

Balance Sheet

Properties: Doral Colony Homeowners Association, Inc - 3300 NW 112th Av Unit 13 - 2nd Floor Doral, FL 33172

As of: 08/31/2019

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating Funds	
Executive National Bank Operating Cash	63,527.07
Total Operating Funds	63,527.07
DCOL Cash Reserve Funds	
DCOL Executive Bank Prime MM	199,961.39
DCOL Bank United - CD	262,939.98
DCOL Amtrust Bank - CD	272,972.30
DCOL Marquis Bank - CD	257,669.11
DCOL International Finance Bank - MM	8,940.10
DCOL - Ocean Bank - CD NEW	250,000.00
DCOL International Finance Bank - New CD	250,000.00
DCOL CD Synovus Bank	250,000.00
Total DCOL Cash Reserve Funds	1,752,482.88
Total Cash	1,816,009.95
Prepaid Insurance	8,784.18
DCOL Due to/from Reserves	-10,352.75
RECEIVABLES	
Receivables	6,655.00
Total RECEIVABLES	6,655.00
TOTAL ASSETS	1,821,096.38
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	19,735.60
Current Liabilities	
Security Deposits	28,750.00
Prepaid Assessments	39,228.90
Total Current Liabilities	67,978.90
DCOL Long Term Liabilities	
DCOL Contingency Fund	1,745,959.42
DCOL Hurricane Reserve	28,012.68
DCOL Due to/from Operating	-10,352.75
Total DCOL Long Term Liabilities	1,763,619.35
Appfolio Clearing Account	-11,136.47
Total Liabilities	1,840,197.38
Capital	
Operating Fund Balance	872.16
Calculated Retained Earnings	-19,387.57
Calculated Prior Years Retained Earnings	-585.59

Balance Sheet

Account Name	Balance
Total Capital	-19,101.00
TOTAL LIABILITIES & CAPITAL	1,821,096.38

Annual Budget - Comparative

Properties: Doral Colony Homeowners Association, Inc - 3300 NW 112th Av Unit 13 - 2nd Floor Doral, FL 33172

