

Balance Sheet

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

As of: 01/31/2025

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Funds	
Operating Cash	184,185.70
Total Operating Funds	184,185.70
DCOL Cash Reserve Funds	
DCOL City National Bank Prime MM	131,894.83
DCOL Bank OZK CD	259,368.94
DCOL First Horizon MM	257,464.64
DCOL First Horizon ICS	1,230,532.96
Total DCOL Cash Reserve Funds	1,879,261.37
Total Cash	2,063,447.07
Prepaid Insurance	196,362.50
DCOL Due to/from Reserves	-261,296.18
RECEIVABLES	
Receivables	4,154.00
Total RECEIVABLES	4,154.00
TOTAL ASSETS	2,002,667.39
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	47,291.49
Prepaid Assessments	32,395.94
Accrued Expenses	4,200.00
Current Liabilites	
Security Deposits	28,730.00
Total Current Liabilities	28,730.00
DCOL Long Term Liabilities	
DCOL Contingency Fund	2,112,544.87
DCOL Hurricane Reserve	28,012.68
DCOL Due to/from Operating	-261,296.18
Total DCOL Long Term Liabilities	1,879,261.37
Total Liabilities	1,991,878.80
Capital	
Calculated Retained Earnings	9,326.70
Calculated Prior Years Retained Earnings	1,461.89
Total Capital	10,788.59
TOTAL LIABILITIES & CAPITAL	2,002,667.39

Annual Budget - Comparative

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

As of: Jan 2025

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income							
Assessment Fees	118,078.00	118,060.24	17.76	118,078.00	118,060.24	17.76	1,416,722.81
Bank Interest	8.09	0.00	8.09	8.09	0.00	8.09	0.00
Total Operating Income	118,086.09	118,060.24	25.85	118,086.09	118,060.24	25.85	1,416,722.81
Expense							
DCOL Contracted Services							
DCOL Janitorial	700.00	700.00	0.00	700.00	700.00	0.00	8,400.00
DCOL Mulch	0.00	1,083.34	1,083.34	0.00	1,083.34	1,083.34	13,000.00
DCOL Landscaping Regular Monthly	7,016.00	8,770.84	1,754.84	7,016.00	8,770.84	1,754.84	105,250.00
DCOL Management Fees	5,000.00	5,000.00	0.00	5,000.00	5,000.00	0.00	60,000.00
DCOL Pool Maintenance	740.00	740.00	0.00	740.00	740.00	0.00	8,880.00
DCOL Roof Leaf Cleaning	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
DCOL Doral Common Corp. Share	23,810.99	23,811.00	0.01	23,810.99	23,811.00	0.01	285,731.93
DCOL Fertilizing	1,339.00	1,450.00	111.00	1,339.00	1,450.00	111.00	17,400.00
DCOL Trash Removal	4,331.25	4,416.67	85.42	4,331.25	4,416.67	85.42	53,000.00
DCOL Tree & Palm Trimming	0.00	750.00	750.00	0.00	750.00	750.00	9,000.00
DCOL TV Cable Services	11,083.67	11,250.00	166.33	11,083.67	11,250.00	166.33	135,000.00
DCOL Storm Drain Cleaning	0.00	155.84	155.84	0.00	155.84	155.84	1,870.00
DCOL Irrigation Maintenance	735.00	735.00	0.00	735.00	735.00	0.00	8,820.00
Total DCOL Contracted Services	54,755.91	59,279.36	4,523.45	54,755.91	59,279.36	4,523.45	711,351.93
DCOL Utilities							
DCOL Utilities: Electricity	1,154.76	958.34	-196.42	1,154.76	958.34	-196.42	11,500.00
DCOL Utilities: Water & Sewer-Quarterly	0.00	183.34	183.34	0.00	183.34	183.34	2,200.00
Total DCOL Utilities	1,154.76	1,141.68	-13.08	1,154.76	1,141.68	-13.08	13,700.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
DCOL Insurance							
DCOL Property w/wind	23,103.19	23,103.20	0.01	23,103.19	23,103.20	0.01	277,238.30
DCOL Directors & Officers	357.75	357.75	0.00	357.75	357.75	0.00	4,293.00
DCOL Crime	158.33	158.34	0.01	158.33	158.34	0.01	1,900.00
DCOL Umbrella Insurance	227.02	227.02	0.00	227.02	227.02	0.00	2,724.23
DCOL General Liability	656.60	656.60	0.00	656.60	656.60	0.00	7,879.20
DCOL Insurance Appraisal	0.00	41.67	41.67	0.00	41.67	41.67	500.00
DCOL Workers Compensation	42.42	42.42	0.00	42.42	42.42	0.00	509.00
Total DCOL Insurance	24,545.31	24,587.00	41.69	24,545.31	24,587.00	41.69	295,043.73
DCOL Professional Services							
DCOL Accounting & Audit	0.00	350.00	350.00	0.00	350.00	350.00	4,200.00
DCOL Legal Fees	405.00	2,083.34	1,678.34	405.00	2,083.34	1,678.34	25,000.00
Total DCOL Professional Services	405.00	2,433.34	2,028.34	405.00	2,433.34	2,028.34	29,200.00
DCOL Taxes, Licenses & Permit							
DCOL Corporate Annual Report	0.00	5.17	5.17	0.00	5.17	5.17	62.00
DCOL Pool Permit	0.00	21.67	21.67	0.00	21.67	21.67	260.00
DCOL MDC Registration	0.00	33.34	33.34	0.00	33.34	33.34	400.00
Total DCOL Taxes, Licenses & Permit	0.00	60.18	60.18	0.00	60.18	60.18	722.00
DCOL Repair & Maintenance							
DCOL Gen. Repair, Maint-Suppl.	4,240.00	2,083.34	-2,156.66	4,240.00	2,083.34	-2,156.66	25,000.00
DCOL Pool Repair & Maintenance	1,923.50	250.00	-1,673.50	1,923.50	250.00	-1,673.50	3,000.00
DCOL Roof Repair	0.00	4,166.67	4,166.67	0.00	4,166.67	4,166.67	50,000.00
DCOL Landscape Improvements	0.00	1,500.00	1,500.00	0.00	1,500.00	1,500.00	18,000.00
Total DCOL Repair & Maintenance	6,163.50	8,000.01	1,836.51	6,163.50	8,000.01	1,836.51	96,000.00
DCOL Miscellaneous Expenses							
DCOL Amenities & Soc. Expenses	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
DCOL Misc. Admin.Expenses	0.00	37.50	37.50	0.00	37.50	37.50	450.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
DCOL Postage	9.30	29.17	19.87	9.30	29.17	19.87	350.00
DCOL Office Supplies	25.92	50.00	24.08	25.92	50.00	24.08	600.00
DCOL Copies	17.60	83.34	65.74	17.60	83.34	65.74	1,000.00
DCOL Coupons	0.00	37.50	37.50	0.00	37.50	37.50	450.00
DCOL Checks	0.00	25.00	25.00	0.00	25.00	25.00	300.00
DCOL Bank Service Charge	45.00	45.84	0.84	45.00	45.84	0.84	550.00
DCOL Storage	50.00	50.00	0.00	50.00	50.00	0.00	600.00
DCOL Website Maintenance	70.00	100.00	30.00	70.00	100.00	30.00	1,200.00
DCOL Tree Lights	0.00	83.34	83.34	0.00	83.34	83.34	1,000.00
Total DCOL Miscellaneous Expenses	217.82	1,041.69	823.87	217.82	1,041.69	823.87	12,500.00
DCOL Provisions for Reserve							
DCOL General Reserves	20,492.47	20,492.48	0.01	20,492.47	20,492.48	0.01	245,909.66
DCOL Inflation Rate Reserves	1,024.62	1,024.63	0.01	1,024.62	1,024.63	0.01	12,295.48
Total DCOL Provisions for Reserve	21,517.09	21,517.11	0.02	21,517.09	21,517.11	0.02	258,205.14
Total Operating Expense	108,759.39	118,060.37	9,300.98	108,759.39	118,060.37	9,300.98	1,416,722.80
Total Operating Income	118,086.09	118,060.24	25.85	118,086.09	118,060.24	25.85	1,416,722.81
Total Operating Expense	108,759.39	118,060.37	9,300.98	108,759.39	118,060.37	9,300.98	1,416,722.80
NOI - Net Operating Income	9,326.70	-0.13	9,326.83	9,326.70	-0.13	9,326.83	0.01
Total Income	118,086.09	118,060.24	25.85	118,086.09	118,060.24	25.85	1,416,722.81
Total Expense	108,759.39	118,060.37	9,300.98	108,759.39	118,060.37	9,300.98	1,416,722.80
Net Income	9,326.70	-0.13	9,326.83	9,326.70	-0.13	9,326.83	0.01

