

Balance Sheet

Active Properties Owned By: Doral Colony Homeowners Association, Inc

As of: 01/31/2019

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating Funds	
Executive National Bank Operating Cash	126,279.00
Total Operating Funds	126,279.00
DCOL Cash Reserve Funds	
DCOL Executive Bank Prime MM	108,723.54
DCOL Bank United	262,939.98
DCOL Amtrust Bank	272,972.30
DCOL Florida Community Bank CD	255,427.72
DCOL Marquis Bank	257,376.04
DCOL International Finance Bank - MM	252,807.76
DCOL Ocean Bank	250,000.00
Total DCOL Cash Reserve Funds	1,660,247.34
Total Cash	1,786,526.34
Prepaid Insurance	70,272.60
DCOL Due to/from Reserves	-80,954.26
RECEIVABLES	
Receivables	2,215.00
Total RECEIVABLES	2,215.00
TOTAL ASSETS	1,778,059.68
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	29,858.13
Current Liabilities	
Accrued Expenses	4,081.49
Security Deposits	26,780.00
Prepaid Assessments	47,240.95
Total Current Liabilities	78,102.44
DCOL Long Term Liabilities	
DCOL Contingency Fund	1,713,188.92
DCOL Hurricane Reserve	28,012.68
DCOL Due to/from Operating	-80,954.26
Total DCOL Long Term Liabilities	1,660,247.34
Total Liabilities	1,768,207.91
Capital	
Operating Fund Balance	1,049.16
Calculated Retained Earnings	9,386.49
Calculated Prior Years Retained Earnings	-583.88

Balance Sheet

Account Name	Balance
Total Capital	9,851.77
TOTAL LIABILITIES & CAPITAL	1,778,059.68

Annual Budget Comparison

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

As of: Jan 2019

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	76,540.00	76,536.39	3.61	0.00%	76,540.00	76,536.39	3.61	0.00%	918,435.80
Late Fees	35.00	0.00	35.00	0.00%	35.00	0.00	35.00	0.00%	0.00
Screening Fees Income	100.00	0.00	100.00	0.00%	100.00	0.00	100.00	0.00%	0.00
Bank Interest	5.49	0.00	5.49	0.00%	5.49	0.00	5.49	0.00%	0.00
Total Operating Income	76,680.49	76,536.39	144.10	0.19%	76,680.49	76,536.39	144.10	0.19%	918,435.80
Expense									
DCOL Contracted Services									
DCOL Janitorial	700.00	700.00	0.00	0.00%	700.00	700.00	0.00	0.00%	8,400.00
DCOL Mulch	0.00	500.00	500.00	100.00%	0.00	500.00	500.00	100.00%	6,000.00
DCOL Landscaping Regular Monthly	7,016.66	8,770.87	1,754.21	20.00%	7,016.66	8,770.87	1,754.21	20.00%	105,250.00
DCOL Management Fees	4,166.67	4,166.74	0.07	0.00%	4,166.67	4,166.74	0.07	0.00%	50,000.00
DCOL Pool Maintenance	540.00	540.00	0.00	0.00%	540.00	540.00	0.00	0.00%	6,480.00
DCOL Roof Leaf Cleaning	0.00	333.37	333.37	100.00%	0.00	333.37	333.37	100.00%	4,000.00
DCOL Doral Common Corp. Share	18,363.42	18,363.48	0.06	0.00%	18,363.42	18,363.48	0.06	0.00%	220,361.10
DCOL Fertilizing	2,300.00	1,300.00	-1,000.00	-76.92%	2,300.00	1,300.00	-1,000.00	-76.92%	15,600.00
DCOL Trash Removal	2,978.83	3,583.37	604.54	16.87%	2,978.83	3,583.37	604.54	16.87%	43,000.00
DCOL Tree & Palm Trimming	0.00	1,969.24	1,969.24	100.00%	0.00	1,969.24	1,969.24	100.00%	23,630.00
DCOL TV Cable Services	3,333.64	3,500.00	166.36	4.75%	3,333.64	3,500.00	166.36	4.75%	42,000.00
DCOL Storm Drain Cleaning	0.00	208.37	208.37	100.00%	0.00	208.37	208.37	100.00%	2,500.00
DCOL Irrigation Maintenance	700.00	720.00	20.00	2.78%	700.00	720.00	20.00	2.78%	8,640.00

