

Balance Sheet

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

As of: 04/30/2025

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	70,128.48
Total Operating Funds	70,128.48
DCOL Cash Reserve Funds	
DCOL City National Bank Prime MM	351,095.88
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	2,098,462.42
Total Cash	2,168,590.90
Prepaid Insurance	122,726.57
DCOL Due to/from Reserves	-90,922.68
RECEIVABLES	
Receivables	835.00
Total RECEIVABLES	835.00
TOTAL ASSETS	2,201,229.79
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	22,646.04
Prepaid Assessments	32,706.94
Accrued Expenses	6,947.00
Current Liabilites	
Security Deposits	28,730.00
Total Current Liabilities	28,730.00
DCOL Long Term Liabilities	
DCOL Contingency Fund	2,161,372.42
DCOL Hurricane Reserve	28,012.68
DCOL Due to/from Operating	-90,922.68
Total DCOL Long Term Liabilities	2,098,462.42
Total Liabilities	2,189,492.40
Capital	
Calculated Retained Earnings	13,022.50
Calculated Prior Years Retained Earnings	-1,285.11
Total Capital	11,737.39
TOTAL LIABILITIES & CAPITAL	2,201,229.79

Annual Budget - Comparative

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

As of: Apr 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	472,312.00	472,240.96	71.04	1,416,722.81
Bank Interest	4.70	0.00	4.70	28.66	0.00	28.66	0.00
Total Operating Income	118,082.70	118,060.24	22.46	472,340.66	472,240.96	99.70	1,416,722.81
Expense							
DCOL Contracted Services							
DCOL Janitorial	700.00	700.00	0.00	2,800.00	2,800.00	0.00	8,400.00
DCOL Mulch	0.00	1,083.34	1,083.34	0.00	4,333.36	4,333.36	13,000.00
DCOL Landscaping Regular Monthly	7,016.00	8,770.84	1,754.84	28,064.00	35,083.36	7,019.36	105,250.00
DCOL Management Fees	5,000.00	5,000.00	0.00	20,000.00	20,000.00	0.00	60,000.00
DCOL Pool Maintenance	740.00	740.00	0.00	2,960.00	2,960.00	0.00	8,880.00
DCOL Roof Leaf Cleaning	0.00	416.67	416.67	0.00	1,666.68	1,666.68	5,000.00
DCOL Doral Common Corp. Share	23,810.99	23,811.00	0.01	95,243.96	95,244.00	0.04	285,731.93
DCOL Fertilizing	1,339.00	1,450.00	111.00	5,536.00	5,800.00	264.00	17,400.00
DCOL Trash Removal	4,331.25	4,416.67	85.42	17,325.00	17,666.68	341.68	53,000.00
DCOL Tree & Palm Trimming	0.00	750.00	750.00	9,000.00	3,000.00	-6,000.00	9,000.00
DCOL TV Cable Services	11,082.07	11,250.00	167.93	44,327.76	45,000.00	672.24	135,000.00
DCOL Storm Drain Cleaning	1,700.00	155.84	-1,544.16	1,700.00	623.36	-1,076.64	1,870.00
DCOL Irrigation Maintenance	735.00	735.00	0.00	2,940.00	2,940.00	0.00	8,820.00
Total DCOL Contracted Services	56,454.31	59,279.36	2,825.05	229,896.72	237,117.44	7,220.72	711,351.93
DCOL Utilities							
DCOL Utilities: Electricity	1,237.79	958.34	-279.45	4,501.35	3,833.36	-667.99	11,500.00
DCOL Utilities: Water & Sewer-Quarterly	615.47	183.34	-432.13	615.47	733.36	117.89	2,200.00
Total DCOL Utilities	1,853.26	1,141.68	-711.58	5,116.82	4,566.72	-550.10	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	23,103.19	0.00	92,412.76	92,412.78	0.02	277,238.30
DCOL Directors & Officers	357.75	357.75	0.00	1,431.00	1,431.00	0.00	4,293.00
DCOL Crime	158.33	158.34	0.01	633.32	633.36	0.04	1,900.00
DCOL Umbrella Insurance	227.02	227.02	0.00	908.08	908.08	0.00	2,724.23
DCOL General Liability	656.60	656.60	0.00	2,626.40	2,626.40	0.00	7,879.20
DCOL Insurance Appraisal	0.00	41.67	41.67	0.00	166.68	166.68	500.00
DCOL Workers Compensation	42.42	42.42	0.00	169.68	169.68	0.00	509.00
Total DCOL Insurance	24,545.31	24,586.99	41.68	98,181.24	98,347.98	166.74	295,043.73
DCOL Professional Services							
DCOL Accounting & Audit	0.00	350.00	350.00	0.00	1,400.00	1,400.00	4,200.00
DCOL Legal Fees	0.00	2,083.34	2,083.34	1,220.21	8,333.36	7,113.15	25,000.00
Total DCOL Professional Services	0.00	2,433.34	2,433.34	1,220.21	9,733.36	8,513.15	29,200.00