Aged Receivable Detail

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

Amount Receivable: Exclude 0.00

Tenant Status: All

As of: 01/31/2025

GL Account Map: None - use master chart of accounts

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Amount Receivable	0-30	31-60	61-90	91+
Doral Colony Homeowners Association, Inc - 3300 NW 112th Av Unit 13 Doral, FL 33172 - Unit 1303 - Torres, Gabriel									
Torres, Gabriel	01/01/2025	01/01/2025	4001	Assessment Fees	1,373.00	1,373.00	0.00	0.00	0.00
Doral Colony Homeowners Association, Inc - 3300 NW 112th Av Unit 13 Doral, FL 33172 - Unit 1602 - Leavitt, Anna									
Leavitt, Anna	01/01/2025	01/01/2025	4001	Assessment Fees	1,373.00	1,373.00	0.00	0.00	0.00
Doral Colony Homeowners Association, Inc - 3300 NW 112th Av Unit 13 Doral, FL 33172 - Unit 703 - Martir , Armando J.									
Martir , Armando J.	01/01/2025	01/01/2025	4001	Assessment Fees	1,373.00	1,373.00	0.00	0.00	0.00
Doral Colony Homeowners Association, Inc - 3300 NW 112th Av Unit 13 Doral, FL 33172 - Unit 802 - Baluja, Isabel E.									
Baluja, Isabel E.	01/01/2025	01/01/2025	4001	Assessment Fees	35.00	35.00	0.00	0.00	0.00
Total					4,154.00	4,154.00	0.00	0.00	0.00

Aged Payables Summary

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

As of: 01/31/2025

Payees: All

Balance: Exclude 0.00

Payee Name	Amount Payable	0-30	31-60	61-90	91+
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Doral Colony Homeowners Association, Inc - 3300 NW 112th Av Unit 13 Doral, FL 33172

