

**Doral Homeowners Association Meeting
Wednesday, January 16, 2019, 7:00 PM**

FINANCIAL REPORT

- I. **Alliance Bank Checking Account Balance as of 30 Nov 18 - \$34,802.13**
- II. **SunTrust Money Market Account Balance as of 30 Nov 18 - \$83,289.03**
- III. **HOA Assessment Delinquencies as of 30 Nov 18 - \$4,238.00 (-\$605.00)**
- IV. **HOA ARC Fines Being Assessed as of 30 Nov 18 - \$875.00 (\$0.00)**
- V. **HOA Late Fee Being Assessed as of 30 Nov 18 - \$587.00 (-\$288)**
- VI. **Undistributed Member's Equity as of 30 Nov 18 - \$27,251.36 (included in Alliance Bank Checking Account Balance)**
- VII. **Invoices Approved for Payment 15 Nov 18 to 16 Jan 19:**

Account	Description	Total
Contracts		
06102	Grounds Maint. Contract (Dec 18 / Jan 19)	\$ 3,060.00
06107	Trash Removal Contract (Dec 18 / Jan 19 & TH)	\$ 1,916.60
		<u>\$ 4,976.60</u>
General & Administrative		
07150	Legal Fees (Gen Legal and HOA Assess Del)	\$ 1,802.00
		<u>\$ 1,802.00</u>
	Total	\$ 6,778.60

Doral HOA Monthly Balance Sheet

Account	Description	2018 Budget	January	February	March	April	May	June	July	August	September	October	November	December	Total Added	To Bud
INCOME:																
04500	Assessment Income	\$ 81,768.00	\$ 6,814.00	\$ 6,814.00	\$ 6,814.00	\$ 6,814.00	\$ 6,814.00	\$ 6,814.00	\$ 6,814.00	\$ 6,814.00	\$ 6,814.00	\$ 6,814.00	\$ 6,814.00	\$ 6,814.00	\$ 81,768.00	\$ -
04501	Special Assessment	\$ -	\$ -	\$ -	\$ 199.92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 199.92	\$ 199.92
05610	Certified/Lien/NSF Income	\$ -	\$ (10.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15.00	\$ -	\$ -	\$ -	\$ -	\$ 5.00	\$ 5.00
05690	ARC Income	\$ -	\$ -	\$ -	\$ -	\$ (1,800.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,800.00)	\$ (1,800.00)
05700	Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
05710	Bad Debt Collected	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
05720	Operating Interest Income	\$ 30.00	\$ 4.83	\$ 5.19	\$ 5.61	\$ 5.15	\$ 5.14	\$ 4.71	\$ 4.88	\$ 4.09	\$ 3.40	\$ 3.19	\$ 2.94	\$ 3.23	\$ 52.36	\$ 22.36
05721	Reserve Interest Income	\$ 20.00	\$ 3.10	\$ 2.84	\$ 3.18	\$ 3.11	\$ 3.26	\$ 3.19	\$ 3.34	\$ 3.38	\$ 3.31	\$ 3.47	\$ 3.39	\$ 3.54	\$ 39.11	\$ 19.11
05801	Late Charges	\$ -	\$ 211.00	\$ 241.00	\$ 196.00	\$ (104.00)	\$ 106.00	\$ 151.00	\$ 181.00	\$ 181.00	\$ 211.00	\$ 226.00	\$ 136.00	\$ 141.34	\$ 1,877.34	\$ 1,877.34
Subtotal Income		\$ 81,818.00													\$ 82,141.73	\$ 323.73
EXPENSES																
Utilities																
06055	Electricity	\$ 365.00	\$ 36.60	\$ 33.57	\$ 27.06	\$ 32.63	\$ 28.77	\$ 31.17	\$ 30.25	\$ 15.58	\$ 33.20	\$ 32.68	\$ 30.29	\$ 30.28	\$ 362.08	\$ (2.92)
Utilities		\$ 365.00													\$ 362.08	\$ (2.92)
Contracts																
06101	Management Contract	\$ 7,800.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 7,800.00	\$ -
06102	Grounds Maint. Contract	\$ 19,240.00	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 1,530.00	\$ 18,360.00	\$ (880.00)
06107	Trash Removal Contract	\$ 10,400.00	\$ 941.48	\$ 786.02	\$ -	\$ 1,927.50	\$ 863.75	\$ 863.75	\$ 863.75	\$ 863.75	\$ 863.75	\$ 898.30	\$ 898.30	\$ 898.30	\$ 10,668.65	\$ 268.65
06108	Snow Removal Contract	\$ 5,000.00	\$ -	\$ -	\$ 2,446.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,446.00	\$ (2,554.00)
06135	Storm Water Maint.	\$ 600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (600.00)
Contracts		\$ 43,040.00													\$ 39,274.65	\$ (3,765.35)
Maintenance																
06201	Maint. & Repairs	\$ 2,000.00	\$ -	\$ -	\$ 275.00	\$ -	\$ -	\$ -	\$ 750.00	\$ -	\$ -	\$ -	\$ 540.00	\$ -	\$ 1,565.00	\$ (435.00)
06211	Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
06255	Tree Maint.	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,300.00	\$ (1,650.00)	\$ -	\$ -	\$ -	\$ -	\$ 1,650.00	\$ (3,350.00)
06298	Unanticipated Project	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,500.00)
Maintenance		\$ 9,500.00													\$ 3,215.00	\$ (6,285.00)
General & Administrative																
07100	Administrative	\$ 350.00	\$ -	\$ 100.00	\$ -	\$ (47.00)	\$ -	\$ -	\$ -	\$ -	\$ (20.00)	\$ 138.75	\$ -	\$ -	\$ 171.75	\$ (178.25)
07105	Accounting & Audit	\$ 2,050.00	\$ 75.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,105.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,180.00	\$ 130.00
07106	Bad Debt Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,407.00	\$ 1,407.00	\$ 1,407.00
07107	Assessment Discount	\$ 600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 484.00	\$ 484.00	\$ (116.00)
07120	Postage & Mail	\$ 1,200.00	\$ 51.86	\$ 50.84	\$ 32.08	\$ 157.08	\$ 13.12	\$ 66.80	\$ 95.89	\$ 71.97	\$ 31.65	\$ 61.44	\$ 161.86	\$ 155.70	\$ 950.29	\$ (249.71)
07130	Coupon Printing	\$ 500.00	\$ 790.00	\$ -	\$ -	\$ -	\$ -	\$ 5.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 795.00	\$ 295.00
07140	Printing & Reproduction	\$ 2,500.00	\$ 73.27	\$ 206.01	\$ 161.42	\$ 241.56	\$ 201.48	\$ 190.09	\$ 215.67	\$ 114.65	\$ 205.30	\$ 276.30	\$ 286.37	\$ 318.23	\$ 2,490.35	\$ (9.65)
07150	Legal Fees	\$ 5,493.00	\$ 597.17	\$ -	\$ 1,373.46	\$ 2,078.75	\$ -	\$ -	\$ 3,367.50	\$ (1,470.00)	\$ 2,629.09	\$ -	\$ 744.80	\$ 1,057.20	\$ 10,377.97	\$ 4,884.97
07161	Fees & Licenses	\$ 800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 790.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 790.00	\$ (10.00)
07162	Web site Development & Maintenance	\$ 1,200.00	\$ 565.00	\$ -	\$ 581.16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,146.16	\$ (53.84)
07185	Management Fees - Storage Fees	\$ 300.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 300.00	\$ -
General & Administrative		\$ 14,993.00													\$ 21,092.52	\$ 6,099.52
Taxes & Insurance																
07201	General Insurance	\$ 2,800.00	\$ 217.33	\$ 217.33	\$ 217.33	\$ 217.33	\$ 217.33	\$ 217.33	\$ 217.33	\$ 217.33	\$ 217.33	\$ 217.33	\$ 229.49	\$ 229.49	\$ 2,632.28	\$ (167.72)
Taxes & Insurance		\$ 2,800.00													\$ 2,632.28	\$ (167.72)
Reserves																
08600	Reserve Contribution	\$ 7,500.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 7,500.00	\$ -
08601	Reserve Int. Contribution	\$ 20.00	\$ 3.10	\$ 2.84	\$ 3.18	\$ 3.11	\$ 3.26	\$ 3.19	\$ 3.34	\$ 3.38	\$ 3.31	\$ 3.47	\$ 3.39	\$ 3.54	\$ 39.11	\$ 19.11
08603	Townhome Special Reserve Contribution	\$ 3,600.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 3,600.00	\$ -
Reserves		\$ 11,120.00													\$ 11,139.11	\$ 19.11
TOTAL EXPENSES		\$ 81,818.00													\$ 77,715.64	\$ (4,102.36)
Current Year Net Incl/(loss)		\$ -													\$ 4,426.09	\$ 4,426.09
Reserve Expenses																
08650	Reserve Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Expenses		\$ -													\$ -	\$ -