DCOL Taxes, Licenses & Permit							
DCOL Corporate Annual Report	0.00	5.17	5.17	0.00	20.68	20.68	62.00
DCOL Pool Permit	0.00	21.67	21.67	0.00	86.68	86.68	260.00
DCOL MDC Registration	0.00	33.34	33.34	0.00	133.36	133.36	400.00
Total DCOL Taxes, Licenses & Permit	0.00	60.18	60.18	0.00	240.72	240.72	722.00
DCOL Repair & Maintenance							
DCOL Gen. Repair, Maint-Suppl.	3,350.00	2,083.34	-1,266.66	17,700.00	8,333.36	-9,366.64	25,000.00
DCOL Pool Repair & Maintenance	380.00	250.00	-130.00	3,723.50	1,000.00	-2,723.50	3,000.00
DCOL Roof Repair	5,700.00	4,166.67	-1,533.33	8,267.54	16,666.68	8,399.14	50,000.00
DCOL Landscape Improvements	5,130.00	1,500.00	-3,630.00	6,290.00	6,000.00	-290.00	18,000.00
Total DCOL Repair & Maintenance	14,560.00	8,000.01	-6,559.99	35,981.04	32,000.04	-3,981.00	96,000.00
DCOL Miscellaneous Expenses							
DCOL Amenities & Soc. Expenses	0.00	500.00	500.00	2,585.00	2,000.00	-585.00	6,000.00
DCOL Misc. Admin.Expenses	0.00	37.50	37.50	49.95	150.00	100.05	450.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
DCOL Postage	29.17	29.17	0.00	64.51	116.68	52.17	350.00
DCOL Office Supplies	50.00	50.00	0.00	138.08	200.00	61.92	600.00
DCOL Copies	83.34	83.34	0.00	303.74	333.36	29.62	1,000.00
DCOL Coupons	0.00	37.50	37.50	0.00	150.00	150.00	450.00
DCOL Checks	0.00	25.00	25.00	0.00	100.00	100.00	300.00
DCOL Bank Service Charge	45.00	45.84	0.84	180.00	183.36	3.36	550.00
DCOL Storage	50.00	50.00	0.00	200.00	200.00	0.00	600.00
DCOL Website Maintenance	70.00	100.00	30.00	280.00	400.00	120.00	1,200.00
DCOL Tree Lights	0.00	83.34	83.34	0.00	333.36	333.36	1,000.00
Total DCOL Miscellaneous Expenses	327.51	1,041.69	714.18	3,801.28	4,166.76	365.48	12,500.00
DCOL Provisions for Reserve							
DCOL General Reserves	20,492.47	20,492.47	0.00	81,969.88	81,969.90	0.02	245,909.66
DCOL Inflation Rate Reserves	1,024.62	1,024.63	0.01	4,098.48	4,098.52	0.04	12,295.48
Total DCOL Provisions for Reserve	21,517.09	21,517.10	0.01	86,068.36	86,068.42	0.06	258,205.14
Total Operating Expense	119,257.48	118,060.35	-1,197.13	460,265.67	472,241.44	11,975.77	1,416,722.80
Total Operating Income	118,082.70	118,060.24	22.46	472,340.66	472,240.96	99.70	1,416,722.81
Total Operating Expense	119,257.48	118,060.35	-1,197.13	460,265.67	472,241.44	11,975.77	1,416,722.80
NOI - Net Operating Income	-1,174.78	-0.11	-1,174.67	12,074.99	-0.48	12,075.47	0.01
Total Income	118,082.70	118,060.24	22.46	472,340.66	472,240.96	99.70	1,416,722.81
Total Expense	119,257.48	118,060.35	-1,197.13	460,265.67	472,241.44	11,975.77	1,416,722.80
Net Income	-1,174.78	-0.11	-1,174.67	12,074.99	-0.48	12,075.47	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: 04/30/2025

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 107 - Conine, Thomas									
Conine, Thomas	04/01/2025	04/01/2025	4001	Assessment Fees	11.00	11.00	0.00	0.00	0.00
Doral Colony Homeowners Association, Inc - 3300 NW 112th Av Unit 13 Doral, FL 33172 - Unit 202 - Samlut, Rafael									
Samlut, Rafael	04/01/2025	04/01/2025	4001	Assessment Fees	24.00	24.00	0.00	0.00	0.00
Doral Colony Homeowners Association, Inc - 3300 NW 112th Av Unit 13 Doral, FL 33172 - Unit 603 - Inversiones Canary 404, LLC									
Inversiones Canary 404, LLC	04/01/2025	04/01/2025	4001	Assessment Fees	15.00	15.00	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.	04/01/2025	04/01/2025	4001	Assessment Fees	35.00	35.00	0.00	0.00	0.00
Doral Colony Homeowners Association, Inc - 3300 NW 112th Av Unit 13 Doral, FL 33172 - Unit 805 - Quinonez, Marta									
Quinonez, Marta	04/01/2025	04/01/2025	4001	Assessment Fees	750.00	750.00	0.00	0.00	0.00
Total					835.00	835.00	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: 04/30/2025