Green Island Lawn & Pest, Inc	1,339.00	1,339.00	0.00	0.00	0.00
McGrath Property Services	1,923.50	1,923.50	0.00	0.00	0.00
FPL	1,154.76	1,154.76	0.00	0.00	0.00
Luis Enterprises LLC	1,085.00	735.00	0.00	0.00	350.00
Doral Common Corporation	23,810.99	0.00	0.00	0.00	0.00
Doral Management	8,283.49	5,102.82	3,180.67	0.00	0.00
Waste Connections of Florida	4,331.25	4,331.25	0.00	0.00	0.00
Juan Moreno	150.00	150.00	0.00	0.00	0.00
Streetscapes, Signature	5,213.50	0.00	5,213.50	0.00	0.00
	47,291.49	14,736.33	8,394.17	0.00	350.00
Total	47,291.49	14,736.33	8,394.17	0.00	350.00

Homeowner Prepayment Balance

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

Homeowners: All

Homeowner Status: All

Prepayment Account: 2000-1: Prepaid Assessments

As of: 01/31/2025

Unit	Unit Address	Homeowner	Amount
Doral Colony Homeowners Association, Inc - 3300 NW 112th Av Unit 13 Doral, FL 33172			
903	9335 NW 50 Doral Circle South Doral, FL 33178	Rivera, Herman	0.04
1502	5137 NW 93 Doral Way Doral, FL 33178	Chun, Eugene	35.00
306	9339 NW 48 Doral Terrace Doral, FL 33178	Ferro, Noel	35.00
107	9328 NW 48 Doral Terrace Doral, FL 33178	Conine, Thomas	227.00
1403	5113 NW 93 Doral Way Doral, FL 33178	Otero, Antonio	227.00
204	9319 NW 48 Doral Terrace Doral, FL 33178	Aldecoa , Alfonso	227.00
403	4949 NW 93 Doral Place Doral, FL 33178	Raper TRS, Miles M.	227.00
805	9324 NW 50 Doral Circle North Doral, FL 33178	Quinonez, Marta	227.00
201	9313 NW 48 Doral Terrace Doral, FL 33178	EM Properties LLC	227.00
1002	5011 NW 93 Doral Circle East Doral, FL 33178	Otero, Antonio	365.00
405	4957 NW 93 Doral Place Doral, FL 33178	Lugo, Yimis	400.00
701	4959 NW 93 Doral Circle East Doral, FL 33178	Triay, Carlos	688.95
902	9331 NW 50 Doral Circle South Doral, FL 33178	Doral Group Ventures, LLC	805.00
502	9334 NW 50 Doral Circle South Doral, FL 33178	Yoon, Yeau Myung	1,373.00
604	9310 NW 50 Doral Circle South Doral, FL 33178	Lamelas, Yaquelin	1,373.00
203	9317 NW 48 Doral Terrace Doral, FL 33178	Weisburd, Scott	1,373.00
503	9330 NW 50 Doral Circle South Doral, FL 33178	Martir, Armando	1,373.00
504	9326 NW 50 Doral Circle South Doral, FL 33178	Schockett, Rhoda	1,373.00
1702	5020 NW 93 Doral Place Doral, FL 33178	Perez, Eduardo	1,373.00
1703	5010 NW 93 Doral Place Doral, FL 33178	Marty, Rolando	1,592.00
1202	9321 NW 50 Doral Circle North Doral, FL 33178	Maron, Simeona	1,600.00
304	9331 NW 48 Doral Terrace Doral, FL 33178	Mathison, Eduardo J	1,955.95
1204	9329 NW 50 Doral Circle North Doral, FL 33178	Park, Kwang Suk	3,427.00
1205	9333 NW 50 Doral Circle North Doral, FL 33178	Duarte , Concepcion	5,027.00
102	9348 NW 48 Doral Terrace Doral, FL 33178	Berraondo, Patricia	6,865.00
			32,395.94
Total			32,395.94

Check Register

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

Date Range: 01/01/2025 to 01/31/2025

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 (City National Bank)						
Doral Colony Homeowners Association, Inc - New Prime MM (City National Bank)	10116	Yes	01/24/2025	Diamond Paving Inc	3,500.00	COMPLETION OF ASPHALT REPAIRS
Doral Colony Homeowners Association, Inc - New Prime MM (City National Bank)	10117	Yes	01/27/2025	Diamond Paving Inc	8,500.00	
					12,000.00	

