204.64	35,204.65	0.01	35,204.65
Total Other Expense	2,933.72	2,933.72	0.00	35,204.64	35,204.65	0.01	35,204.65
Net Other Income	-2,933.72	-2,933.72	0.00	-35,204.64	-35,204.65	0.01	-35,204.65
Total Income	42,630.06	42,215.83	414.23	512,165.67	506,590.02	5,575.65	506,590.02
Total Expense	53,874.29	41,940.77	-11,933.52	513,557.73	503,290.02	-10,267.71	503,290.02
Net Income	-11,244.23	275.06	-11,519.29	-1,392.06	3,300.00	-4,692.06	3,300.00