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
FPL	1,237.79	1,237.79	0.00	0.00	0.00
Luis Enterprises LLC	350.00	0.00	0.00	0.00	350.00
My Lawn Service Inc.	8,638.00	8,638.00	0.00	0.00	0.00
M Pierce inc	6,450.00	5,700.00	750.00	0.00	0.00
Waste Connections of Florida	4,331.25	4,331.25	0.00	0.00	0.00
Juan Moreno	300.00	300.00	0.00	0.00	0.00
	22,646.04	21,546.04	750.00	0.00	350.00
Total	22,646.04	21,546.04	750.00	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: 04/30/2025

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
603	9314 NW 50 Doral Circle South Doral, FL 33178	Inversiones Canary 404, LLC	15.00
306	9339 NW 48 Doral Terrace Doral, FL 33178	Ferro, Noel	35.00
1502	5137 NW 93 Doral Way Doral, FL 33178	Chun, Eugene	35.00
201	9313 NW 48 Doral Terrace Doral, FL 33178	EM Properties LLC	227.00
204	9319 NW 48 Doral Terrace Doral, FL 33178	Aldecoa , Alfonso	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
304	9331 NW 48 Doral Terrace Doral, FL 33178	Mathison, Eduardo J	582.95
701	4959 NW 93 Doral Circle East Doral, FL 33178	Triay, Carlos	688.95
805	9324 NW 50 Doral Circle North Doral, FL 33178	Quinonez, Marta	750.00
902	9331 NW 50 Doral Circle South Doral, FL 33178	Doral Group Ventures, LLC	805.00
1205	9333 NW 50 Doral Circle North Doral, FL 33178	Duarte , Concepcion	908.00
1703	5010 NW 93 Doral Place Doral, FL 33178	Marty, Rolando	1,365.00
203	9317 NW 48 Doral Terrace Doral, FL 33178	Weisburd, Scott	1,373.00
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
806	9320 NW 50 Doral Circle North Doral, FL 33178	Cerra, Thomas	1,373.00
1702	5020 NW 93 Doral Place Doral, FL 33178	Perez, Eduardo	1,373.00
403	4949 NW 93 Doral Place Doral, FL 33178	Raper TRS, Miles M.	1,600.00
102	9348 NW 48 Doral Terrace Doral, FL 33178	Berraondo, Patricia	2,746.00
1204	9329 NW 50 Doral Circle North Doral, FL 33178	Park, Kwang Suk	4,108.00
1202	9321 NW 50 Doral Circle North Doral, FL 33178	Maron, Simeona	10,984.00
			32,706.94
Total			32,706.94

Check Register

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

Date Range: 04/01/2025 to 04/30/2025

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
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Doral Colony Homeowners Association, Inc - New Prime MM (City National Bank)

Doral Colony Homeowners Association, Inc - New Prime MM (City National Bank)	10123	Yes	04/17/2025	Service One USA	1,150.00	50% FINAL FABRICATE & INSTALL CUSTOM L-SHAPED BALCONY RAILING W/WOOD TOPPER & CUSTOM BALCONY
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Doral Colony Homeowners Association, Inc - Operating