Doral Colony Homeowners Association, Inc - Operating

Doral Colony Homeowners Association, Inc - Operating	Paid Online	Yes	01/06/2025	Waste Connections of Florida	4,331.25	Services from 12-01-2024 to 12-31-2024
Doral Colony Homeowners Association, Inc - Operating	Direct Debit	Yes	01/13/2025	Comcast	11,083.67	Services from Jan 01-2025 to Jan 31-2025
Doral Colony Homeowners Association, Inc - Operating	Direct Debit	Yes	01/13/2025	FPL	125.47	Services from Nov 30-2024 to Dec 31-2024
Doral Colony Homeowners Association, Inc - Operating	Direct Debit	Yes	01/13/2025	FPL	752.45	Services from Nov 30-2024 to Dec 31-2024
Doral Colony Homeowners Association, Inc - Operating	Direct Debit	Yes	01/13/2025	FPL	35.80	Services from Nov 30-2024 to Dec 31-2024
Doral Colony Homeowners Association, Inc - Operating	Direct Debit	Yes	01/13/2025	FPL	99.64	Services from Nov 30-2024 to Dec 31-2024
Doral Colony Homeowners Association, Inc - Operating	Direct Debit	Yes	01/13/2025	FPL	71.61	Services from Nov 30-2024 to Dec 31-2024
Doral Colony Homeowners Association, Inc - Operating	Paid Online	Yes	01/14/2025	Miami-Dade Water and Sewer Department	472.86	Services from Sept 30 -2024 to Dec 30-2024
Doral Colony Homeowners Association, Inc - Operating	6047	Yes	01/17/2025	Delia Arcelus	1,250.00	Bonus as per board approval
Doral Colony Homeowners Association, Inc - Operating	6048	No	01/17/2025	Doral Management	5,000.00	Management Fees December 2024
Doral Colony Homeowners Association, Inc - Operating	6049	No	01/17/2025	Doral Management Company	1,000.00	Doral Management Bonus as per Board Approval
Doral Colony Homeowners Association, Inc - Operating	6050	Yes	01/17/2025	Luis Enterprises LLC	735.00	Irrigation December- 2024 wet check service plan
Doral Colony Homeowners Association, Inc - Operating	6051	Yes	01/17/2025	McGrath Property Services	740.00	Pool Services January-2025
Doral Colony Homeowners Association, Inc - Operating	6052	No	01/17/2025	My Lawn Service Inc.	3,508.00	Maintenance Service for 01/ 24/2024
Doral Colony Homeowners Association, Inc - Operating	6053	No	01/17/2025	My Lawn Service Inc.	3,508.00	Maintenance Service for 01/ 03/2024
Doral Colony Homeowners Association, Inc - Operating	6054	No	01/24/2025	First Image Consulting, Inc	70.00	New and Events Website January 2025
Doral Colony Homeowners Association, Inc - Operating	6055	Yes	01/24/2025	Glow Sun Services LLC	1,190.00	Installation (replacement) of Exterior Garage Lamps (1) / 5041 (2) / 9321 (2) / 9329 (2) / 9344 (2) / 9324 (2) / 9314 (2) / \$0.00 9318 (1) / 9339 (2) / 5061 (2) / 9322 (2) / 5030 (2) / 4949 (1) /

Check Register

Bank Account	Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
						4953 (1) \$0.00 4957 (2) /
Doral Colony Homeowners Association, Inc - Operating	6056	No	01/24/2025	Kebos Electrical Unlimited Inc.	2,900.00	Six 200W LED parking lights with dusk to down photocells, 2800 LM-5000K Rental of equipment to mount the lights Cost of renting equipment to mount the lights
Doral Colony Homeowners Association, Inc - Operating	6057	Yes	01/24/2025	Siegfried/ Rivera	405.00	Follow up correspondences with S. Weisburd and A. Marchese re: case status. MT 0.10 45.00 12/16/24 Correspondences to and from S. Weisburd and A. Marchese re: Doral Colony planned course of action in EM Properties case. Corresponde
Doral Colony Homeowners Association, Inc - Operating	6058	Yes	01/24/2025	TROPIC SUNSHINE PROPERTIES INC.	700.00	Janitorial Services January-2025
					37,978.75	
Total					49,978.75	

Reconciliation Report

City National Bank

Account Name	Doral Colony Homeowners Association, Inc - Operating
Account Number	*****
Ending Statement Date	01/31/2025

Summary

Bank Statement Starting Balance on 12/31/2024	143,800.96
Cleared Deposits and other Increases	114,410.09
Cleared Checks and other Decreases	57,554.35
Cleared ACH Batches and Reversals	0.00
Cleared Balance	200,656.70

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)		
Total		0.00
Unreconciled Checks and other Decreases (11 Items)		
Check #5757 - Anyway Services LLC	12/05/2023	185.00
Check #5805 - First Image Consulting, Inc	01/15/2024	90.00
Check #5806 - First Image Consulting, Inc	01/15/2024	70.00
Check #5854 - First Image Consulting, Inc	03/20/2024	70.00
Check #6028 - First Image Consulting, Inc	12/20/2024	70.00
Check #6048 - Doral Management	01/17/2025	5,000.00
Check #6049 - Doral Management Company	01/17/2025	1,000.00
Check #6052 - My Lawn Service Inc.	01/17/2025	3,508.00
Check #6053 - My Lawn Service Inc.	01/17/2025	3,508.00
Check #6054 - First Image Consulting, Inc	01/24/2025	70.00
Check #6056 - Kebos Electrical Unlimited Inc.	01/24/2025	2,900.00
Total		16,471.00
Unreconciled ACH Batches and Reversals (0 Items)		
Total		0.00
Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)		
Total		0.00
Unreconciled Checks Voided after Reconciliation Period (0 Items)		
Total		0.00
Unreconciled Receipts Deposited after Reconciliation Period (0 Items)		
Total		0.00
Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)		
Total		0.00

Pending Online Receipts Which Have Not Been Deposited (0 Items)

Total		0.00
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Cleared Transactions

Cleared Deposits and other Increases (22 Items)

Deposit #1502	01/02/2025	1,600.00
Deposit #Automatic ACH Deposit	01/06/2025	1,373.00
Deposit #1503	01/06/2025	1,373.00
Deposit #1504	01/06/2025	2,746.00
Deposit #Automatic ACH Deposit	01/07/2025	2,746.00
Deposit #1505	01/08/2025	2,746.00
Deposit #Automatic ACH Deposit	01/09/2025	2,973.00
Deposit #Automatic ACH Deposit	01/13/2025	1,373.00
Deposit #1506	01/14/2025	68,650.00
Deposit #1507	01/07/2025	3,200.00
Deposit #1508	01/07/2025	1,373.00
Deposit #1509	01/13/2025	1,600.00
Deposit #1510	01/14/2025	3,200.00
Deposit #1511	01/16/2025	1,373.00
Deposit #1512	01/21/2025	2,746.00
Deposit #1513	01/21/2025	1,373.00
Deposit #1514	01/24/2025	2,746.00
Deposit #Automatic ACH Deposit	01/31/2025	1,373.00
Deposit #Automatic Deposit	01/31/2025	1,373.00
Deposit #1515	01/06/2025	7,092.00
Deposit #1516	01/30/2025	1,373.00
Journal Entry - Interest Earned	01/31/2025	8.09

