

Doral Colony Homeowners Association, Inc.
Approved Budget for Period January 1, 2022 through December 31, 2022
[Total Units 86]

Category	2021 Approved Budget		2022 Approved Budget	
INCOME:				
ASSESSMENTS:	<u>Monthly</u>	<u>Annual</u>	<u>Monthly</u>	<u>Annual</u>
OWNER ASSESSMENT DORAL COLONY	83,420.04	1,001,040.52	87,744.62	1,052,935.44
TOTAL ASSESSMENT	83,420.04	1,001,040.52	87,744.62	1,052,935.44
EXPENSES:				
CONTRACTED SERVICES				
JANITORIAL	700.00	8,400.00	700.00	8,400.00
POOL MAINTENANCE	540.00	6,480.00	680.00	8,160.00
DORAL COMMON CORP. SHARE	17,773.02	213,276.19	18,283.09	219,397.06
MANAGEMENT FEES	4,166.67	50,000.00	4,583.33	55,000.00
TRASH REMOVAL	3,750.00	45,000.00	4,166.67	50,000.00
TREE & PALM TRIMMING	1,969.17	23,630.00	1,500.00	18,000.00
LANDSCAPE MAINTENANCE	8,770.83	105,250.00	8,770.83	105,250.00
MULCH	500.00	6,000.00	550.00	6,600.00
IRRIGATION MAINTENANCE	700.00	8,400.00	700.00	8,400.00
FERTILIZING	1,300.00	15,600.00	1,341.67	16,100.00
TV CABLE SERVICE	9,467.52	113,610.24	9,467.52	120,500.00
ROOF LEAF CLEANING	333.33	4,000.00	333.33	4,000.00
STORM DRAIN CLEANING	150.42	1,805.00	150.42	1,805.00
TOTAL CONTRACTED SERVICES	50,120.95	601,451.43	51,226.86	621,612.06
UTILITIES				
ELECTRICITY	666.67	8,000.00	666.67	8,000.00
WATER & SEWER	125.00	1,500.00	125.00	1,500.00
TOTAL UTILITIES	791.67	9,500.00	791.67	9,500.00
INSURANCE				
COMMERCIAL PROPERTY	9,143.24	109,718.85	10,901.24	130,814.85
GENERAL LIABILITY	508.73	6,104.70	574.53	6,894.30
COMMERCIAL UMBRELLA EXCESS LIABILITY	123.17	1,478.00	131.50	1,578.00
DIRECTORS & OFFICERS	145.67	1,748.00	150.75	1,809.00
CRIME	150.00	1,800.00	158.33	1,900.00
WORKERS COMPENSATION	52.50	630.00	51.33	616.00
INSURANCE APPRAISAL	41.67	500.00	41.67	500.00
TOTAL INSURANCE	10,164.96	121,979.55	12,009.35	144,112.15
PROFESSIONAL SERVICES				
ACCOUNTING FEES	350.00	4,200.00	350.00	4,200.00
LEGAL FEES	833.33	10,000.00	833.33	10,000.00
TOTAL PROFESSIONAL SERVICES	1,183.33	14,200.00	1,183.33	14,200.00
TAXES, LICENSES & PERMITS				
CORPORATE ANNUAL REPORT	5.17	62.00	5.17	62.00
POOL PERMITS	20.83	250.00	20.83	250.00
TOTAL TAXES, LICENSES & PERMITS	26.00	312.00	26.00	312.00
REPAIR & MAINTENANCE				
GENERAL REPAIRS, MAINTENANCE & SUPPLIES	1,666.67	20,000.00	1,666.67	20,000.00
POOL REPAIRS	83.33	1,000.00	166.67	2,000.00
ROOF REPAIRS	3,750.00	45,000.00	3,750.00	45,000.00
LANDSCAPE IMPROVEMENTS	1,500.00	18,000.00	1,500.00	18,000.00
TOTAL REPAIR & MAINT.	7,000.00	84,000.00	7,083.33	85,000.00
MISC EXPENSES				
AMENITIES & SOCIAL EXPENSES	500.00	6,000.00	500.00	6,000.00
BANK CHARGES	50.00	600.00	41.67	500.00
ADMINISTRATIVE EXPENSES	33.33	400.00	37.50	450.00
POSTAGE	25.00	300.00	25.00	300.00
OFFICE SUPPLIES	50.00	600.00	50.00	600.00
COPIES	83.33	1,000.00	83.33	1,000.00
CHECKS	25.00	300.00	25.00	300.00
STORAGE	50.00	600.00	50.00	600.00
COUPONS	37.50	450.00	37.50	450.00
WEBSITE MAINTENANCE	50.00	600.00	50.00	600.00
TOTAL MISC EXPENSES	904.17	10,850.00	850.00	10,800.00
TOTAL EXPENSES	62,941.33	842,292.98	73,170.54	885,536.21
RESERVES:				
GENERAL RESERVES	12,843.65	154,123.83	13,543.63	162,523.53
TOTAL RESERVES	12,843.65	154,123.83	13,543.63	162,523.53
TOTAL RESERVES INCL. INFLATION RATE	13,228.96	158,747.54	13,949.94	167,399.23
TOTAL EXPENSES & RESERVES INCL INFL RATE	83,420.04	1,001,040.52	75,491.79	1,052,935.44
Assessment per Unit				
Regular Yearly Assessment		9,794.10		10,296.93
Regular Yearly Reserves		1,845.90		1,946.50
Regular Monthly Assessment		970.00		1,020.00