Doral Colony Homeowners Association, Inc - Operating	Paid Online	Yes	04/03/2025	Waste Connections of Florida	4,331.25	Services from 03/01/2025 to 03/31/2025
Doral Colony Homeowners Association, Inc - Operating	Direct Debit	Yes	04/11/2025	FPL	113.69	Services from Feb 28 -2025 to Mar 31 -2025
Doral Colony Homeowners Association, Inc - Operating	Direct Debit	Yes	04/11/2025	FPL	64.13	Services from Feb 28 -2025 to Mar 31 -2025
Doral Colony Homeowners Association, Inc - Operating	Direct Debit	Yes	04/11/2025	FPL	51.79	Services from Feb 28 -2025 to Mar 31 -2025
Doral Colony Homeowners Association, Inc - Operating	Direct Debit	Yes	04/11/2025	FPL	128.25	Services from Feb 28 -2025 to Mar 31 -2025
Doral Colony Homeowners Association, Inc - Operating	Direct Debit	Yes	04/11/2025	FPL	752.35	Services from Feb 28 -2025 to Mar 31 -2025
Doral Colony Homeowners Association, Inc - Operating	Direct Debit	Yes	04/16/2025	Comcast	11,082.07	Services from April 01-2025 to April 30 -2025
Doral Colony Homeowners Association, Inc - Operating	6117	No	04/17/2025	Doral Management	5,000.00	Management Fees March 2025.
Doral Colony Homeowners Association, Inc - Operating	6118	Yes	04/17/2025	Luis Enterprises LLC	735.00	Irrigation March- 2025 wet check service plan
Doral Colony Homeowners Association, Inc - Operating	6119	Yes	04/17/2025	Luis Enterprises LLC	100.00	Irrigation Repair – Extended the height of Irrigation Valve Box with lid (Rectangular)
Doral Colony Homeowners Association, Inc - Operating	6120	Yes	04/17/2025	Luis Enterprises LLC	100.00	Irrigation Repair – Extended the height of Irrigation Valve Box with lid (Rectangular)
Doral Colony Homeowners Association, Inc - Operating	6121	Yes	04/17/2025	McGrath Property Services	740.00	Pool Service 04/ 01-2025-04-30-2025
Doral Colony Homeowners Association, Inc - Operating	6122	No	04/17/2025	My Lawn Service Inc.	3,508.00	Maintenance Service for 03/28/2025
Doral Colony Homeowners Association, Inc - Operating	6123	Yes	04/17/2025	TROPIC SUNSHINE PROPERTIES INC.	700.00	Janitorial Services April-2025
Doral Colony Homeowners Association, Inc - Operating	Paid Online	Yes	04/18/2025	Miami-Dade Water and Sewer Department	615.47	Services from Dec 30 -2024 to Mar 31 -2025
Doral Colony Homeowners Association, Inc - Operating	6124	No	04/25/2025	Bortz Electric, Inc	1,950.00	The light pole # 4 on the corner in the Doral Colony was broken and needed to be replaced and the concrete base also needed to be replaced, reinstalled the 1 old lightfixture at the top that was ok after the

Check Register

Bank Account	Check #	Cleared	Check Date	Payee Name	Amount	Check Memo
						pole was hit.
Doral Colony Homeowners Association, Inc - Operating	6125	No	04/25/2025	Doral Common Corporation	23,810.99	Doral Common Corp - 2025
Doral Colony Homeowners Association, Inc - Operating	6126	No	04/25/2025	Doral Management	5,000.00	Management Fees April 2025.
Doral Colony Homeowners Association, Inc - Operating	6127	No	04/25/2025	Doral Management	134.59	Postage & Envelopes
Doral Colony Homeowners Association, Inc - Operating	6128	No	04/25/2025	First Image Consulting, Inc	70.00	New and Events Website April 2025
Doral Colony Homeowners Association, Inc - Operating	6129	No	04/25/2025	Kebos Electrical Unlimited Inc.	1,850.00	Electrical Repair (Put a photocell so that it lights up at night and turns off during the day)
Doral Colony Homeowners Association, Inc - Operating	6130	Yes	04/25/2025	McGrath Property Services	380.00	MPS provided, delivered, and installed granular algae out to eliminate black algae spores' development and comply with FDOH requirements
Doral Colony Homeowners Association, Inc - Operating	6131	No	04/25/2025	My Lawn Service Inc.	3,508.00	Maintenance Service for 04/07/2025
Doral Colony Homeowners Association, Inc - Operating	6132	No	04/25/2025	Quick Clean US LLC	1,700.00	Pumping and Cleaning inv 1798 reissued for fraud transaction on previous check
					66,425.58	
Total					67,575.58	

Reconciliation Report

City National Bank

Account Name	Doral Colony Homeowners Association, Inc - Operating
Account Number	*****
Ending Statement Date	04/30/2025

Summary

Bank Statement Starting Balance on 03/31/2025	75,536.13
Cleared Deposits and other Increases	114,883.70
Cleared Checks and other Decreases	75,064.77
Cleared ACH Batches and Reversals	0.00
Cleared Balance	115,355.06

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)	
Total	0.00

Unreconciled Checks and other Decreases (18 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 #6076 - Party Rentals Group	02/14/2025	716.00
Check #6109 - Juan Moreno	03/24/2025	40.00
Check #6112 - Del Valle Painting, Inc	03/24/2025	200.00
Check #6117 - Doral Management	04/17/2025	5,000.00
Check #6122 - My Lawn Service Inc.	04/17/2025	3,508.00
Check #6124 - Bortz Electric, Inc	04/25/2025	1,950.00
Check #6125 - Doral Common Corporation	04/25/2025	23,810.99
Check #6126 - Doral Management	04/25/2025	5,000.00
Check #6127 - Doral Management	04/25/2025	134.59
Check #6128 - First Image Consulting, Inc	04/25/2025	70.00
Check #6129 - Kebos Electrical Unlimited Inc.	04/25/2025	1,850.00
Check #6131 - My Lawn Service Inc.	04/25/2025	3,508.00
Check #6132 - Quick Clean US LLC	04/25/2025	1,700.00
Total		47,972.58

