Balance Sheet

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

As of: 01/31/2025

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	190,057.79
SNM CNB Special Assessment 9355	807.92
Total Operating Funds	**190,865.71**
SNM CNB Reserves 9151	429,380.59
Total Cash	**620,246.30**
SNM Utility Deposit	42.59
Prepaid Insurance	12,266.04
Prepaid Expense	3,909.78
RECEIVABLES	
Receivables	59,501.68
Allowance for Doubtful Accounts	-57,096.68
Total RECEIVABLES	**2,405.00**
TOTAL ASSETS	**638,869.71**
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	39,755.07
Prepaid Assessments	13,254.43
Accrued Expenses	5,660.00
SNM Long Term Liabilities	
SNM Capital Reserves	169,172.85
SNM Reserve Interest	8,433.24
SNM Artificial Turf	3,866.69
SNM Guardhouse	50,595.81
SNM Mailboxes	6,270.75
SNM Painting	46,965.25
SNM Playground	-6,537.95
SNM Security Cameras	60,000.00
SNM Storm Drain	3,714.64
SNM Roadways	29,903.70
SNM Fencing	53,611.14
SNM Gatehouse	3,385.46
Total SNM Long Term Liabilities	**429,381.58**
Total Liabilities	**488,051.08**
Capital	
Calculated Retained Earnings	2,487.81
Calculated Prior Years Retained Earnings	148,330.82

Balance Sheet

Account Name	Balance
Total Capital	**150,818.63**
TOTAL LIABILITIES & CAPITAL	**638,869.71**

Annual Budget - Comparative

Property Groups: Sonoma Townhome at Doral Community Association
As of: Jan 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	41,940.00	41,938.89	1.11	503,266.62
Bank Interest	0.06	0.00	0.06	0.06	0.00	0.06	0.00
SNM Clickers & Keys Income	55.00	0.00	55.00	55.00	0.00	55.00	0.00
Total Operating Income	**41,995.06**	**41,938.89**	**56.17**	**41,995.06**	**41,938.89**	**56.17**	**503,266.62**
Expense							
SNM Contracted Services							
SNM Management Fees	4,358.33	4,358.34	0.01	4,358.33	4,358.34	0.01	52,300.00
SNM Security Alarm Monitoring	3,926.63	3,926.63	0.00	3,926.63	3,926.63	0.00	47,119.56
SNM Security	16,300.86	14,833.34	-1,467.52	16,300.86	14,833.34	-1,467.52	178,000.00
SNM Pest Control Service Manint.	200.00	200.00	0.00	200.00	200.00	0.00	2,400.00
SNM Fertlization	475.00	962.50	487.50	475.00	962.50	487.50	11,550.00
SNM Irrigation	640.00	640.00	0.00	640.00	640.00	0.00	7,680.00
SNM Janitorial	2,035.00	2,000.00	-35.00	2,035.00	2,000.00	-35.00	24,000.00
SNM Landscaping	3,166.00	3,166.00	0.00	3,166.00	3,166.00	0.00	37,992.00
SNM Access Control Software	466.00	466.67	0.67	466.00	466.67	0.67	5,600.00
SNM Holiday Lighting & Decorationsd	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
Total SNM Contracted Services	**31,567.82**	**31,053.48**	**-514.34**	**31,567.82**	**31,053.48**	**-514.34**	**372,641.56**
SNM Professional Services							
SNM Accounting Fees	0.00	471.67	471.67	0.00	471.67	471.67	5,660.00
SNM Legal Fees	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
Total SNM Professional Services	**0.00**	**721.67**	**721.67**	**0.00**	**721.67**	**721.67**	**8,660.00**
SNM Insurance							
SNM Insurance - General	1,634.31	1,634.32	0.01	1,634.31	1,634.32	0.01	19,611.75

