

Doral Colony Homeowners Association, Inc.
Approved Budget for Period January 1, 2025 through December 31, 2025

Category	2024 Approved Budget		2025 Approved Budget	
INCOME:				
ASSESSMENTS:	<u>Monthly</u>	<u>Annual</u>	<u>Monthly</u>	<u>Annual</u>
OWNER ASSESSMENT DORAL COLONY	137,600.62	1,651,207.43	118,060.23	1,416,722.81
TOTAL ASSESSMENT	137,600.62	1,651,207.43	118,060.23	1,416,722.81
Other Income (late fees, pool reserv, applications)				
Total Income				
EXPENSES:				
CONTRACTED SERVICES				
JANITORIAL	700.00	8,400.00	700.00	8,400.00
POOL MAINTENANCE	680.00	8,160.00	740.00	8,880.00
DORAL COMMON CORP. SHARE	23,688.11	284,257.35	23,810.99	285,731.93
MANAGEMENT FEES	5,000.00	60,000.00	5,000.00	60,000.00
TRASH REMOVAL	4,125.00	49,500.00	4,416.67	53,000.00
PALM TRIMMING	1,500.00	18,000.00	750.00	9,000.00
LANDSCAPE MAINTENANCE	8,770.83	105,250.00	8,770.83	105,250.00
MULCH	1,000.00	12,000.00	1,083.33	13,000.00
IRRIGATION MAINTENANCE	735.00	8,820.00	735.00	8,820.00
FERTILIZING	1,450.00	17,400.00	1,450.00	17,400.00
TV CABLE SERVICE	10,666.67	128,000.00	11,250.00	135,000.00
ROOF LEAF CLEANING	416.67	5,000.00	416.67	5,000.00
STORM DRAIN CLEANING	150.00	1,800.00	155.83	1,870.00
TOTAL CONTRACTED SERVICES	58,882.28	706,587.35	59,279.33	711,351.93
UTILITIES				
ELECTRICITY	708.33	8,500.00	958.33	11,500.00
WATER & SEWER	183.33	2,200.00	183.33	2,200.00
TOTAL UTILITIES	891.67	10,700.00	1,141.67	13,700.00
INSURANCE				
COMMERCIAL PROPERTY	28,000.00	336,000.00	23,103.19	277,238.30
GENERAL LIABILITY	637.96	7,655.55	656.60	7,879.20
COMMERCIAL UMBRELLA EXCESS LIABILITY	199.36	2,392.34	227.02	2,724.23
DIRECTORS & OFFICERS	350.17	4,202.00	357.75	4,293.00
CRIME	158.33	1,900.00	158.33	1,900.00
WORKERS COMPENSATION	47.08	565.00	42.42	509.00
INSURANCE APPRAISAL	41.67	500.00	41.67	500.00
TOTAL INSURANCE	29,434.57	353,214.89	24,586.98	295,043.73
PROFESSIONAL SERVICES				
ACCOUNTING FEES	350.00	4,200.00	350.00	4,200.00
LEGAL FEES	2,083.33	25,000.00	2,083.33	25,000.00
TOTAL PROFESSIONAL SERVICES	2,433.33	29,200.00	2,433.33	29,200.00
TAXES, LICENSES & PERMITS				
CORPORATE ANNUAL REPORT	5.17	62.00	5.17	62.00
POOL PERMITS	21.67	260.00	21.67	260.00
MIAMI DADE REPORTING	33.33	400.00	33.33	400.00
TOTAL TAXES, LICENSES & PERMITS	60.17	722.00	60.17	722.00
REPAIR & MAINTENANCE				
GENERAL REPAIRS, MAINTENANCE & SUPPLIES	2,083.33	25,000.00	2,083.33	25,000.00
POOL REPAIRS	250.00	3,000.00	250.00	3,000.00
ROOF REPAIRS	4,166.67	50,000.00	4,166.67	50,000.00
LANDSCAPE IMPROVEMENTS	1,500.00	18,000.00	1,500.00	18,000.00
TOTAL REPAIR & MAINT.	8,000.00	96,000.00	8,000.00	96,000.00
MISC EXPENSES				
AMENITIES & SOCIAL EXPENSES	500.00	6,000.00	500.00	6,000.00
BANK CHARGES	45.83	550.00	45.83	550.00
ADMINSTRATIVE EXPENSES	37.50	450.00	37.50	450.00
POSTAGE	25.00	300.00	29.17	350.00
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	70.00	840.00	100.00	1,200.00
TREE LIGHTS	83.33	1,000.00	83.33	1,000.00
TOTAL MISC EXPENSES	1,007.50	12,090.00	1,041.67	12,500.00
ENTRANCE PROJECT FUNDING*	20,757.33	249,087.99		
TOTAL EXPENSES	121,466.85	1,457,602.23	96,543.14	1,158,517.66
RESERVES:				
GENERAL RESERVES	15,365.49	184,385.90	20,492.47	245,909.66
INFLATION RATE (5%)	768.28	9,219.30	1,024.62	12,295.48
TOTAL RESERVES INCL. INFLATION RATE	16,133.77	193,605.20	21,517.10	258,205.15
TOTAL EXPENSES & RESERVES INCL INFL RATE	137,600.62	1,651,207.43	118,060.23	1,416,722.81
Net Income as of Aug 2024				
Assessment per Unit				
Regular Yearly Assessment		16,948.86		13,471.14
Regular Yearly Reserves		2,251.22		3,002.39
Regular Monthly Assessment		1,600.00		1,373.00