As of: Aug 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	76,536.31	3.69	0.00%	612,320.00	612,290.56	29.44	0.00%	918,435.80
Late Fees	70.00	0.00	70.00	0.00%	645.00	0.00	645.00	0.00%	0.00
Screening Fees Income	200.00	0.00	200.00	0.00%	600.00	0.00	600.00	0.00%	0.00
DCOL Misc. Admin. Income	200.00	0.00	200.00	0.00%	435.00	0.00	435.00	0.00%	0.00
Bank Interest	4.84	0.00	4.84	0.00%	40.26	0.00	40.26	0.00%	0.00
Total Operating Income	77,014.84	76,536.31	478.53	0.63%	614,040.26	612,290.56	1,749.70	0.29%	918,435.80
Expense									
DCOL Contracted Services									
DCOL Janitorial	700.00	700.00	0.00	0.00%	5,500.00	5,500.00	0.00	0.00%	8,400.00
DCOL Mulch	0.00	500.00	500.00	100.00%	0.00	4,000.00	4,000.00	100.00%	6,000.00
DCOL Landscaping Regular Monthly	10,524.99	8,770.83	-1,754.16	-20.00%	70,166.60	70,166.68	0.08	0.00%	105,250.00
DCOL Management Fees	4,166.67	4,166.66	-0.01	0.00%	33,333.36	33,333.36	0.00	0.00%	50,000.00
DCOL Pool Maintenance	540.00	540.00	0.00	0.00%	4,320.00	4,320.00	0.00	0.00%	6,480.00
DCOL Roof Leaf Cleaning	0.00	333.33	333.33	100.00%	3,960.00	2,666.68	-1,293.32	-48.50%	4,000.00
DCOL Doral Common Corp. Share	18,363.42	18,363.42	0.00	0.00%	146,907.36	146,907.42	0.06	0.00%	220,361.10
DCOL Fertilizing	1,218.51	1,300.00	81.49	6.27%	11,318.51	10,400.00	-918.51	-8.83%	15,600.00
DCOL Trash Removal	3,429.34	3,583.33	153.99	4.30%	26,191.85	28,666.68	2,474.83	8.63%	43,000.00
DCOL Tree & Palm Trimming	600.00	1,969.16	1,369.16	69.53%	16,650.00	15,753.36	-896.64	-5.69%	23,630.00
DCOL TV Cable Services	3,511.51	3,500.00	-11.51	-0.33%	27,862.85	28,000.00	137.15	0.49%	42,000.00
DCOL Storm Drain Cleaning	0.00	208.33	208.33	100.00%	1,805.00	1,666.68	-138.32	-8.30%	2,500.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
DCOL Irrigation Maintenance	700.00	720.00	20.00	2.78%	5,600.00	5,760.00	160.00	2.78%	8,640.00
Total DCOL Contracted Services	43,754.44	44,655.06	900.62	2.02%	353,715.53	357,240.86	3,525.33	0.99%	535,861.10
DCOL Utilities									
DCOL Utilities: Electricity	647.98	583.33	-64.65	-11.08%	4,536.63	4,566.68	130.05	2.79%	7,000.00
DCOL Utilities: Water & Sewer-Quarterly	0.00	125.00	125.00	100.00%	506.37	1,000.00	493.63	49.36%	1,500.00
Total DCOL Utilities	647.98	708.33	60.35	8.52%	5,043.00	5,666.88	623.88	11.01%	8,500.00
DCOL Insurance									
DCOL Property w/wind	8,045.90	8,055.25	9.35	0.12%	64,367.20	84,442.00	74.80	0.12%	96,663.00
DCOL Directors & Officers	137.73	137.89	0.16	0.12%	1,101.84	1,103.17	1.33	0.12%	1,654.73
DCOL Crime	94.47	94.58	0.11	0.12%	755.76	756.88	0.92	0.12%	1,135.00
DCOL Umbrella Insurance	105.14	105.26	0.12	0.11%	841.12	842.09	0.97	0.12%	1,263.13
DCOL General Liability	342.05	342.45	0.40	0.12%	2,736.39	2,739.61	3.22	0.12%	4,109.41
DCOL Insurance Appraisal	0.00	41.66	41.66	100.00%	0.00	333.36	333.36	100.00%	500.00
DCOL Workers Compensation	58.77	58.83	0.06	0.10%	470.16	470.68	0.52	0.11%	706.00
Total DCOL Insurance	8,784.06	8,835.92	51.86	0.59%	70,272.47	70,687.59	415.12	0.59%	106,031.27
DCOL Professional Services									
DCOL Accounting & Audit	0.00	333.33	333.33	100.00%	0.00	2,666.68	2,666.68	100.00%	4,000.00
DCOL Legal Fees	0.00	916.66	916.66	100.00%	2,323.30	7,333.36	5,010.06	68.32%	11,000.00
Total DCOL Professional Services	0.00	1,249.99	1,249.99	100.00%	2,323.30	10,000.04	7,676.74	76.77%	15,000.00
DCOL Taxes, Licenses & Permit									
DCOL Corporate Annual Report	0.00	5.16	5.16	100.00%	122.50	41.36	-81.14	-196.18%	62.00
DCOL Pool Permit	0.00	20.83	20.83	100.00%	250.00	166.68	-83.32	-49.99%	250.00
Total DCOL Taxes, Licenses & Permit	0.00	25.99	25.99	100.00%	372.50	208.04	-164.45	-79.05%	312.00

