

Balance Sheet

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

As of: 12/31/2022

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Funds	
City National Bank Operating Cash	20,889.87
Total Operating Funds	20,889.87
DCOL Cash Reserve Funds	
DCOL City National Bank Prime MM	515,346.86
DCOL Amtrust Bank - CD	250,020.82
DCOL Professional Bank - CD	251,146.99
DCOL International Finance Bank - New CD	250,324.84
DCOL Bank OZK - MM	250,270.68
DCOL Amerant Bank MM	251,289.84
Total DCOL Cash Reserve Funds	1,768,400.03
Total Cash	1,789,289.90
Prepaid Insurance	191,731.27
DCOL Due to/from Reserves	-177,178.92
RECEIVABLES	
Receivables	1,170.00
Total RECEIVABLES	1,170.00
TOTAL ASSETS	1,805,012.25
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	21,849.03
Current Liabilities	
Prepaid Assessments	12,633.04
Accrued Expenses	2,700.00
Security Deposits	27,570.00
Total Current Liabilities	42,903.04
DCOL Long Term Liabilities	
DCOL Contingency Fund	1,917,566.27
DCOL Hurricane Reserve	28,012.68
DCOL Due to/from Operating	-177,178.92
Total DCOL Long Term Liabilities	1,768,400.03
Total Liabilities	1,833,152.10
Capital	
Calculated Retained Earnings	-29,809.15
Calculated Prior Years Retained Earnings	1,669.30
Total Capital	-28,139.85
TOTAL LIABILITIES & CAPITAL	1,805,012.25