Total		114,410.09
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Cleared Checks and other Decreases (21 Items)

Check #6030 - Green Island Lawn & Pest, Inc	12/20/2024	1,519.00
Check #6038 - My Lawn Service Inc.	12/20/2024	3,508.00
Check #6043 - My Lawn Service Inc.	12/20/2024	6,996.00
Check #6044 - Siegfried/ Rivera	12/20/2024	637.50
Check #6046 - Green Island Lawn & Pest, Inc	12/20/2024	1,339.00
Payment Ref Direct Debit - Comcast	01/13/2025	11,083.67
Payment Ref Paid Online - Waste Connections of Florida	01/06/2025	4,331.25
Payment Ref Direct Debit - FPL	01/13/2025	125.47
Payment Ref Direct Debit - FPL	01/13/2025	752.45
Payment Ref Direct Debit - FPL	01/13/2025	35.80
Payment Ref Direct Debit - FPL	01/13/2025	99.64
Payment Ref Direct Debit - FPL	01/13/2025	71.61
Check #6047 - Delia Arcelus	01/17/2025	1,250.00
Check #6050 - Luis Enterprises LLC	01/17/2025	735.00
Check #6051 - McGrath Property Services	01/17/2025	740.00
Check #6055 - Glow Sun Services LLC	01/24/2025	1,190.00
Check #6057 - Siegfried/ Rivera	01/24/2025	405.00
Check #6058 - TROPIC SUNSHINE PROPERTIES INC.	01/24/2025	700.00
Payment Ref Paid Online - Miami-Dade Water and Sewer Department	01/14/2025	472.86

Journal Entry - January 2025 - Transfer to Reserves 2025	01/25/2025	21,517.10
Journal Entry - Bank Fee	01/31/2025	45.00

Total		57,554.35
--------------	--	------------------

Cleared ACH Batches and Reversals (0 Items)

Total		0.00
--------------	--	-------------

Cash Accounts

1010: Operating Cash		184,185.70
----------------------	--	------------

1012: Security Deposit Cash		0.00
-----------------------------	--	------

Total Cash Balance		184,185.70
---------------------------	--	-------------------

Less Unreconciled Deposits		0.00
----------------------------	--	------

Less Unreconciled Receipts Deposited after Reconciliation Period		0.00
--	--	------

Less Receipts Reversed after Reconciliation Which Have Not Been Deposited		0.00
---	--	------

Less Pending Online Receipts Which Have Not Been Deposited		0.00
--	--	------

Plus Unreconciled Checks		16,471.00
--------------------------	--	-----------

Plus Unreconciled ACH Batches and Reversals		0.00
---	--	------

Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period		0.00
---	--	------

Plus Unreconciled Checks Voided after Reconciliation Period		0.00
---	--	------

Adjusted Cash Balance		200,656.70
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Bank Statement Balance on 01/31/2025		200,656.70
--------------------------------------	--	------------

In Balance



Page:
Account:

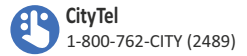
1 of 4
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Telephone

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800-435-8839



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DORAL COLONY HOMEOWNERS ASSOCIATION INC
C/O DORAL MANAGEMENT
3300 NW 112TH AVE UNIT 13-2ND FL
DORAL FL 33172-5059



P:8968 / T: / S:

For additional locations
and hours, please visit
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NMLS 412469
Member
FDIC



Association Interest Checking

Account Summary

Account:	XXXXX3206	Beginning Balance:	\$143,800.96
Last Statement:	December 31, 2024	Ending Balance:	\$200,656.70
This Statement:	January 31, 2025	Average Ledger Balance:	\$190,606.44
		Low Balance:	\$144,763.46
		Interest Earned This Period:	\$8.09
		Interest Earned 2025:	\$8.09
		Days In Period:	31
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
12-31	Beginning balance			143,800.96
01-02	Lockbox Deposit	1,600.00		145,400.96
01-03	Check # 6044		637.50	144,763.46
01-06	Lockbox Deposit	7,092.00		151,855.46
01-06	Doral Management Net Settle 000022797187378	1,373.00		153,228.46
01-07	Paylease.com Credit 406196486	1,373.00		154,601.46
01-07	Office Deposit	1,373.00		155,974.46
01-07	Office Deposit	2,746.00		158,720.46
01-07	Doral Management Net Settle 000022798424502	2,746.00		161,466.46
01-07	Paylease.com Credit 405864116	3,200.00		164,666.46
01-07	Waste Connection Web_pay 92356661010625		4,331.25	160,335.21
01-08	Office Deposit	2,746.00		163,081.21
01-08	Check # 6046		1,339.00	161,742.21
01-08	Check # 6030		1,519.00	160,223.21