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
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Unreconciled Receipts Deposited after Reconciliation Period (2 Items)

Receipt #C0D9-1520 - Yeau Myung Yoon	04/29/2025	1,373.00
Receipt #9999-84D0 - Yaquelin Lamelas	04/29/2025	1,373.00

Total	2,746.00
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Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)

Total	0.00
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Pending Online Receipts Which Have Not Been Deposited (0 Items)

Total	0.00
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Cleared Transactions

Cleared Deposits and other Increases (24 Items)

Deposit #Automatic Deposit	04/01/2025	1,373.00
Deposit #1553	04/02/2025	2,746.00
Deposit #1554	04/02/2025	1,373.00
Deposit #Automatic ACH Deposit	04/07/2025	2,746.00
Deposit #Automatic ACH Deposit	04/08/2025	2,746.00
Deposit #1555	04/01/2025	1,373.00
Deposit #1556	04/03/2025	2,746.00
Deposit #1557	04/08/2025	681.00
Deposit #Automatic ACH Deposit	04/10/2025	1,373.00
Deposit #Automatic ACH Deposit	04/11/2025	1,373.00
Deposit #1558	04/04/2025	1,373.00
Deposit #1559	04/04/2025	1,373.00
Deposit #Automatic ACH Deposit	04/14/2025	1,373.00
Deposit #1560	04/11/2025	1,373.00
Deposit #1561	04/14/2025	1,600.00
Deposit #Automatic ACH Deposit	04/15/2025	1,373.00
Deposit #1562	04/08/2025	2,746.00
Deposit #1563	04/10/2025	4,119.00
Deposit #1564	04/21/2025	1,373.00
Deposit #1565	04/10/2025	71,396.00
Deposit #1566	04/23/2025	4,131.00
Deposit #1567	04/24/2025	1,373.00
Deposit #1568	04/29/2025	2,746.00
Journal Entry - Interest Earned	04/30/2025	4.70

Total	114,883.70
--------------	-------------------

Cleared Checks and other Decreases (24 Items)

Check #6078 - Diamond Paving Inc	02/20/2025	2,500.00
Check #6092 - My Lawn Service Inc.	02/26/2025	660.00
Check #6097 - My Lawn Service Inc.	03/13/2025	3,508.00
Check #6105 - Doral Management	03/24/2025	256.41
Check #6106 - Fast-Dry Courts, Inc.	03/24/2025	750.00
Check #6108 - Green Island Lawn & Pest, Inc	03/24/2025	1,339.00
Check #6116 - Fernando Valdes	03/24/2025	49.95
Payment Ref Paid Online - Waste Connections of Florida	04/03/2025	4,331.25

Payment Ref Direct Debit - FPL	04/11/2025	64.13
Payment Ref Direct Debit - FPL	04/11/2025	51.79
Payment Ref Direct Debit - FPL	04/11/2025	128.25
Payment Ref Direct Debit - FPL	04/11/2025	752.35
Payment Ref Direct Debit - FPL	04/11/2025	113.69
Check #6118 - Luis Enterprises LLC	04/17/2025	735.00
Check #6119 - Luis Enterprises LLC	04/17/2025	100.00
Check #6120 - Luis Enterprises LLC	04/17/2025	100.00
Check #6121 - McGrath Property Services	04/17/2025	740.00
Check #6123 - TROPIC SUNSHINE PROPERTIES INC.	04/17/2025	700.00
Payment Ref Paid Online - Miami-Dade Water and Sewer Department	04/18/2025	615.47
Check #6130 - McGrath Property Services	04/25/2025	380.00
Payment Ref Direct Debit - Comcast	04/16/2025	11,082.07
Journal Entry - April 2025 - Transfer to Reserves 2025	04/01/2025	21,517.10
Journal Entry - April 2025 - Transfer to reserves Insurance payment 2024-2025	04/01/2025	24,545.31
Journal Entry - Bank Fee	04/30/2025	45.00
Total		75,064.77

Cleared ACH Batches and Reversals (0 Items)

Total	0.00
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Cash Accounts

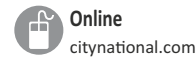
1010: Operating Cash	70,128.48
1012: Security Deposit Cash	0.00
Total Cash Balance	70,128.48
Less Unreconciled Deposits	0.00
Less Unreconciled Receipts Deposited after Reconciliation Period	-2,746.00
Less Receipts Reversed after Reconciliation Which Have Not Been Deposited	0.00
Less Pending Online Receipts Which Have Not Been Deposited	0.00
Plus Unreconciled Checks	47,972.58
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	115,355.06
Bank Statement Balance on 04/30/2025	115,355.06
	In Balance