Annual Budget - Comparative

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

As of: Dec 2022

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	87,720.00	87,744.62	-24.62	-0.03%	1,052,640.00	1,052,935.44	-295.44	-0.03%	1,052,935.44
Late Fees	0.00	0.00	0.00	0.00%	280.00	0.00	280.00	0.00%	0.00
Screening Fees Income	200.00	0.00	200.00	0.00%	1,400.00	0.00	1,400.00	0.00%	0.00
DCOL Misc. Admin. Income	0.00	0.00	0.00	0.00%	562.00	0.00	562.00	0.00%	0.00
Bank Interest	2.86	0.00	2.86	0.00%	45.07	0.00	45.07	0.00%	0.00
Total Operating Income	87,922.86	87,744.62	178.24	0.20%	1,054,927.07	1,052,935.44	1,991.63	0.19%	1,052,935.44
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	8,000.00	550.00	-7,450.00	-1,354.55%	8,000.00	6,600.00	-1,400.00	-21.21%	6,600.00
DCOL Landscaping Regular Monthly	7,016.00	8,770.83	1,754.83	20.01%	105,241.98	105,250.00	8.02	0.01%	105,250.00
DCOL Management Fees	4,583.33	4,583.33	0.00	0.00%	54,999.96	55,000.00	0.04	0.00%	55,000.00
DCOL Pool Maintenance	680.00	680.00	0.00	0.00%	8,160.00	8,160.00	0.00	0.00%	8,160.00
DCOL Roof Leaf Cleaning	0.00	333.33	333.33	100.00%	5,390.00	4,000.00	-1,390.00	-34.75%	4,000.00
DCOL Doral Common Corp. Share	18,283.09	18,283.08	-0.01	0.00%	219,397.08	219,397.06	-0.02	0.00%	219,397.06
DCOL Fertilizing	1,339.00	1,341.66	2.66	0.20%	16,068.00	16,100.00	32.00	0.20%	16,100.00
DCOL Trash Removal	6,114.11	4,166.66	-1,947.45	-46.74%	65,747.49	50,000.00	-15,747.49	-31.49%	50,000.00
DCOL Tree & Palm Trimming	1,200.00	1,500.00	300.00	20.00%	17,424.00	18,000.00	576.00	3.20%	18,000.00
DCOL TV Cable Services	10,244.12	10,041.66	-202.46	-2.02%	118,974.74	120,500.00	1,525.26	1.27%	120,500.00
DCOL Storm Drain Cleaning	0.00	150.41	150.41	100.00%	0.00	1,805.00	1,805.00	100.00%	1,805.00
DCOL Irrigation Maintenance	700.00	700.00	0.00	0.00%	8,400.00	8,400.00	0.00	0.00%	8,400.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Total DCOL Contracted Services	58,859.65	51,800.96	-7,058.69	-13.63%	636,203.25	621,612.06	-14,591.19	-2.35%	621,612.06
DCOL Utilities									
DCOL Utilities: Electricity	500.89	666.66	165.77	24.87%	7,559.69	8,000.00	440.31	5.50%	8,000.00
DCOL Utilities: Water & Sewer-Quarterly	346.29	125.00	-221.29	-177.03%	2,004.31	1,500.00	-504.31	-33.62%	1,500.00
Total DCOL Utilities	847.18	791.66	-55.52	-7.01%	9,564.00	9,500.00	-64.00	-0.67%	9,500.00
DCOL Insurance									
DCOL Property w/wind	20,159.05	10,901.23	-9,257.82	-84.92%	158,588.31	130,814.85	-27,773.46	-21.23%	130,814.85
DCOL Directors & Officers	167.25	150.75	-16.50	-10.95%	1,858.50	1,809.00	-49.50	-2.74%	1,809.00
DCOL Crime	158.33	158.33	0.00	0.00%	1,899.96	1,900.00	0.04	0.00%	1,900.00
DCOL Umbrella Insurance	141.73	131.50	-10.23	-7.78%	1,608.69	1,578.00	-30.69	-1.94%	1,578.00
DCOL General Liability	627.20	574.52	-52.68	-9.17%	7,051.76	6,894.30	-157.46	-2.28%	6,894.30
DCOL Insurance Appraisal	0.00	41.66	41.66	100.00%	0.00	500.00	500.00	100.00%	500.00
DCOL Workers Compensation	49.92	51.33	1.41	2.75%	611.73	616.00	4.27	0.69%	616.00
Total DCOL Insurance	21,303.48	12,009.32	-9,294.16	-77.39%	171,618.95	144,112.15	-27,506.80	-19.09%	144,112.15
DCOL Professional Services									
DCOL Accounting & Audit	2,700.00	350.00	-2,350.00	-671.43%	4,200.00	4,200.00	0.00	0.00%	4,200.00
DCOL Legal Fees	0.00	833.33	833.33	100.00%	177.60	10,000.00	9,822.40	98.22%	10,000.00
Total DCOL Professional Services	2,700.00	1,183.33	-1,516.67	-128.17%	4,377.60	14,200.00	9,822.40	69.17%	14,200.00
DCOL Taxes, Licenses & Permit									
DCOL Corporate Annual Report	0.00	5.16	5.16	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	25.99	25.99	100.00%	311.25	312.00	0.75	0.24%	312.00
DCOL Repair & Maintenance									
DCOL Gen. Repair, Maint-Suppl.	1,350.00	1,666.66	316.66	19.00%	21,511.70	20,000.00	-1,511.70	-7.56%	20,000.00
DCOL Pool Repair &	0.00	166.66	166.66	100.00%	2,645.23	2,000.00	-645.23	-32.26%	2,000.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Maintenance									
DCOL Roof Repair	11,950.00	3,750.00	-8,200.00	-218.67%	46,040.00	45,000.00	-1,040.00	-2.31%	45,000.00
DCOL Landscape Improvements	0.00	1,500.00	1,500.00	100.00%	11,781.75	18,000.00	6,218.25	34.55%	18,000.00
Total DCOL Repair & Maintenance	13,300.00	7,083.32	-6,216.68	-87.77%	81,978.68	85,000.00	3,021.32	3.55%	85,000.00
DCOL Miscellaneous Expenses									
DCOL Amenities & Soc. Expenses	5,949.35	500.00	-5,449.35	-1,089.87%	7,348.27	6,000.00	-1,348.27	-22.47%	6,000.00
DCOL Misc. Admin. Expenses	91.50	37.50	-54.00	-144.00%	1,583.44	450.00	-1,133.44	-251.88%	450.00
DCOL Postage	17.16	25.00	7.84	31.36%	208.79	300.00	91.21	30.40%	300.00
DCOL Office Supplies	108.52	50.00	-58.52	-117.04%	533.75	600.00	66.25	11.04%	600.00
DCOL Copies	22.00	83.33	61.33	73.60%	1,038.40	1,000.00	-38.40	-3.84%	1,000.00
DCOL Coupons	438.56	37.50	-401.06	-1,069.49%	438.56	450.00	11.44	2.54%	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	45.00	41.66	-3.34	-8.02%	552.00	500.00	-52.00	-10.40%	500.00
DCOL Storage	50.00	50.00	0.00	0.00%	600.00	600.00	0.00	0.00%	600.00
DCOL Website Maintenance	50.00	50.00	0.00	0.00%	680.00	600.00	-80.00	-13.33%	600.00
Total DCOL Miscellaneous Expenses	6,772.09	899.99	-5,872.10	-652.46%	13,283.21	10,800.00	-2,483.21	-22.99%	10,800.00
DCOL Provisions for Reserve									
DCOL General Reserves	13,543.63	13,543.62	-0.01	0.00%	162,523.56	162,523.53	-0.03	0.00%	162,523.53
DCOL Inflation Rate Reserves	406.31	406.30	-0.01	0.00%	4,875.72	4,875.70	-0.02	0.00%	4,875.70
Total DCOL Provisions for Reserve	13,949.94	13,949.92	-0.02	0.00%	167,399.28	167,399.23	-0.05	0.00%	167,399.23
Total Operating Expense	117,732.34	87,744.49	-29,987.85	-34.18%	1,084,736.22	1,052,935.44	-31,800.78	-3.02%	1,052,935.44
Total Operating Income	87,922.86	87,744.62	178.24	0.20%	1,054,927.07	1,052,935.44	1,991.63	0.19%	1,052,935.44
Total Operating Expense	117,732.34	87,744.49	-29,987.85	-34.18%	1,084,736.22	1,052,935.44	-31,800.78	-3.02%	1,052,935.44
NOI - Net Operating Income	-29,809.48	0.13	-29,809.61	-22,930,469.23%	-29,809.15	0.00	-29,809.15	0.00%	0.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Total Income	87,922.86	87,744.62	178.24	0.20%	1,054,927.07	1,052,935.44	1,991.63	0.19%	1,052,935.44
Total Expense	117,732.34	87,744.49	-29,987.85	-34.18%	1,084,736.22	1,052,935.44	-31,800.78	-3.02%	1,052,935.44
Net Income	-29,809.48	0.13	-29,809.61	-22,930,469.23%	-29,809.15	0.00	-29,809.15	0.00%	0.00

