

Balance Sheet

Properties: Doral Colony Homeowners Association, Inc - 10705 NW 33rd St Ste 100 Doral, FL 33172

As of: 12/31/2018

Accounting Basis: Accrual

Level of Detail: Detail View

Account Number	Account Name	Balance
ASSETS		
Cash		
Operating Funds		
1010	Executive National Bank Operating Cash	60,505.10
	Total Operating Funds	60,505.10
DCOL Cash Reserve Funds		
10404-2	DCOL Executive Bank Prime MM	100,097.97
10407-2	DCOL Bank United	262,939.98
10413-2	DCOL Amtrust Bank	269,019.63
10415-2	DCOL Florida Community Bank CD	255,427.72
10416-2	DCOL Marquis Bank	257,376.04
10417-2	DCOL International Finance Bank - MM	251,964.87
10418-2	DCOL Ocean Bank	250,000.00
	Total DCOL Cash Reserve Funds	1,646,826.21
	Total Cash	1,707,331.31
1204	Prepaid Insurance	79,056.65
1811-2	DCOL Due to/from Reserves	-81,955.27
RECEIVABLES		
1200	Receivables	915.00
	Total RECEIVABLES	915.00
	TOTAL ASSETS	1,705,347.69
LIABILITIES & CAPITAL		
Liabilities		
2000	Accounts Payable	21,843.25
Current Liabilities		
2002	Accrued Expenses	3,181.49
2050	Security Deposits	26,780.00
2300	Prepaid Assessments	10,010.95
	Total Current Liabilities	39,972.44
DCOL Long Term Liabilities		
20710-2	DCOL Contingency Fund	1,700,768.80
20712-2	DCOL Hurricane Reserve	28,012.68
20725-2	DCOL Due to/from Operating	-81,955.27
	Total DCOL Long Term Liabilities	1,646,826.21
	Total Liabilities	1,708,641.90
Capital		
32000	Operating Fund Balance	1,049.16
	Calculated Retained Earnings	-4,343.37
	Total Capital	-3,294.21
	TOTAL LIABILITIES & CAPITAL	1,705,347.69

Annual Budget Comparison

Properties: Doral Colony Homeowners Association, Inc - 10705 NW 33rd St Ste 100 Doral, FL 33172

As of: Dec 2018

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Income									
Assessment Fees	75,680.00	75,667.65	12.35	0.02%	908,160.00	908,011.80	148.20	0.02%	908,011.80
Late Fees	35.00	0.00	35.00	0.00%	805.00	0.00	805.00	0.00%	0.00
Screening Fees Income	8.60	0.00	8.60	0.00%	278.60	0.00	278.60	0.00%	0.00
DCOL Misc. Admin. Income	0.00	0.00	0.00	0.00%	400.00	0.00	400.00	0.00%	0.00
Bank Interest	3.74	0.00	3.74	0.00%	33.60	0.00	33.60	0.00%	0.00
Total Operating Income	75,727.34	75,667.65	59.69	0.08%	909,677.20	908,011.80	1,665.40	0.18%	908,011.80
Expense									
DCOL Contracted Services									
DCOL Janitorial	700.00	700.00	0.00	0.00%	8,400.00	8,400.00	0.00	0.00%	8,400.00
DCOL Mulch	0.00	500.00	500.00	100.00%	6,000.00	6,000.00	0.00	0.00%	6,000.00
DCOL Landscaping Regular Monthly	14,506.66	10,020.83	-4,485.83	-44.77%	112,739.90	120,250.00	7,510.10	6.25%	120,250.00
DCOL Management Fees	4,166.67	4,166.67	0.00	0.00%	50,000.04	50,000.00	-0.04	0.00%	50,000.00
DCOL Pool Maintenance	540.00	540.00	0.00	0.00%	6,480.00	6,480.00	0.00	0.00%	6,480.00
DCOL Roof Leaf Cleaning	0.00	333.33	333.33	100.00%	3,960.00	4,000.00	40.00	1.00%	4,000.00
DCOL Doral Common Corp. Share	17,383.20	17,383.20	0.00	0.00%	208,598.40	208,598.34	-0.06	0.00%	208,598.34
DCOL Fertilizing	2,600.00	1,375.00	-1,225.00	-89.09%	15,600.00	16,500.00	900.00	5.45%	16,500.00
DCOL Trash Removal	3,022.67	2,916.67	-106.00	-3.63%	38,320.17	35,000.00	-3,320.17	-9.49%	35,000.00
DCOL Tree & Palm Trimming	0.00	1,969.17	1,969.17	100.00%	22,343.00	23,630.00	1,287.00	5.45%	23,630.00
DCOL TV Cable Services	3,343.64	3,381.58	37.94	1.12%	39,892.13	40,579.00	686.87	1.69%	40,579.00
DCOL Storm Drain Cleaning	0.00	166.67	166.67	100.00%	2,305.00	2,000.00	-305.00	-15.25%	2,000.00

Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Total DCOL Contracted Services	46,262.84	43,453.12	-2,809.72	-6.47%	514,638.64	521,437.34	6,798.70	1.30%	521,437.34
DCOL Utilities									
DCOL Utilities: Electricity	564.87	583.33	18.46	3.16%	6,483.40	7,000.00	516.60	7.38%	7,000.00
DCOL Utilities: Water & Sewer-Quarterly	0.00	125.00	125.00	100.00%	593.20	1,500.00	906.80	60.45%	1,500.00
Total DCOL Utilities	564.87	708.33	143.46	20.25%	7,076.60	8,500.00	1,423.40	16.75%	8,500.00
DCOL Insurance									
DCOL Property w/wind	8,045.90	8,821.73	775.83	8.79%	103,533.27	105,860.72	2,327.45	2.20%	105,860.72
DCOL Directors & Officers	137.73	138.17	0.44	0.32%	1,656.63	1,658.00	1.37	0.08%	1,658.00
DCOL Crime	94.47	61.33	-33.14	-54.04%	835.38	736.00	-99.38	-13.50%	736.00
DCOL Umbrella Insurance	105.14	133.67	28.53	21.34%	1,518.45	1,604.00	85.55	5.33%	1,604.00
DCOL General Liability	342.04	339.08	-2.96	-0.87%	4,077.88	4,069.00	-8.88	-0.22%	4,069.00
DCOL Insurance Appraisal	0.00	50.00	50.00	100.00%	0.00	600.00	600.00	100.00%	600.00
DCOL Workers Compensation	58.77	64.42	5.65	8.77%	756.09	773.00	16.91	2.19%	773.00
Total DCOL Insurance	8,784.05	9,608.40	824.35	8.58%	112,377.70	115,300.72	2,923.02	2.54%	115,300.72
DCOL Professional Services									
DCOL Accounting & Audit	2,700.00	266.67	-2,433.33	-912.49%	3,200.00	3,200.00	0.00	0.00%	3,200.00
DCOL Legal Fees	1,202.45	916.67	-285.78	-31.18%	8,057.05	11,000.00	2,942.95	26.75%	11,000.00
DCOL Tax Return & Prep. Fees	300.00	25.00	-275.00	-1,100.00%	300.00	300.00	0.00	0.00%	300.00
Total DCOL Professional Services	4,202.45	1,208.34	-2,994.11	-247.79%	11,557.05	14,500.00	2,942.95	20.30%	14,500.00
DCOL Taxes, Licenses & Permit									
DCOL Corporate Annual Report	0.00	5.17	5.17	100.00%	61.25	62.00	0.75	1.21%	62.00
DCOL Pool Permit	0.00	20.83	20.83	100.00%	250.00	250.00	0.00	0.00%	250.00
Total DCOL Taxes, Licenses & Permit	0.00	26.00	26.00	100.00%	311.25	312.00	0.75	0.24%	312.00

Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
DCOL Repair & Maintenance									
DCOL Gen. Repair, Maint-Suppl.	3,994.39	2,083.33	-1,911.06	-91.73%	39,048.33	25,000.00	-14,048.33	-56.19%	25,000.00
DCOL Pool Repair & Maintenance	0.00	83.33	83.33	100.00%	1,372.00	1,000.00	-372.00	-37.20%	1,000.00
DCOL Roof Repair	407.00	3,750.00	3,343.00	89.15%	44,691.94	45,000.00	308.06	0.68%	45,000.00
DCOL Landscape Improvements	0.00	1,500.00	1,500.00	100.00%	17,170.00	18,000.00	830.00	4.61%	18,000.00
DCOL Suspense Account	0.00	0.00	0.00	0.00%	6,600.00	0.00	-6,600.00	0.00%	0.00
Total DCOL Repair & Maintenance	4,401.39	7,416.66	3,015.27	40.66%	108,882.27	89,000.00	-19,882.27	-22.34%	89,000.00
DCOL Miscellaneous Expenses									
DCOL Amenities & Soc. Expenses	2,303.42	500.00	-1,803.42	-360.68%	6,458.84	6,000.00	-458.84	-7.65%	6,000.00
DCOL Misc. Admin. Expenses	0.00	41.67	41.67	100.00%	844.99	500.00	-344.99	-69.00%	500.00
DCOL Postage	154.74	41.67	-113.07	-271.35%	505.84	500.00	-5.84	-1.17%	500.00
DCOL Office Supplies	45.49	62.50	17.01	27.22%	538.47	750.00	211.53	28.20%	750.00
DCOL Copies	110.40	116.67	6.27	5.37%	1,230.20	1,400.00	169.80	12.13%	1,400.00
DCOL Coupons	450.00	37.50	-412.50	-1,100.00%	450.00	450.00	0.00	0.00%	450.00
DCOL Checks	0.00	25.00	25.00	100.00%	300.00	300.00	0.00	0.00%	300.00
DCOL Bank Service Charge	31.60	66.67	35.07	52.60%	586.80	800.00	213.20	26.65%	800.00
DCOL Storage	50.00	50.00	0.00	0.00%	600.00	600.00	0.00	0.00%	600.00
Total DCOL Miscellaneous Expenses	3,145.65	941.68	-2,203.97	-234.05%	11,515.14	11,300.00	-215.14	-1.90%	11,300.00
DCOL Provisions for Reserve									
DCOL General Reserves	11,780.08	11,780.08	0.00	0.00%	141,360.96	141,360.91	-0.05	0.00%	141,360.91
DCOL Hurricane Reserve	166.67	166.67	0.00	0.00%	2,000.04	2,000.00	-0.04	0.00%	2,000.00
DCOL Inflation Rate Reserves	358.41	358.41	0.00	0.00%	4,300.92	4,300.83	-0.09	0.00%	4,300.83
Total DCOL Provisions for Reserve	12,305.16	12,305.16	0.00	0.00%	147,661.92	147,661.74	-0.18	0.00%	147,661.74

Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Total Operating Expense	79,666.41	75,667.69	-3,998.72	-5.28%	914,020.57	908,011.80	-6,008.77	-0.66%	908,011.80
Total Operating Income	75,727.34	75,667.65	59.69	0.08%	909,677.20	908,011.80	1,665.40	0.18%	908,011.80
Total Operating Expense	79,666.41	75,667.69	-3,998.72	-5.28%	914,020.57	908,011.80	-6,008.77	-0.66%	908,011.80
NOI - Net Operating Income	-3,939.07	-0.04	-3,939.03	-9,847,575.00%	-4,343.37	0.00	-4,343.37	0.00%	0.00
Total Income	75,727.34	75,667.65	59.69	0.08%	909,677.20	908,011.80	1,665.40	0.18%	908,011.80
Total Expense	79,666.41	75,667.69	-3,998.72	-5.28%	914,020.57	908,011.80	-6,008.77	-0.66%	908,011.80
Net Income	-3,939.07	-0.04	-3,939.03	-9,847,575.00%	-4,343.37	0.00	-4,343.37	0.00%	0.00