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
SNM Directors and Officers	222.00	222.00	0.00	222.00	222.00	0.00	2,664.00
SNM Umbrella	188.03	188.03	0.00	188.03	188.03	0.00	2,256.34
Total SNM Insurance	**2,044.34**	**2,044.35**	**0.01**	**2,044.34**	**2,044.35**	**0.01**	**24,532.09**
SNM Other General Administrative							
SNM Bank Fees	0.00	25.00	25.00	0.00	25.00	25.00	300.00
SNM Corporate Annual Report	0.00	5.11	5.11	0.00	5.11	5.11	61.25
SNM Postage & Mail	11.16	50.00	38.84	11.16	50.00	38.84	600.00
SNM Copies and Office Supplies	59.58	166.67	107.09	59.58	166.67	107.09	2,000.00
SNM Checks	0.00	25.00	25.00	0.00	25.00	25.00	300.00
SNM Holiday Gifts	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
SNM Bad Debt Expense	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
SNM Clickers & Keys	0.00	50.00	50.00	0.00	50.00	50.00	600.00
SNM MDC Registration	0.00	49.59	49.59	0.00	49.59	49.59	595.00
SNM Website	160.00	160.00	0.00	160.00	160.00	0.00	1,920.00
Total SNM Other General Administrative	**230.74**	**1,073.04**	**842.30**	**230.74**	**1,073.04**	**842.30**	**12,876.25**
SNM Repairs & Maintenance							
SNM Tree Trimming	0.00	1,583.34	1,583.34	0.00	1,583.34	1,583.34	19,000.00
SNM Landscape Enhancements	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
SNM Mulch	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
SNM Gate Maintenance	0.00	375.00	375.00	0.00	375.00	375.00	4,500.00
SNM General Maintenance	120.00	633.34	513.34	120.00	633.34	513.34	7,600.00
SNM Irrigation Repairs	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
Total SNM Repairs & Maintenance	**120.00**	**3,508.35**	**3,388.35**	**120.00**	**3,508.35**	**3,388.35**	**42,100.00**
SNM Utilities							
SNM Electricity	1,439.03	1,333.34	-105.69	1,439.03	1,333.34	-105.69	16,000.00
SNM Water & Sewer	0.00	29.17	29.17	0.00	29.17	29.17	350.00
SNM Telephone	1,206.74	350.00	-856.74	1,206.74	350.00	-856.74	4,200.00
Total SNM Utilities	**2,645.77**	**1,712.51**	**-933.26**	**2,645.77**	**1,712.51**	**-933.26**	**20,550.00**
Total Operating Expense	**36,608.67**	**40,113.40**	**3,504.73**	**36,608.67**	**40,113.40**	**3,504.73**	**481,359.90**

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
Total Operating Income	41,995.06	41,938.89	56.17	41,995.06	41,938.89	56.17	503,266.62
Total Operating Expense	36,608.67	40,113.40	3,504.73	36,608.67	40,113.40	3,504.73	481,359.90
NOI - Net Operating Income	**5,386.39**	**1,825.49**	**3,560.90**	**5,386.39**	**1,825.49**	**3,560.90**	**21,906.72**
Other Expense							
SNM Provisions for Reserve							
SNM Reserve Transfer	2,898.58	2,898.59	0.01	2,898.58	2,898.59	0.01	34,782.99
Total SNM Provisions for Reserve	**2,898.58**	**2,898.59**	**0.01**	**2,898.58**	**2,898.59**	**0.01**	**34,782.99**
Total Other Expense	**2,898.58**	**2,898.59**	**0.01**	**2,898.58**	**2,898.59**	**0.01**	**34,782.99**
Net Other Income	**-2,898.58**	**-2,898.59**	**0.01**	**-2,898.58**	**-2,898.59**	**0.01**	**-34,782.99**
Total Income	41,995.06	41,938.89	56.17	41,995.06	41,938.89	56.17	503,266.62
Total Expense	39,507.25	43,011.99	3,504.74	39,507.25	43,011.99	3,504.74	516,142.89
Net Income	**2,487.81**	**-1,073.10**	**3,560.91**	**2,487.81**	**-1,073.10**	**3,560.91**	**-12,876.27**