Aged Payables Summary

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

As of: 12/31/2022

Payees: All

Balance: Exclude 0.00

Payee Name	Amount Payable
Doral Colony Homeowners Association, Inc - 3300 NW 112th Av Unit 13 Doral, FL 33172	
First Image Consulting, Inc	50.00
Community Association Screenings	91.50
Juan Moreno	150.00
Miami-Dade Water and Sewer Department	346.29
FPL	500.89
Delia Arcelus	1,000.00
EMILIO'S PAINTING INC	1,200.00
Luis Enterprises LLC	1,400.00
Doral Management	1,636.24
Waste Connections of Florida	6,114.11
M Pierce inc	9,360.00
	21,849.03
Total	21,849.03

Check Register

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

Date Range: 12/01/2022 to 12/31/2022

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)	10079	Yes	12/01/2022	M Pierce inc	5,860.00	Roof Repair at 9325 NW 50 DCN leak#1 remove tiles, reseal flashing, replace tile . Leak#2 remove tile, remove 3x3 eave metal, Replace damage fascia, replace 3x3 eave metal, reseal wall flashing ,replace tile
Doral Colony Homeowners Association, Inc - New Prime MM (Executive National Bank)	10080	Yes	12/01/2022	Picazzo Painting Corp	2,600.00	Remaining invoice#105 8 Garage doors painting of all 8 east- facing townhouses unit.
Doral Colony Homeowners Association, Inc - New Prime MM (Executive National Bank)	10081	Yes	12/20/2022	M Pierce inc	4,530.00	Roof Repair at 5030 NW 93 Doral Place.- Left and right side garage fascia leak. Remove tile, remove 3x3, replace rotted sheathing, reseal flashing, replace rotted fascia, install new 3x3
Doral Colony Homeowners Association, Inc - New Prime MM (Executive National Bank)	10082	Yes	12/20/2022	M Pierce inc	4,430.00	Roof repair at 9340 NW 48 D. Terr Chimney leak and fascia repair. Remove tile from around Chimney, remove tile at fascia (entire length) Remove 3x3 eave metal . Remove and replace damage fascia board. Reaseal chimney flashing, replace tile.
					17,420.00	