Check Register

Properties: Doral Colony Homeowners Association, Inc - 10705 NW 33rd St Ste 100 Doral, FL 33172

Date Range: 12/01/2018 to 12/31/2018

Bank Accounts: All

Payees: All

Payment Type: All

Include Voided Checks: No

Exclude Cleared Checks: No

Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
Doral Colony Homeowners Association, Inc - Operating					
4203	Yes	12/01/2018	Comcast	3,343.64	Services from Dec 01, 2018 to Dec 31, 2018
4204	Yes	12/01/2018	My Lawn Service Inc.	3,508.33	Maintenance Service for 12/04/2018
4205	Yes	12/01/2018	My Lawn Service Inc.	3,508.33	Maintenance Service for 12/18/2018
Direct Debit	Yes	12/11/2018	FPL	549.61	Services for Oct 30, 2018 to Nov 30, 2018
4206	No	12/13/2018	Alsar Construction	230.00	Adjusted weather seals in garage doors, paint, and caulk at 9331 NW 48 DT
4207	No	12/13/2018	Doral Colony HOA	8,800.01	Transfer to Reserves December 2018 to reduce to/from accounts
4208	Yes	12/13/2018	Doral Management	6,113.14	Service for October 2018, Service for November 2018
4209	Yes	12/13/2018	First Image Consulting, Inc	50.00	Website Maintenance November 2018
4210	Yes	12/13/2018	Juan Moreno	280.00	Pressure wash stepping stones in front of mailboxes, Pick up dead animal in common area nest to 5105 NW Bldg, Repaired Walkway
4211	No	12/13/2018	Lanza's Painting	700.00	Work at 5060 NW 93 DP - Apply pressure cleaning to remove peeling paint, dust and others, Work at 5040 NW 93 DP - Apply pressure cleaning to remove peeling paint, dust and others, Work at 9329 & 9349 NW 50 DCN Pressure cleaning - Apply coat of paint
4212	Yes	12/13/2018	Luis Enterprises LLC	379.80	Irrigation Job done at 9345 NW 50 DCN - Materials
4213	Yes	12/13/2018	McGrath Property Services	540.00	Pool Service - December 2018
4214	Yes	12/13/2018	My Lawn Service Inc.	206.00	Purchased and prepared 10 bromeliads center table decorations for party 2018
4215	No	12/13/2018	Siegfried, Rivera, Hyman, Lerner, De La T	1,202.45	Review of Doral Common Corp governing documents and conference with jessie Jones regards his inquiries
4216	Yes	12/13/2018	Tropic Sunshine Properties, Inc	800.00	Janitorial Services - December 2018, Party 2018 - Assistance
4218	Yes	12/13/2018	Doral Management	212.55	Expenses Fee November 2018
4219	Yes	12/13/2018	Doral Common Corp.	17,383.20	Doral Common Corp - 2018
4220	Yes	12/13/2018	Doral Management	1,003.06	Light Fixtures Samples in front of units, Gift Cards for Landscapers (Christmas Bonus)
4221	Yes	12/13/2018	Doral Management	4,166.67	Management Fees November 2018
4222	Yes	12/13/2018	Dreidy & Brother, Tree Service	7,490.00	Tree Trimming

Check Register

Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
4223	Yes	12/18/2018	Lunch Break Cafe	214.00	Lanscapers Christmas Lunch
4224	No	12/18/2018	Doral Management	4,166.67	Management Fees December 2018
4225	Yes	12/18/2018	Green Island Lawn & Pest, Inc	1,300.00	Lake management and Fountain services December 2018
4226	No	12/21/2018	Best Roofing	407.00	50% Deposit - Repaired at 5070 NW 93rd DP
4227	Yes	12/21/2018	Luis Enterprises LLC	720.00	Irrigation November 2018 wet check service plan
4228	No	12/21/2018	Doral Management	870.02	Doral Colony Party - Party supplies - lights and cords - party service
				68,144.48	

Total				68,144.48	
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