Continued on the next page

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Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
01-09	Doral Management Net Settle 000022868293998	2,973.00		163,196.21
01-13	Doral Management Net Settle 000022894176482	1,373.00		164,569.21
01-13	Paylease.com Credit 406914282	1,600.00		166,169.21
01-13	Check # 6043		6,996.00	159,173.21
01-14	Paylease.com Credit 407109122	3,200.00		162,373.21
01-14	Cr Offset Doral Colony Hoa Achplus Origsetl 1592245305	68,650.00		231,023.21
01-14	Fpl Direct Debit Elec Pymt Xxxxxx5405 Ppda		35.80	230,987.41
01-14	Fpl Direct Debit Elec Pymt Xxxxxx2408 Ppda		71.61	230,915.80
01-14	Fpl Direct Debit Elec Pymt Xxxxxx6407 Ppda		99.64	230,816.16
01-14	Fpl Direct Debit Elec Pymt Xxxxxx7405 Ppda		125.47	230,690.69
01-14	Fpl Direct Debit Elec Pymt Xxxxxx5435 Ppda		752.45	229,938.24
01-15	Lockbox Deposit	1,373.00		231,311.24
01-15	Mdws M-dwasdpmt 000001696149466		472.86	230,838.38
01-15	Monthly Service Fee		45.00	230,793.38
01-16	Comcast 8495600 Xxxxx0552 0469617		11,083.67	219,709.71
01-21	Lockbox Deposit	1,373.00		221,082.71
01-21	Check # 6047		1,250.00	219,832.71
01-23	Office Deposit	2,746.00		222,578.71
01-24	Lockbox Deposit	2,746.00		225,324.71
01-27	Webxfr To Comm Int Chk 727576		21,517.10	203,807.61
01-27	Check # 6050		735.00	203,072.61
01-27	Check # 6051		740.00	202,332.61
01-28	Check # 6055		1,190.00	201,142.61
01-29	Check # 6057		405.00	200,737.61
01-29	Check # 6058		700.00	200,037.61
01-30	Lockbox Deposit	1,373.00		201,410.61
01-30	Check # 6038		3,508.00	197,902.61
01-31	Appfolio Vv9t 8666481536	1,373.00		199,275.61
01-31	Doral Management Net Settle 000023033514902	1,373.00		200,648.61
01-31	Interest	8.09		200,656.70
01-31	Ending totals	114,410.09	57,554.35	200,656.70

Checks

Number	Date	Amount	Number	Date	Amount
6030*	01-08	1,519.00	6050	01-27	735.00
6038*	01-30	3,508.00	6051*	01-27	740.00
6043	01-13	6,996.00	6055*	01-28	1,190.00
6044*	01-03	637.50	6057	01-29	405.00
6046	01-08	1,339.00	6058	01-29	700.00
6047*	01-21	1,250.00			

* Skip In Check Sequence

Check # 6050 Amount: \$735.00 Date: 01/27/2025

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Doral Colony Homeowners Association, Inc. - Operating
3300 NW 112 Ave, Unit 13
Doral, FL 33172

City National Bank
2855 S. Leuane Road
Coral Gables, FL 33134

Date: 01/17/2025

Pay to the order of: **LUIS ENTERPRISES LLC**

This amount: **** SEVEN HUNDRED THIRTY-FIVE AND 00/100 DOLLARS

Luis Enterprises LLC
19511 Christmas Road
Coral Gables, FL 33157

MEMO Irrigation December-2024 wat ch.

00929305
2025-01-27

0418863206

Check # 6050 Amount: \$735.00 Date: 01/27/2025

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00929305
2025-01-27

0418863206

Check # 6051 Amount: \$740.00 Date: 01/27/2025

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Doral Colony Homeowners Association, Inc. - Operating
3300 NW 112 Ave, Unit 13
Doral, FL 33172

City National Bank
2855 S. Leuane Road
Coral Gables, FL 33134

Date: 01/17/2025

Pay to the order of: **MCGRATH PROPERTY SERVICES**

This amount: **** SEVEN HUNDRED FORTY AND 00/100 DOLLARS

McGrath Property Services
6187 NW 157th St Suite #H-30
Miami, FL 33195

MEMO Pool Services January-2025

00929305
2025-01-27

0418863206

Check # 6051 Amount: \$740.00 Date: 01/27/2025

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00929305
2025-01-27

0418863206

Check # 6055 Amount: \$1,190.00 Date: 01/28/2025

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3300 NW 112 Ave, Unit 13
Doral, FL 33172

City National Bank
2855 S. Leuane Road
Coral Gables, FL 33134

Date: 01/24/2025

Pay to the order of: **GLOW SUN SERVICES LLC**

This amount: **** ONE THOUSAND, ONE HUNDRED NINETY AND 00/100 DOLLARS

Glow Sun Services LLC
5381 NW 108 Avenue
Doral, FL 33178

MEMO Installation (replacement) of Ex.

00929305
2025-01-28

0418863206

Check # 6055 Amount: \$1,190.00 Date: 01/28/2025

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00929305
2025-01-28

0418863206

Check # 6057 Amount: \$405.00 Date: 01/29/2025

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3300 NW 112 Ave, Unit 13
Doral, FL 33172

City National Bank
2855 S. Leuane Road
Coral Gables, FL 33134

Date: 01/24/2025

Pay to the order of: **SIEGFRIED RIVERA**

This amount: **** FOUR HUNDRED FIVE AND 00/100 DOLLARS

Siegfried Rivera
201 Alhambra Circle, 11th Floor
Coral Gables, FL 33134

MEMO Follow up correspondence with S.