DORAL COLONY HOMEOWNERS ASSOCIATION
2022 Reserve Schedule

Based on 86 Units

80% Funding of roofs and garage doors

Reserve Item	Estimated Replacement Cost	Estimated Life in Years	Estimated Remaining Life in Years at end of 2021	Funding at end of 2021	Balance to be Funded	Balance to be funded 80%	2022 Annual Reserve To be Funded	2022 Monthly Reserve To be Funded	2022 Monthly Reserve per Unit To be Funded
Recreation									
Tennis Court	\$14,000.00	10	7	3,385	10,615		1,516	126	1.47
Pool Surface	\$12,000.00	12	2	11,105	895		448	37	0.43
Pool Equipment	\$14,000.00	10	9	1,345	12,655		1,406	117	1.36
Pool Deck	\$5,000.00	5	5	5,000	0		0	0	0.00
Bathrooms / Int.	\$20,000.00	30	18	10,729	9,271		515	43	0.50
Gates	\$8,000.00	10	4	7,190	810		203	17	0.20
Building Roof	\$22,000.00	30	18	11,801	10,199		567	47	0.55
Building Maintenance									
Roofs	\$2,500,000.00	22	10	1,151,967	1,348,033	1,078,426	107,843	8,987	104.50
Garage Doors Replacement	\$80,000.00	40	38	59,512	20,488			0	0.00
Painting	\$250,000.00	9	3	158,906	91,094		30,364.73	2,530	29.42
Pressure Wash Unit	\$20,000.00	5	5	0	20,000		4,000.00	333	3.88
Pressure Wash Roof	\$22,000.00	3	3	6,120	15,880		5,293.45	441	5.13
Garage doors painting	\$25,000.00	5	3	16,088	8,912		2,970.53	248	2.88
General Maintenance									
Irrigation System	\$45,264.00	15	14	44,228	1,036		74.00	6	0.07
Street Lights	\$65,000.00	20	14	25,096	39,904		2,850.30	238	2.76
Street Resealing	\$12,000.00	5	4	12,000	0		0.00	0	0.00
Street Signs	\$9,000.00	10	9	9,000	0		0.00	0	0.00
Street Surface	\$75,000.00	20	6	48,158	26,842		4,473.67	373	4.33
Miscellaneous Reserves				109,258					
SUB-TOTAL	\$ 3,198,264.00			\$ 1,690,887.79	\$ 1,616,634.33		\$ 162,523.53	\$ 13,543.63	\$ 157.48
Inflation rate end 2021				\$32,947.63					
Accumulated Interest income				\$163,990.13					
Interest Income as of Sept 2021				\$9,089.70					
Total Contingency fund				\$1,896,915.25					
Hurricane Reserves				\$28,013.00					