DORAL COLONY HOMEOWNERS ASSOCIATION

2025 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 2024	Funding at end of 2024 before expenses	EXPENSES 2024	Funding at end of 2024 after expenses	Balance to be Funded	Balance to be funded 80%	2025 Annual Reserve To be Funded	2025 Monthly Reserve To be Funded	2025 Monthly Reserve per unit To be Funded
Recreation											
Tennis Court	\$15,000.00	10	4	7,934		7,934	7,066		1,767	147	1.71
Pool Surface	\$60,000.00	12	3	20,999		20,999	39,001		13,000	1,083	12.60
Pool Equipment	\$25,000.00	10	6	3,571		3,571	21,429		3,572	298	3.46
Pool Deck	\$18,000.00	7	3	9,000		9,000	9,000		3,000	250	2.91
Bathrooms / Int.	\$20,000.00	30	15	12,274		12,274	7,726		515	43	0.50
Gates & Railings	\$8,000.00	10	3	7,798		7,798	202		67	6	0.07
Building Roof	\$22,000.00	30	15	13,502		13,502	8,498		567	47	0.55
Building Maintenance											
Roofs	\$2,500,000.00	22	7	1,283,510	32,850	1,250,660	1,249,340	999,472	142,782	11,898	138.35
Garage Doors Replacement	\$80,000.00	40	35	59,512		59,512	20,488		0	0	0.00
Painting	\$250,000.00	9	2	249,817	11,880	237,937	12,063		6,032	503	5.84
Pressure Wash Unit	\$20,000.00	3	3	20,000	25,594	-5,594	25,594		8,531	711	8.27
Pressure Wash Roof	\$30,000.00	3	3	22,000	22,000	0	30,000		10,000	833	9.69
Garage Doors Painting	\$40,000.00	5	5	14,853	5,680	9,173	30,827		6,165	514	5.97
Balconies & Trellis	\$100,000.00	10	10				100,000		10,000	833	9.69
General Maintenance											
Hardwood Tree Trimming	\$9,000.00	2	2				9,000		4,500	375	4.36
Irrigation System	\$50,000.00	15	11	8,282		8,282	41,718		3,793	316	3.67
Street Lights	\$65,000.00	20	11	33,647		33,647	31,353		2,850	238	2.76
Street Resealing	\$25,000.00	5	5				25,000		5,000	417	4.84
Street Signs	\$20,000.00	15	15				20,000		1,333	111	1.29
Street Surface	\$85,000.00	25	9	20,106		20,106	64,894		7,210	601	6.99
Miscellaneous Reserves	\$120,000.00	10	6	69,215	40,570	28,645	91,355		15,225.85	1,269	14.75
Street Signs to use in 2024				9,000		9,000					0.00
Street Resealing to use in 2024				12,000		12,000				0	0.00
SUB-TOTAL	\$3,562,000.00			\$ 1,856,019.88	\$ 138,574.00	\$ 1,717,445.88	\$ 1,844,554.12	\$ 999,472	\$ 245,909.66	\$ 20,492.47	\$ 238.28
Accumulated Inflation rate end 2024				\$54,245.51		\$54,245.51					
Accumulated Interest income				\$234,392.41		\$234,392.41					
Interest Income as of Aug 2024				\$59,408.85		\$59,408.85					
Total Contingency fund				\$ 2,204,066.65		\$ 2,065,492.65					
Hurricane Reserves				\$28,013.00		\$28,013.00					
Total Reserves as per Balance Sheet 12/24				\$ 2,232,079.65		\$ 2,093,505.65					