Page:
Account:

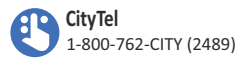
1 of 5
XXXXX3206

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Your Banking Center

HOA

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Miami, FL 33102-5620



Telephone

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800-435-8839



Your Banking Center Hours

Lobby: Monday - Friday:

9:00am - 5:00pm



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



P:8804 / T: / S:

For additional locations
and hours, please visit
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Association Interest Checking

Account Summary

Account:	XXXXX3206	Beginning Balance:	\$75,536.13
Last Statement:	March 31, 2025	Ending Balance:	\$115,355.06
This Statement:	April 30, 2025	Average Ledger Balance:	\$114,379.66
		Low Balance:	\$68,532.21
		Interest Earned This Period:	\$4.70
		Interest Earned 2025:	\$28.66
		Days In Period:	30
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
03-31	Beginning balance			75,536.13
04-01	Lockbox Deposit	1,373.00		76,909.13
04-01	Appfolio Vv9t 8666481536	1,373.00		78,282.13
04-01	Check # 6116		49.95	78,232.18
04-01	Check # 6108		1,339.00	76,893.18
04-01	Check # 6078		2,500.00	74,393.18
04-02	Paylease.com Settlement 000023581682518	1,373.00		75,766.18
04-02	Check # 6106		750.00	75,016.18
04-03	Lockbox Deposit	2,746.00		77,762.18
04-03	Office Deposit	2,746.00		80,508.18
04-04	Paylease.com Credit 419104563	1,373.00		81,881.18
04-04	Paylease.com Credit 419422307	1,373.00		83,254.18
04-04	Waste Connection Web_pay 96321618040325		4,331.25	78,922.93
04-04	Check # 6105		256.41	78,666.52
04-07	Doral Management Net Settle 000023578265134	2,746.00		81,412.52

Continued on the next page



May is Small Business Month

Join us in celebrating the people and places that power our community.

Small Business. Big Impact.

Behind every thriving community is a small business with big ideas making an impact.



Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
04-08	Lockbox Deposit	681.00		82,093.52
04-08	Paylease.com Credit 420249049	2,746.00		84,839.52
04-08	Doral Management Net Settle 000023603722022	2,746.00		87,585.52
04-10	Lockbox Deposit	4,119.00		91,704.52
04-10	Doral Management Net Settle 000023645321290	1,373.00		93,077.52
04-10	Webxfr To Comm Int Chk 727576		24,545.31	68,532.21
04-11	Lockbox Deposit	1,373.00		69,905.21
04-11	Doral Management Net Settle 000023653419210	1,373.00		71,278.21
04-11	Cr Offset Doral Colony Hoa Achplus Origsetl 1592245305	71,396.00		142,674.21
04-14	Doral Management Net Settle 000023665521874	1,373.00		144,047.21
04-14	Paylease.com Credit 420949703	1,600.00		145,647.21
04-14	Fpl Direct Debit Elec Pymt Xxxxxx6407 Ppda		51.79	145,595.42
04-14	Fpl Direct Debit Elec Pymt Xxxxxx5405 Ppda		64.13	145,531.29
04-14	Fpl Direct Debit Elec Pymt Xxxxxx7405 Ppda		113.69	145,417.60
04-14	Fpl Direct Debit Elec Pymt Xxxxxx2408 Ppda		128.25	145,289.35
04-14	Fpl Direct Debit Elec Pymt Xxxxxx5435 Ppda		752.35	144,537.00
04-14	Check # 6097		3,508.00	141,029.00
04-15	Doral Management Net Settle 000023675696994	1,373.00		142,402.00
04-15	Monthly Service Fee		45.00	142,357.00
04-16	Comcast 8495600 Xxxxx0552 3959896		11,082.07	131,274.93
04-16	Check # 6092		660.00	130,614.93
04-21	Lockbox Deposit	1,373.00		131,987.93
04-22	Mdws M-dwasdpmt 000001723668918		615.47	131,372.46
04-22	Check # 6119		100.00	131,272.46
04-22	Check # 6120		100.00	131,172.46
04-22	Check # 6118		735.00	130,437.46
04-22	Check # 6121		740.00	129,697.46
04-24	Office Deposit	1,373.00		131,070.46
04-24	Office Deposit	4,131.00		135,201.46
04-28	Webxfr To Comm Int Chk 727576		21,517.10	113,684.36
04-28	Check # 6123		700.00	112,984.36
04-29	Lockbox Deposit	2,746.00		115,730.36
04-29	Check # 6130		380.00	115,350.36
04-30	Interest	4.70		115,355.06
04-30	Ending totals	114,883.70	75,064.77	115,355.06