Annual Budget - Comparative

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.	1,478.60	2,083.33	604.73	29.03%	29,141.35	16,666.68	-12,474.67	-74.85%	25,000.00
DCOL Pool Repair & Maintenance	0.00	83.33	83.33	100.00%	0.00	666.68	666.68	100.00%	1,000.00
DCOL Roof Repair	16,071.64	3,750.00	-12,321.64	-328.58%	46,814.51	30,000.00	-16,814.51	-56.05%	45,000.00
DCOL Landscape Improvements	3,910.00	1,500.00	-2,410.00	-160.67%	10,121.00	12,000.00	1,879.00	15.66%	18,000.00
DCOL Suspense Account	8,300.00	0.00	-8,300.00	0.00%	8,300.00	0.00	-8,300.00	0.00%	0.00
Total DCOL Repair & Maintenance	29,760.24	7,416.66	-22,343.58	-301.26%	94,376.86	59,333.36	-35,043.50	-59.06%	89,000.00
DCOL Miscellaneous Expenses									
DCOL Amenities & Soc. Expenses	0.00	500.00	500.00	100.00%	3,188.93	4,000.00	811.07	20.28%	6,000.00
DCOL Misc. Admin. Expenses	0.00	33.33	33.33	100.00%	0.00	266.68	266.68	100.00%	400.00
DCOL Postage	22.50	41.66	19.16	45.99%	176.43	333.36	156.93	47.08%	500.00
DCOL Office Supplies	39.02	50.00	10.98	21.96%	344.44	400.00	55.56	13.89%	600.00
DCOL Copies	108.20	116.66	8.46	7.25%	827.80	933.36	105.56	11.31%	1,400.00
DCOL Coupons	0.00	37.50	37.50	100.00%	0.00	300.00	300.00	100.00%	450.00
DCOL Checks	300.00	25.00	-275.00	-1,100.00%	300.00	200.00	-100.00	-50.00%	300.00
DCOL Bank Service Charge	48.85	66.66	17.81	26.72%	352.25	533.36	181.11	33.96%	800.00
DCOL Storage	50.00	50.00	0.00	0.00%	400.00	400.00	0.00	0.00%	600.00
DCOL Website Maintenance	50.00	56.66	6.66	11.75%	400.00	453.36	53.36	11.77%	680.00
Total DCOL Miscellaneous Expenses	618.57	977.47	358.90	36.72%	5,989.85	7,820.12	1,830.27	23.40%	11,730.00
DCOL Provisions for Reserve									
DCOL General Reserves	12,297.86	12,297.85	-0.01	0.00%	98,382.83	98,382.87	-0.01	0.00%	147,574.27
DCOL Inflation Rate Reserves	368.93	368.93	0.00	0.00%	2,951.44	2,951.44	0.00	0.00%	4,427.16
Total DCOL Provisions for Reserve	12,666.79	12,666.78	-0.01	0.00%	101,334.32	101,334.31	-0.01	0.00%	152,001.43

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Total Operating Expense	96,232.08	76,536.20	-19,695.88	-25.73%	633,427.83	612,291.00	-21,136.83	-3.45%	918,435.80
Total Operating Income	77,014.84	76,536.31	478.53	0.63%	614,040.26	612,290.56	1,749.70	0.29%	918,435.80
Total Operating Expense	96,232.08	76,536.20	-19,695.88	-25.73%	633,427.83	612,291.00	-21,136.83	-3.45%	918,435.80
NOI - Net Operating Income	-19,217.24	0.11	-19,217.35	-17,470,318.18%	-19,387.57	-0.44	-19,387.13	-4,406,165.91%	0.00
Total Income	77,014.84	76,536.31	478.53	0.63%	614,040.26	612,290.56	1,749.70	0.29%	918,435.80
Total Expense	96,232.08	76,536.20	-19,695.88	-25.73%	633,427.83	612,291.00	-21,136.83	-3.45%	918,435.80
Net Income	-19,217.24	0.11	-19,217.35	-17,470,318.18%	-19,387.57	-0.44	-19,387.13	-4,406,165.91%	0.00