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	40,099.22	44,655.44	4,556.22	10.20%	40,099.22	44,655.44	4,556.22	10.20%	535,861.10
DCOL Utilities									
DCOL Utilities: Electricity	521.51	583.37	61.86	10.60%	521.51	583.37	61.86	10.60%	7,000.00
DCOL Utilities: Water & Sewer-Quarterly	4.79	125.00	120.21	96.17%	4.79	125.00	120.21	96.17%	1,500.00
Total DCOL Utilities	526.30	708.37	182.07	25.70%	526.30	708.37	182.07	25.70%	8,500.00
DCOL Insurance									
DCOL Property w/wind	8,045.90	8,055.25	9.35	0.12%	8,045.90	8,055.25	9.35	0.12%	96,663.00
DCOL Directors & Officers	137.73	137.94	0.21	0.15%	137.73	137.94	0.21	0.15%	1,654.73
DCOL Crime	94.47	94.62	0.15	0.16%	94.47	94.62	0.15	0.16%	1,135.00
DCOL Umbrella Insurance	105.14	105.27	0.13	0.12%	105.14	105.27	0.13	0.12%	1,263.13
DCOL General Liability	342.04	342.46	0.42	0.12%	342.04	342.46	0.42	0.12%	4,109.41
DCOL Insurance Appraisal	0.00	41.74	41.74	100.00%	0.00	41.74	41.74	100.00%	500.00
DCOL Workers Compensation	58.77	58.87	0.10	0.17%	58.77	58.87	0.10	0.17%	706.00
Total DCOL Insurance	8,784.05	8,836.15	52.10	0.59%	8,784.05	8,836.15	52.10	0.59%	106,031.27
DCOL Professional Services									
DCOL Accounting & Audit	0.00	333.37	333.37	100.00%	0.00	333.37	333.37	100.00%	4,000.00
DCOL Legal Fees	297.70	916.74	619.04	67.53%	297.70	916.74	619.04	67.53%	11,000.00
Total DCOL Professional Services	297.70	1,250.11	952.41	76.19%	297.70	1,250.11	952.41	76.19%	15,000.00
DCOL Taxes, Licenses & Permit									
DCOL Corporate Annual Report	0.00	5.24	5.24	100.00%	0.00	5.24	5.24	100.00%	62.00
DCOL Pool Permit	0.00	20.87	20.87	100.00%	0.00	20.87	20.87	100.00%	250.00
Total DCOL Taxes, Licenses & Permit	0.00	26.11	26.11	100.00%	0.00	26.11	26.11	100.00%	312.00
DCOL Repair & Maintenance									
DCOL Gen. Repair, Maint-Suppl.	1,220.00	2,083.37	863.37	41.44%	1,220.00	2,083.37	863.37	41.44%	25,000.00

Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
DCOL Pool Repair & Maintenance	0.00	83.37	83.37	100.00%	0.00	83.37	83.37	100.00%	1,000.00
DCOL Roof Repair	1,250.00	3,750.00	2,500.00	66.67%	1,250.00	3,750.00	2,500.00	66.67%	45,000.00
DCOL Landscape Improvements	0.00	1,500.00	1,500.00	100.00%	0.00	1,500.00	1,500.00	100.00%	18,000.00
Total DCOL Repair & Maintenance	2,470.00	7,416.74	4,946.74	66.70%	2,470.00	7,416.74	4,946.74	66.70%	89,000.00
DCOL Miscellaneous Expenses									
DCOL Amenities & Soc. Expenses	2,351.29	500.00	-1,851.29	-370.26%	2,351.29	500.00	-1,851.29	-370.26%	6,000.00
DCOL Misc. Admin. Expenses	50.00	33.37	-16.63	-49.84%	50.00	33.37	-16.63	-49.84%	400.00
DCOL Postage	0.00	41.74	41.74	100.00%	0.00	41.74	41.74	100.00%	500.00
DCOL Office Supplies	0.00	50.00	50.00	100.00%	0.00	50.00	50.00	100.00%	600.00
DCOL Copies	0.00	116.74	116.74	100.00%	0.00	116.74	116.74	100.00%	1,400.00
DCOL Coupons	0.00	37.50	37.50	100.00%	0.00	37.50	37.50	100.00%	450.00
DCOL Checks	0.00	25.00	25.00	100.00%	0.00	25.00	25.00	100.00%	300.00
DCOL Bank Service Charge	48.65	66.74	18.09	27.11%	48.65	66.74	18.09	27.11%	800.00
DCOL Storage	0.00	50.00	50.00	100.00%	0.00	50.00	50.00	100.00%	600.00
DCOL Website Maintenance	0.00	56.74	56.74	100.00%	0.00	56.74	56.74	100.00%	680.00
Total DCOL Miscellaneous Expenses	2,449.94	977.83	-1,472.11	-150.55%	2,449.94	977.83	-1,472.11	-150.55%	11,730.00
DCOL Provisions for Reserve									
DCOL General Reserves	12,297.86	12,297.92	0.06	0.00%	12,297.86	12,297.92	0.06	0.00%	147,574.27
DCOL Inflation Rate Reserves	368.93	368.93	0.00	0.00%	368.93	368.93	0.00	0.00%	4,427.16
Total DCOL Provisions for Reserve	12,666.79	12,666.85	0.06	0.00%	12,666.79	12,666.85	0.06	0.00%	152,001.43
Total Operating Expense	67,294.00	76,537.60	9,243.60	12.08%	67,294.00	76,537.60	9,243.60	12.08%	918,435.80
Total Operating Income	76,680.49	76,536.39	144.10	0.19%	76,680.49	76,536.39	144.10	0.19%	918,435.80
Total Operating Expense	67,294.00	76,537.60	9,243.60	12.08%	67,294.00	76,537.60	9,243.60	12.08%	918,435.80
NOI - Net Operating Income	9,386.49	-1.21	9,387.70	775,842.98%	9,386.49	-1.21	9,387.70	775,842.98%	0.00

Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Total Income	76,680.49	76,536.39	144.10	0.19%	76,680.49	76,536.39	144.10	0.19%	918,435.80
Total Expense	67,294.00	76,537.60	9,243.60	12.08%	67,294.00	76,537.60	9,243.60	12.08%	918,435.80
Net Income	9,386.49	-1.21	9,387.70	775,842.98%	9,386.49	-1.21	9,387.70	775,842.98%	0.00