Checks

Number	Date	Amount	Number	Date	Amount
6078*	04-01	2,500.00	6118	04-22	735.00
6092*	04-16	660.00	6119	04-22	100.00
6097*	04-14	3,508.00	6120	04-22	100.00
6105	04-04	256.41	6121*	04-22	740.00
6106*	04-02	750.00	6123*	04-28	700.00
6108*	04-01	1,339.00	6130	04-29	380.00
6116*	04-01	49.95			

* Skip In Check Sequence

Check # 6116 Amount: \$49.95 Date: 04/01/2025

THIS DOCUMENT HAS A COLORED BACKGROUND AND MICROPRINTING. THE REVERSE SIDE INCLUDES AN ARTIFICIAL WATERMARK.

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

City National Bank
2655 S. Leukune Road
Coral Gables, FL 33134

Date: 03/24/2025

Pay to the order of: **FERNANDO VALDES**

This amount: **** FORTY-NINE AND 95/100 DOLLARS

Fernando Valdes
8140 SW 162nd Path
Miami, FL 33153

MEMO File 1099 1099 for Vendors

6116

49.95

0418863206

Check # 6116 Amount: \$49.95 Date: 04/01/2025

ENDORSE HERE
For Deposit Only
FERNANDO VALDES
1804322400

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RESERVED FOR FINANCIAL INSTITUTION USE.

00926537
2025-04-22

033102 741/87 940310093629

FEDERAL RESERVE BOARD OF GOVERNORS REG. CC

Check # 6118 Amount: \$735.00 Date: 04/22/2025

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

City National Bank
2655 S. Leukune Road
Coral Gables, FL 33134

Date: 04/17/2025

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

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

Luis Enterprises LLC
16311 Christmas Road
Cutter Bay, FL 33157

MEMO Irrigation March-2025 wet check

6118

735.00

0418863206

Check # 6118 Amount: \$735.00 Date: 04/22/2025

ENDORSE HERE
Deposit Only

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00926537
2025-04-22

FEDERAL RESERVE BOARD OF GOVERNORS REG. CC

Check # 6119 Amount: \$100.00 Date: 04/22/2025

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

City National Bank
2655 S. Leukune Road
Coral Gables, FL 33134

Date: 04/17/2025

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

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

Luis Enterprises LLC
16311 Christmas Road
Cutter Bay, FL 33157

MEMO Irrigation Repair - Extended the

6119

100.00

0418863206

Check # 6119 Amount: \$100.00 Date: 04/22/2025

ENDORSE HERE
Deposit Only

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00926537
2025-04-22

FEDERAL RESERVE BOARD OF GOVERNORS REG. CC

Check # 6120 Amount: \$100.00 Date: 04/22/2025

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

City National Bank
2655 S. Leukune Road
Coral Gables, FL 33134

Date: 04/17/2025

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

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

Luis Enterprises LLC
16311 Christmas Road
Cutter Bay, FL 33157

MEMO Irrigation Repair - Extended the

6120

100.00

0418863206

Check # 6120 Amount: \$100.00 Date: 04/22/2025

ENDORSE HERE
Deposit Only

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00926537
2025-04-22

FEDERAL RESERVE BOARD OF GOVERNORS REG. CC

Check # 6121 Amount: \$740.00 Date: 04/22/2025

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

City National Bank
2655 S. Leukune Road
Coral Gables, FL 33134

Date: 04/17/2025

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

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

McGrath Property Services
8187 NW 16th St Suite 401-30
Miami, FL 33015

MEMO Pool Service 04/01/2025-04/30/2025

6121

740.00

0418863206

Check # 6121 Amount: \$740.00 Date: 04/22/2025

FOR DEPOSIT ONLY TO
MICRATH POOL INC
MICRATH POOL INC
Deposited By: MICRATH POOL INC

Seq: 6
Dep: 001646
Date: 04/22/25

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
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009167507
2025-04-22

Dep: 001646 AS 1 Cus 21627 User

FEDERAL RESERVE BOARD OF GOVERNORS REG. CC

Check # 6123 Amount: \$700.00 Date: 04/28/2025

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

City National Bank
2655 S. Leukune Road
Coral Gables, FL 33134

Date: 04/17/2025

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

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

TROPIC SUNSHINE PROPERTIES INC.
1500 Salzedo St
Suite 1502A
Coral Gables, FL 33134

MEMO Janitorial Services April 2025

6123

700.00

0418863206

Check # 6123 Amount: \$700.00 Date: 04/28/2025

ENDORSE HERE
FACH Deposits
ONLY Tropic Sun-
SHINE

572130055668 113545 20250425 000000000418863206
TRN DEBIT TAK8393 700.00
Doral 0021 94004 5721 0009 0033

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
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0092928690
2025-04-22

FEDERAL RESERVE BOARD OF GOVERNORS REG. CC

Check # 6130 Amount: \$380.00 Date: 04/29/2025

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71193

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

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

Date: 04/26/2025

6130

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

This amount: *** THREE HUNDRED EIGHTY AND 00/100 DOLLARS

\$380.00

McGrath Property Services
8187 NW 167th St Suite #H-30
Miami, FL 33155

MEMO MPS provided, delivered, and as...