00929305
2025-01-29

0418863206

Check # 6057 Amount: \$405.00 Date: 01/29/2025

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
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00929305
2025-01-29

0418863206

Check # 6058 Amount: \$700.00 Date: 01/29/2025

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Doral Colony Homeowners Association, Inc. - Operating
3300 NW 112 Ave, Unit 13
Doral, FL 33172

City National Bank
2855 S. Leuane Road
Coral Gables, FL 33134

Date: 01/24/2025

Pay to the order of: **TROPIC SUNSHINE PROPERTIES INC.**

This amount: **** SEVEN HUNDRED AND 00/100 DOLLARS

TROPIC SUNSHINE PROPERTIES INC.
1900 Salzedo St
Suite 1500A
Coral Gables, FL 33134

MEMO Janitorial Services January-2025

00929305
2025-01-29

0418863206

Check # 6058 Amount: \$700.00 Date: 01/29/2025

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00929305
2025-01-29

0418863206

Reconciliation Report

City National Bank

Account Name	Doral Colony Homeowners Association, Inc - New Prime MM (City National Bank)
Account Number	*****
Ending Statement Date	01/31/2025

Summary

Bank Statement Starting Balance on 12/31/2024	134,013.21
Cleared Deposits and other Increases	21,761.62
Cleared Checks and other Decreases	12,000.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	143,774.83

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)		
Total		0.00
Unreconciled Checks and other Decreases (1 Item)		
Check #10113 - Del Valle Painting, Inc	11/20/2024	11,880.00
Total		11,880.00
Unreconciled ACH Batches and Reversals (0 Items)		
Total		0.00
Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)		
Total		0.00
Unreconciled Checks Voided after Reconciliation Period (0 Items)		
Total		0.00
Unreconciled Receipts Deposited after Reconciliation Period (0 Items)		
Total		0.00
Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)		
Total		0.00
Pending Online Receipts Which Have Not Been Deposited (0 Items)		
Total		0.00

Cleared Transactions

Cleared Deposits and other Increases (2 Items)		
Journal Entry - January 2025 - Transfer to Reserves 2025	01/25/2025	21,517.10
Journal Entry - Interest Earned	01/31/2025	244.52
Total		21,761.62
Cleared Checks and other Decreases (2 Items)		

Check #10116 - Diamond Paving Inc	01/24/2025	3,500.00
Check #10117 - Diamond Paving Inc	01/27/2025	8,500.00
Total		12,000.00
Cleared ACH Batches and Reversals (0 Items)		
Total		0.00
Cash Accounts		
10404-2: DCOL City National Bank Prime MM		131,894.83
Less Unreconciled Deposits		0.00
Less Unreconciled Receipts Deposited after Reconciliation Period		0.00
Less Receipts Reversed after Reconciliation Which Have Not Been Deposited		0.00
Less Pending Online Receipts Which Have Not Been Deposited		0.00
Plus Unreconciled Checks		11,880.00
Plus Unreconciled ACH Batches and Reversals		0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period		0.00
Plus Unreconciled Checks Voided after Reconciliation Period		0.00
Adjusted Cash Balance		143,774.83
Bank Statement Balance on 01/31/2025		143,774.83
		In Balance



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DORAL COLONY HOMEOWNERS ASSOCIATION INC
C/O DORAL MANAGEMENT
3300 NW 112 AVE SUITE 3-SECOND FL
DORAL FL 33172



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and hours, please visit
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NMLS 412469
**Member
FDIC**



Condo Tiered

Account Summary

Account:	XXXXX7576	Beginning Balance:	\$134,013.21
Last Statement:	December 31, 2024	Ending Balance:	\$143,774.83
This Statement:	January 31, 2025	Average Ledger Balance:	\$137,096.61
		Low Balance:	\$134,013.21
		Interest Earned This Period:	\$244.52
		Interest Earned 2025:	\$244.52
		Days In Period:	31
		Annual Percentage Yield Earned:	2.12%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
12-31	Beginning balance			134,013.21
01-27	Webxfr Fr Assoc Int No 863206	21,517.10		155,530.31
01-31	Check # 10116		3,500.00	152,030.31
01-31	Check # 10117		8,500.00	143,530.31
01-31	Interest	244.52		143,774.83
01-31	Ending totals	21,761.62	12,000.00	143,774.83

Checks

Number	Date	Amount	Number	Date	Amount
10116	01-31	3,500.00	10117	01-31	8,500.00

* Skip In Check Sequence

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Continued on the next page

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Check # 10116 Amount: \$3,500.00 Date: 01/31/2025

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10116

Doral Colony Homeowners Association, Inc. -
New Prime MM (City National Bank)
3300 NW 112 Ave, Unit 13
Doral, FL 33172

City National Bank
2885 S. LeJeune Road
Coral Gables, FL 33134

Date: 01/24/2025

DIAMOND PAVING INC

***** THREE THOUSAND, FIVE HUNDRED AND 00/100 DOLLARS

\$3,500.00

Diamond Paving Inc
2025 West 73 Street
Hialeah, FL 33018

MEMO: COMPLETION OF ASPHALT REPAIRS

013008 741757 940250112054

0742727576

Check # 10116 Amount: \$3,500.00 Date: 01/31/2025

013008 741757 940250112054

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0092222025
2025-01-31

FOR DEPOSIT ONLY

JPMorgan Chase Bank, N.A.

CREDITED TO ACCOUNT OF

WITHIN NAMED PAYEE

MEMO: COMPLETION OF ASPHALT REPAIRS

0742727576

Check # 10117 Amount: \$8,500.00 Date: 01/31/2025

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10117

Doral Colony Homeowners Association, Inc. -
New Prime MM (City National Bank)
3300 NW 112 Ave, Unit 13
Doral, FL 33172

City National Bank
2885 S. LeJeune Road
Coral Gables, FL 33134

Date: 01/27/2025

DIAMOND PAVING INC

***** EIGHT THOUSAND, FIVE HUNDRED AND 00/100 DOLLARS

\$8,500.00

Diamond Paving Inc
2025 West 73 Street
Hialeah, FL 33018

MEMO: COMPLETION OF ASPHALT REPAIRS

013008 741757 940250112055

0742727576

Check # 10117 Amount: \$8,500.00 Date: 01/31/2025

013008 741757 940250112055

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

0092222025
2025-01-31

FOR DEPOSIT ONLY

JPMorgan Chase Bank, N.A.