Check Register

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

Date Range: 01/01/2019 to 01/31/2019

Bank Accounts: All

Payees: All

Payment Type: All

Include Voided Checks: No

Exclude Cleared Checks: No

Bank Account	Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
Doral Colony Homeowners Association, Inc - New Prime MM (Executive National Bank)						
Doral Colony Homeowners Association, Inc - New Prime MM (Executive National Bank)	10001	Yes	01/10/2019	Estate General Contractors LLC	13,000.00	First Payment for reroofing 4959 NW DCE
Doral Colony Homeowners Association, Inc - Operating						
Doral Colony Homeowners Association, Inc - Operating	4229	Yes	01/10/2019	Comcast	3,333.64	Services from 01/01/19 to 01/31/19
Doral Colony Homeowners Association, Inc - Operating	4230	Yes	01/10/2019	Community Association Screenings	91.40	Screening of lease application for 5021 NW 93rd DCE
Doral Colony Homeowners Association, Inc - Operating	4231	Yes	01/10/2019	Doral Management	505.95	Property Manager and My Lawn Bonus
Doral Colony Homeowners Association, Inc - Operating	4232	Yes	01/10/2019	Green Island Lawn & Pest, Inc	1,300.00	Lawn and plant fertilization and pest control
Doral Colony Homeowners Association, Inc - Operating	4233	Yes	01/10/2019	Juan Moreno	1,000.00	Clean Pool & remove waste during holidays, Repair stop sign, Repair, paint and replaced wood on balcony
Doral Colony Homeowners Association, Inc - Operating	4234	Yes	01/10/2019	Lanza's Painting	500.00	Work at 9315 NW 48DT - Apply pressure cleaning to remove peeling paint, Work at 9329-9325-9344 NW 50 DCN - Scrape pressure clean, sand paper and paint metal copings
Doral Colony Homeowners Association, Inc - Operating	4235	Yes	01/10/2019	Luis Enterprises LLC	424.98	Irrigation changes for new sod and landscape on the side of 4959 NW 93rd DCE
Doral Colony Homeowners Association, Inc - Operating	4236	Yes	01/10/2019	McGrath Property Services	540.00	January Pool Service 2019
Doral Colony Homeowners Association, Inc - Operating	4237	Yes	01/10/2019	My Lawn Service Inc.	3,508.33	Maintenance Service for 01/02/2019
Doral Colony Homeowners Association, Inc - Operating	4238	Yes	01/10/2019	Waste Connections of Florida	3,022.67	Service for December 2018
Doral Colony Homeowners Association, Inc - Operating	4239	Yes	01/10/2019	Doral Management	202.75	Expenses Fee September 2018
Doral Colony Homeowners Association, Inc - Operating	4240	Yes	01/10/2019	Luis Enterprises LLC	720.00	Irrigation December 2018 wet check service plan
Doral Colony Homeowners Association, Inc - Operating	4241	Yes	01/10/2019	My Lawn Service Inc.	3,508.33	Maintenance Service for 01/16/2019
Doral Colony Homeowners Association, Inc - Operating	4242	Yes	01/10/2019	Doral Management	591.90	Coupons and Stamps
Doral Colony Homeowners Association, Inc - Operating	4243	Yes	01/10/2019	Doral Management	218.73	Expenses Fee December 2018
Doral Colony Homeowners Association, Inc - Operating	Direct Debit	Yes	01/11/2019	Florida Power & Light Company	564.87	Services from Nov 30, 2018 to Dec 31, 2018
Doral Colony Homeowners Association, Inc - Operating	4244	No	01/17/2019	Bortz Electric, Inc	600.00	Checked and tighten the lose crown on top of pole #4,5,7,12,13,14,15,16,17,21,22

Check Register

Bank Account	Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
Doral Colony Homeowners Association, Inc - Operating	4245	Yes	01/17/2019	Estate General Contractors LLC	1,250.00	Work at 9349 NW 50th DCN removed and replaced 25 feet of 2x8 and 2x6 facials
Doral Colony Homeowners Association, Inc - Operating	4246	Yes	01/17/2019	Doral Colony HOA	8,800.01	Transfer to Reserves reduce to/from accounts
Doral Colony Homeowners Association, Inc - Operating	4247	Yes	01/17/2019	Juan Moreno	65.00	Fix ballroom door - Replaced tennis court roller
Doral Colony Homeowners Association, Inc - Operating	4248	Yes	01/17/2019	Miami 24 Hours Party Rental	1,254.00	Tables, equipment, and coffee machine rental - delivery
Doral Colony Homeowners Association, Inc - Operating	4249	Yes	01/17/2019	Miami-Dade Water and Sewer Department	225.01	Services from 10/01/2018 to 12/31/2018, Services from 01/01/2019 to 01/02/2019
Doral Colony Homeowners Association, Inc - Operating	4250	Yes	01/17/2019	My Lawn Service Inc.	175.00	Pick up christmas trees - dispose of all debris
Doral Colony Homeowners Association, Inc - Operating	4251	Yes	01/17/2019	Suchefmiami	1,097.29	Catering - Annual Meeting 2019
Doral Colony Homeowners Association, Inc - Operating	4252	No	01/17/2019	Tropic Sunshine Properties, Inc	700.00	Janitorial Services - January 2019
Doral Colony Homeowners Association, Inc - Operating	4253	Yes	01/17/2019	Estate General Contractors LLC	1,250.00	Work at 9349 NW 50th DCN removed and replaced 15 feet of 2x8 and 2x6 facials
Doral Colony Homeowners Association, Inc - Operating	4254	Yes	01/17/2019	My Lawn Service Inc.	100.00	Orchid arrangement for Martha

35,549.86

Total

48,549.86