Doral Colony Homeowners Association, Inc - Operating

Doral Colony Homeowners Association, Inc - Operating	5452	Yes	12/01/2022	Doral Management	4,583.33	Management Fees November 2022
Doral Colony Homeowners Association, Inc - Operating	5453	Yes	12/01/2022	Doral Management	303.75	Check Requisition.- Doggie bags and paint to retouch
Doral Colony Homeowners Association, Inc - Operating	5454	Yes	12/01/2022	Doral Management	110.02	Expenses Fee October 2022
Doral Colony Homeowners Association, Inc - Operating	5455	Yes	12/01/2022	First Image Consulting, Inc	80.00	Web hosting 1 year renewal
Doral Colony Homeowners Association, Inc - Operating	5456	Yes	12/01/2022	First Image Consulting, Inc	50.00	Website Maintenance Oct 2022
Doral Colony Homeowners Association, Inc - Operating	5457	Yes	12/01/2022	Florida Umbrella Repairs & Sales c/o Ivan Rios	320.00	4 beige umbruella bases stand
Doral Colony Homeowners Association, Inc - Operating	5458	Yes	12/01/2022	Gerstle, Rosen & Goldenberg, P.A.	1,500.00	Retainer due per signed engagement letter for Preparation of Audit and Income Tax Return fot the year ended 12/31/2022.
Doral Colony Homeowners Association, Inc - Operating	5459	Yes	12/01/2022	Golden Island Services Corp	720.00	Replacement and repair of garage lamps (exteriors)
Doral Colony Homeowners Association, Inc - Operating	5460	Yes	12/01/2022	Luis Enterprises LLC	700.00	Irrigation Oct 2022 wet