CREDITED TO ACCOUNT OF

WITHIN NAMED PAYEE

MEMO: COMPLETION OF ASPHALT REPAIRS

0742727576

Reconciliation Report

First Horizon

Account Name	Doral Colony - First Horizon ICS
Account Number	*****
Ending Statement Date	01/31/2025

Summary

Bank Statement Starting Balance on 12/31/2024	1,226,813.51
Cleared Deposits and other Increases	3,719.45
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	1,230,532.96

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)	
Total	0.00
Unreconciled Checks and other Decreases (0 Items)	
Total	0.00
Unreconciled ACH Batches and Reversals (0 Items)	
Total	0.00
Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)	
Total	0.00
Unreconciled Checks Voided after Reconciliation Period (0 Items)	
Total	0.00
Unreconciled Receipts Deposited after Reconciliation Period (0 Items)	
Total	0.00
Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)	
Total	0.00
Pending Online Receipts Which Have Not Been Deposited (0 Items)	
Total	0.00

Cleared Transactions

Cleared Deposits and other Increases (1 Item)		
Journal Entry - Interest Earned	01/31/2025	3,719.45
Total		3,719.45
Cleared Checks and other Decreases (0 Items)		
Total		0.00
Cleared ACH Batches and Reversals (0 Items)		

Total	0.00
-------	------

Cash Accounts

10428-2: DCOL First Horizon ICS	1,230,532.96
---------------------------------	--------------

Less Unreconciled Deposits	0.00
----------------------------	------

Less Unreconciled Receipts Deposited after Reconciliation Period	0.00
--	------

Less Receipts Reversed after Reconciliation Which Have Not Been Deposited	0.00
---	------

Less Pending Online Receipts Which Have Not Been Deposited	0.00
--	------

Plus Unreconciled Checks	0.00
--------------------------	------

Plus Unreconciled ACH Batches and Reversals	0.00
---	------

Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
---	------

Plus Unreconciled Checks Voided after Reconciliation Period	0.00
---	------

Adjusted Cash Balance	1,230,532.96
-----------------------	--------------

Bank Statement Balance on 01/31/2025	1,230,532.96
--------------------------------------	--------------

	In Balance
--	------------

First Horizon Bank
P.O. BOX 84
MEMPHIS, TN 38101



RETURN SERVICE REQUESTED



131855-31A

Doral Colony Homeowners Association Inc
3300 NW 112th Ave Suite 13
Miami, FL 33172

Contact Us

1-888-382-4968

CDARS-ICS@firsthorizon.com

www.firsthorizon.com



Account

Doral Colony Homeowners Association Inc

Date

01/31/2025

Page

1 of 2

IntraFi Cash ServiceSM, or ICS[®], Monthly Statement

The following information is a summary of activity in your account(s) for the month of January 2025 and the list of FDIC-insured institution(s) that hold your deposits as of the date indicated. These deposits have been placed by us, as your agent and custodian, in deposit accounts through IntraFi Cash Service. Funds in your deposit accounts at the FDIC-insured institutions at which your funds have been placed will be "deposits," as defined by federal law. Certain conditions must be satisfied for "pass-through" FDIC deposit insurance coverage to apply. To meet the conditions for pass-through FDIC deposit insurance, deposit accounts at FDIC-insured banks in IntraFi's network that hold deposits placed using an IntraFi service are titled, and deposit account records are maintained, in accordance with FDIC regulations for pass-through coverage.

Exciting news!!!

You can access your ICS statement online using the Depositor Control Panel. With the Depositor Control Panel you can...

- View Principal Balance and Accrued Interest information
- View account and transaction details
- View interest rate
- View number of withdrawals
- View eStatement

To enroll in the Depositor Control Panel, visit www.depositorcontrol.com. Please refer to the information in your ICS agreement and client setup form when completing enrollment. Once enrollment is verified, you will be able to create a username and password for your Depositor Control Panel access.

Summary of Accounts

Account ID	Deposit Option	Interest Rate	Opening Balance	Ending Balance
*****981	Savings	3.50%	\$1,226,813.51	\$1,230,532.96
TOTAL			\$1,226,813.51	\$1,230,532.96

DETAILED ACCOUNT OVERVIEW

Account ID: *****981
Account Title: Doral Colony Homeowners Association Inc



Account Summary - Savings

Statement Period	1/1-1/31/2025	Average Daily Balance	\$1,226,933.49
Previous Period Ending Balance	\$1,226,813.51	Interest Rate at End of Statement Period	3.50%
Total Program Deposits	0.00	Annual Percentage Yield Earned	3.63%
Total Program Withdrawals	(0.00)	YTD Interest Paid	3,719.45
Interest Capitalized	3,719.45		
Current Period Ending Balance	\$1,230,532.96		

Account Transaction Detail

Date	Activity Type	Amount	Balance
01/31/2025	Interest Capitalization	\$3,719.45	\$1,230,532.96

Summary of Balances as of January 31, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Banc of California	Los Angeles, CA	24045	\$247,748.94
Comerica Bank	Dallas, TX	983	25.52
East West Bank	Pasadena, CA	31628	247,744.32
First United Bank and Trust Company	Durant, OK	4239	239,516.30
Pacific Premier Bank	Irvine, CA	32172	247,748.94
Western Alliance Bank	Phoenix, AZ	57512	247,748.94