

Balance Sheet

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

As of: 02/28/2025

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	182,682.28
SNM CNB Special Assessment 9355	807.97
Total Operating Funds	183,490.25
SNM CNB Reserves 9151	432,345.08
Total Cash	615,835.33
SNM Utility Deposit	42.59
Prepaid Insurance	10,221.70
RECEIVABLES	
Receivables	57,916.68
Allowance for Doubtful Accounts	-57,096.68
Total RECEIVABLES	820.00
TOTAL ASSETS	626,919.62
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	16,049.49
Prepaid Assessments	16,159.43
Accrued Expenses	5,660.00
SNM Long Term Liabilities	
SNM Capital Reserves	170,632.86
SNM Reserve Interest	8,499.15
SNM Artificial Turf	3,940.26
SNM Guardhouse	50,595.81
SNM Mailboxes	6,291.58
SNM Painting	47,423.50
SNM Playground	-6,191.13
SNM Security Cameras	60,000.00
SNM Storm Drain	3,714.64
SNM Roadways	29,904.60
SNM Fencing	53,888.92
SNM Gatehouse	3,645.88
Total SNM Long Term Liabilities	432,346.07
Total Liabilities	470,214.99
Capital	
Calculated Retained Earnings	8,373.81
Calculated Prior Years Retained Earnings	148,330.82

Balance Sheet

Account Name	Balance
Total Capital	156,704.63
TOTAL LIABILITIES & CAPITAL	626,919.62

Annual Budget - Comparative

Portfolios: Sonoma Townhomes at Doral Community Association

As of: Feb 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	41,938.89	1.11	83,880.00	83,877.78	2.22	503,266.62
Late Fees	175.00	0.00	175.00	175.00	0.00	175.00	0.00
Bank Interest	0.05	0.00	0.05	0.11	0.00	0.11	0.00
SNM Clickers & Keys Income	385.00	0.00	385.00	440.00	0.00	440.00	0.00
Total Operating Income	42,500.05	41,938.89	561.16	84,495.11	83,877.78	617.33	503,266.62
Expense							
SNM Contracted Services							
SNM Management Fees	4,358.33	4,358.34	0.01	8,716.66	8,716.68	0.02	52,300.00
SNM Security Alarm Monitoring	3,909.78	3,926.63	16.85	7,836.41	7,853.26	16.85	47,119.56
SNM Security	14,596.51	14,833.34	236.83	30,897.37	29,666.68	-1,230.69	178,000.00
SNM Pest Control Service Manint.	200.00	200.00	0.00	400.00	400.00	0.00	2,400.00
SNM Fertilization	475.00	962.50	487.50	950.00	1,925.00	975.00	11,550.00
SNM Irrigation	640.00	640.00	0.00	1,280.00	1,280.00	0.00	7,680.00
SNM Janitorial	2,000.00	2,000.00	0.00	4,035.00	4,000.00	-35.00	24,000.00
SNM Landscaping	3,166.00	3,166.00	0.00	6,332.00	6,332.00	0.00	37,992.00
SNM Access Control Software	466.00	466.67	0.67	932.00	933.34	1.34	5,600.00
SNM Holiday Lighting & Decorationsd	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
Total SNM Contracted Services	29,811.62	31,053.48	1,241.86	61,379.44	62,106.96	727.52	372,641.56
SNM Professional Services							
SNM Accounting Fees	0.00	471.67	471.67	0.00	943.34	943.34	5,660.00
SNM Legal Fees	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
Total SNM Professional Services	0.00	721.67	721.67	0.00	1,443.34	1,443.34	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	1,634.32	0.01	3,268.62	3,268.64	0.02	19,611.75
SNM Directors and Officers	222.00	222.00	0.00	444.00	444.00	0.00	2,664.00
SNM Umbrella	188.03	188.03	0.00	376.06	376.06	0.00	2,256.34
Total SNM Insurance	2,044.34	2,044.35	0.01	4,088.68	4,088.70	0.02	24,532.09
SNM Other General Administrative							
SNM Bank Fees	0.00	25.00	25.00	0.00	50.00	50.00	300.00
SNM Corporate Annual Report	0.00	5.11	5.11	0.00	10.22	10.22	61.25
SNM Postage & Mail	11.16	50.00	38.84	22.32	100.00	77.68	600.00
SNM Copies and Office Supplies	91.38	166.67	75.29	150.96	333.34	182.38	2,000.00
SNM Checks	0.00	25.00	25.00	0.00	50.00	50.00	300.00
SNM Holiday Gifts	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
SNM Bad Debt Expense	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
SNM Clickers & Keys	0.00	50.00	50.00	0.00	100.00	100.00	600.00
SNM MDC Registration	0.00	49.59	49.59	0.00	99.18	99.18	595.00
SNM Website	0.00	160.00	160.00	160.00	320.00	160.00	1,920.00
Total SNM Other General Administrative	102.54	1,073.04	970.50	333.28	2,146.08	1,812.80	12,876.25
SNM Repairs & Maintenance							
SNM Tree Trimming	0.00	1,583.34	1,583.34	0.00	3,166.68	3,166.68	19,000.00
SNM Landscape Enhancements	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
SNM Mulch	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
SNM Gate Maintenance	0.00	375.00	375.00	0.00	750.00	750.00	4,500.00
SNM General Maintenance	0.00	633.34	633.34	120.00	1,266.68	1,146.68	7,600.00
SNM Irrigation Repairs	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
Total SNM Repairs & Maintenance	0.00	3,508.35	3,508.35	120.00	7,016.70	6,896.70	42,100.00
SNM Utilities							
SNM Electricity	1,340.86	1,333.34	-7.52	2,794.90	2,666.68	-128.22	16,000.00
SNM Water & Sewer	0.00	29.17	29.17	0.00	58.34	58.34	350.00
SNM Telephone	401.10	350.00	-51.10	1,607.84	700.00	-907.84	4,200.00
Total SNM Utilities	1,741.96	1,712.51	-29.45	4,402.74	3,425.02	-977.72	20,550.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Operating Expense	33,700.46	40,113.40	6,412.94	70,324.14	80,226.80	9,902.66	481,359.90
Total Operating Income	42,500.05	41,938.89	561.16	84,495.11	83,877.78	617.33	503,266.62
Total Operating Expense	33,700.46	40,113.40	6,412.94	70,324.14	80,226.80	9,902.66	481,359.90
NOI - Net Operating Income	8,799.59	1,825.49	6,974.10	14,170.97	3,650.98	10,519.99	21,906.72
Other Expense							
SNM Provisions for Reserve							
SNM Reserve Transfer	2,898.58	2,898.59	0.01	5,797.16	5,797.18	0.02	34,782.99
Total SNM Provisions for Reserve	2,898.58	2,898.59	0.01	5,797.16	5,797.18	0.02	34,782.99
Total Other Expense	2,898.58	2,898.59	0.01	5,797.16	5,797.18	0.02	34,782.99
Net Other Income	-2,898.58	-2,898.59	0.01	-5,797.16	-5,797.18	0.02	-34,782.99
Total Income	42,500.05	41,938.89	561.16	84,495.11	83,877.78	617.33	503,266.62
Total Expense	36,599.04	43,011.99	6,412.95	76,121.30	86,023.98	9,902.68	516,142.89
Net Income	5,901.01	-1,073.10	6,974.11	8,373.81	-2,146.20	10,520.01	-12,876.27