⑆6130⑆ ⑆066004357⑆ 0418853206 ⑆

m Bto 2
Chad

Check # 6130 Amount: \$380.00 Date: 04/29/2025

THIS DOCUMENT HAS A COLORED BACKGROUND AND MICROPRINTING. THE REVERSE SIDE INCLUDES AN ARTIFICIAL WATERMARK.

71193

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

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

Date: 04/26/2025

6130

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

This amount: *** THREE HUNDRED EIGHTY AND 00/100 DOLLARS

\$380.00

McGrath Property Services
8187 NW 167th St Suite #H-30
Miami, FL 33155

MEMO MPS provided, delivered, and as...

⑆6130⑆ ⑆066004357⑆ 0418853206 ⑆

m Bto 2
Chad

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RESERVED FOR FINANCIAL INSTITUTION USE

Seq: 2
Dep: 001649
Date: 04/29/25

0091033955
2025-04-29

FOR DEPOSIT ONLY TO
MCGRATH PROPERTY SERVICES
Deposited By: MCGRATH PROPERTY SERVICES
DATA INCLUDES IN PRINTED SERVICES
2025/04/29

Reconciliation Report

City National Bank

Account Name	Doral Colony Homeowners Association, Inc - New Prime MM (City National Bank)
Account Number	*****
Ending Statement Date	04/30/2025

Summary

Bank Statement Starting Balance on 03/31/2025	309,922.79
Cleared Deposits and other Increases	46,623.09
Cleared Checks and other Decreases	5,450.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	351,095.88

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 (3 Items)		
Journal Entry - April 2025 - Transfer to Reserves 2025	04/01/2025	21,517.10
Journal Entry - April 2025 - Transfer to reserves Insurance payment 2024-2025	04/01/2025	24,545.31
Journal Entry - Interest Earned	04/30/2025	560.68
Total		46,623.09
Cleared Checks and other Decreases (2 Items)		

Check #10118 - Diamond Paving Inc	02/14/2025	4,300.00
Check #10123 - Service One USA	04/17/2025	1,150.00
Total		5,450.00

Cleared ACH Batches and Reversals (0 Items)		
Total		0.00

Cash Accounts

10404-2: DCOL City National Bank Prime MM	351,095.88
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	351,095.88

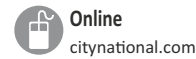
Bank Statement Balance on 04/30/2025	351,095.88
	In Balance



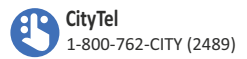
Page:
Account:

1 of 2
XXXXX7576

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Miami, FL 33102-5620



Telephone
305-577-7336
800-435-8839



Your Banking Center Hours
Lobby: Monday - Friday: 9:00am - 5:00pm



DORAL COLONY HOMEOWNERS ASSOCIATION INC
C/O DORAL MANAGEMENT
3300 NW 112 AVE SUITE 3-SECOND FL
DORAL FL 33172-5059



For additional locations
and hours, please visit
citynational.com

NMLS 412469
**Member
FDIC**



Condo Tiered

Account Summary

Account:	XXXXX7576	Beginning Balance:	\$309,922.79
Last Statement:	March 31, 2025	Ending Balance:	\$351,095.88
This Statement:	April 30, 2025	Average Ledger Balance:	\$324,841.21
		Low Balance:	\$305,622.79
		Interest Earned This Period:	\$560.68
		Interest Earned 2025:	\$1,477.10
		Days In Period:	30
		Annual Percentage Yield Earned:	2.12%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
03-31	Beginning balance			309,922.79
04-01	Check # 10118		4,300.00	305,622.79
04-10	Webxfr Fr Assoc Int No 863206	24,545.31		330,168.10
04-28	Webxfr Fr Assoc Int No 863206	21,517.10		351,685.20
04-28	Check # 10123		1,150.00	350,535.20
04-30	Interest	560.68		351,095.88
04-30	Ending totals	46,623.09	5,450.00	351,095.88

Checks

Number	Date	Amount	Number	Date	Amount
10118*	04-01	4,300.00	10123	04-28	1,150.00

* Skip In Check Sequence



May is Small Business Month

Join us in celebrating the people and places that power our community.

Continued on the next page

Small Business. Big Impact.

Behind every thriving community is a small business with big ideas making an impact.