Check Register

Bank Account	Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
Association, Inc - Operating						check service plan
Doral Colony Homeowners Association, Inc - Operating	5461	Yes	12/01/2022	My Lawn Service Inc.	1,340.00	Extra Job at 4963 NW 93RD DCE. Remove soil and grate down area at least 5" inches to make level with driveway. Install 1 pallet of palmetto sod. Pick up and haul away all debris generated by this job and properly dispose.
Doral Colony Homeowners Association, Inc - Operating	5462	Yes	12/01/2022	My Lawn Service Inc.	535.00	Extra Job.- 9352 NW 48 th D. Terr. Deliver and install 10 asparagus, 3 gallon, 2 yards of 50/50 soil mix
Doral Colony Homeowners Association, Inc - Operating	5463	Yes	12/01/2022	Odrasil, Inc	1,897.50	Repair work moisture in balcony at : 9344 NW 48 Terr.-Remove shutters and Re install after work is done. Remove tile from balcony 42 SQFT . Clean up area between floor and wall, Seal and water proof area. Remove debris from property. Paint wall. New tile
Doral Colony Homeowners Association, Inc - Operating	5464	Yes	12/01/2022	TROPIC SUNSHINE PROPERTIES INC.	360.00	Tennis Court Canvas Repair
Doral Colony Homeowners Association, Inc - Operating	Direct Debit	Yes	12/13/2022	FPL	493.60	Services from Oct 31, 2022 to Nov 30, 2022, Services from Oct 31, 2022 to Nov 30, 2022
Doral Colony Homeowners Association, Inc - Operating	Direct Debit	Yes	12/16/2022	Comcast	10,244.12	Services from 12/01/22 to 12/31/22
Doral Colony Homeowners Association, Inc - Operating	5465	Yes	12/20/2022	Community Association Screenings	61.50	Screening of Lease for 9320 NW 50 DCN Francis Ortega
Doral Colony Homeowners Association, Inc - Operating	5466	Yes	12/20/2022	Doral Colony HOA	21,303.47	Insurance Payment
Doral Colony Homeowners Association, Inc - Operating	5467	Yes	12/20/2022	Doral Common Corporation	18,283.09	Doral Common Corp - 2022
Doral Colony Homeowners Association, Inc - Operating	5468	No	12/20/2022	Doral Management	4,583.33	Management Fees December 2022
Doral Colony Homeowners Association, Inc - Operating	5469	No	12/20/2022	Doral Management	1,494.35	Check Requisition.-Xmas gift cards for the landscapers plus the activation fees
Doral Colony Homeowners Association, Inc - Operating	5470	No	12/20/2022	Doral Management	305.00	Check Requisition.- CAI membership
Doral Colony Homeowners Association, Inc - Operating	5471	No	12/20/2022	Doral Management	200.00	Check Requisition.-Xmas gift for Maria and Marina My Lawn
Doral Colony Homeowners Association, Inc - Operating	5472	No	12/20/2022	Doral Management	178.58	Expenses Fee November 2022
Doral Colony Homeowners Association, Inc - Operating	5473	Yes	12/20/2022	First Image Consulting, Inc	50.00	Website Maintenance Nov 2022
Doral Colony Homeowners Association, Inc - Operating	5474	No	12/20/2022	Green Island Lawn & Pest, Inc	1,339.00	Lawn and plant fertilization and pest control (November)
Doral Colony Homeowners Association, Inc - Operating	5475	No	12/20/2022	Green Island Lawn & Pest, Inc	1,339.00	Lawn and plant fertilization and pest control (December)

Check Register

Bank Account	Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
Doral Colony Homeowners Association, Inc - Operating	5476	No	12/20/2022	Green Island Lawn & Pest, Inc	1,200.00	Brown Patch
Doral Colony Homeowners Association, Inc - Operating	5477	No	12/20/2022	Juan Moreno	20.00	Instal 4 bulbs at 9317 NW 48 Terr
Doral Colony Homeowners Association, Inc - Operating	5478	Yes	12/20/2022	M Pierce inc	2,590.00	Roof Repair at 4961 NW 93 Doral.- Remove tile at Wall Flashing, Seal flashing and replace tile
Doral Colony Homeowners Association, Inc - Operating	5479	Yes	12/20/2022	M Pierce inc	2,490.00	Roof repair at 9344 NW 48 Doral Ter.- Remove tile from around Chimney, Reseal Chiment flashing , replace tile
Doral Colony Homeowners Association, Inc - Operating	5480	Yes	12/20/2022	McGrath Property Services	680.00	December 2022 Pool Service
Doral Colony Homeowners Association, Inc - Operating	5481	No	12/20/2022	My Lawn Service Inc.	8,000.00	Extra Job- Deliver and install 25 pallets 2000 bahs of red mulch to community. Install in front of all homes, inside atriums, back of homes and all common areas
Doral Colony Homeowners Association, Inc - Operating	5482	No	12/20/2022	My Lawn Service Inc.	3,508.00	Maintenance Service for 12/19/2022
Doral Colony Homeowners Association, Inc - Operating	5483	No	12/20/2022	My Lawn Service Inc.	3,508.00	Maintenance Service for 12/05/2022
Doral Colony Homeowners Association, Inc - Operating	5484	No	12/20/2022	Service One USA	1,950.00	Wrap (3) Large BismarcK Palms & Run Power to Nearest Outlet, Wrap (6) Silvestrer Palms & Run to Nearest Outle
Doral Colony Homeowners Association, Inc - Operating	5485	Yes	12/20/2022	TROPIC SUNSHINE PROPERTIES INC.	700.00	Janitorial Services - December 2022
Doral Colony Homeowners Association, Inc - Operating	5486	Yes	12/20/2022	Waste Connections of Florida	6,243.63	Services from 11/01/2022 to 11/30/2022
					103,264.27	
Total					120,684.27	