Doral HOA Monthly Balance Sheet

Account	Description	2019 Budget	January	February	March	April	May	June	July	August	September	October	November	December	Total Added	To Bud
INCOME:																
04500	Assessment Income	\$ 81,768.00													\$ -	\$ (81,768.00)
04501	Special Assessment	\$ -													\$ -	\$ -
05610	Certified/Lien/NSF Income	\$ -													\$ -	\$ -
05690	ARC Income	\$ -													\$ -	\$ -
05700	Miscellaneous Income	\$ -													\$ -	\$ -
05710	Bad Debt Collected	\$ -													\$ -	\$ -
05720	Operating Interest Income	\$ 30.00													\$ -	\$ (30.00)
05721	Reserve Interest Income	\$ 20.00													\$ -	\$ (20.00)
05801	Late Charges	\$ -													\$ -	\$ -
	Subtotal Income	\$ 81,818.00													\$ -	\$ (81,818.00)
EXPENSES																
Utilities																
06055	Electricity	\$ 388.00													\$ -	\$ (388.00)
	Utilities	\$ 388.00													\$ -	\$ (388.00)
Contracts																
06101	Management Contract	\$ 8,400.00													\$ -	\$ (8,400.00)
06102	Grounds Maint. Contract	\$ 18,360.00	\$ 1,530.00												\$ 1,530.00	\$ (16,830.00)
06107	Trash Removal Contract	\$ 11,000.00	\$ 1,018.30												\$ 1,018.30	\$ (9,981.70)
06108	Snow Removal Contract	\$ 5,000.00													\$ -	\$ (5,000.00)
06135	Storm Water Maint.	\$ 600.00													\$ -	\$ (600.00)
	Contracts	\$ 43,360.00													\$ 2,548.30	\$ (40,811.70)
Maintenance																
06201	Maint. & Repairs	\$ 2,000.00													\$ -	\$ (2,000.00)
06211	Capital Expenses	\$ -													\$ -	\$ -
06255	Tree Maint.	\$ 4,000.00													\$ -	\$ (4,000.00)
06298	Unanticipated Project	\$ 2,000.00													\$ -	\$ (2,000.00)
	Maintenance	\$ 8,000.00													\$ -	\$ (8,000.00)
General & Administrative																
07100	Administrative	\$ 300.00													\$ -	\$ (300.00)
07105	Accounting & Audit	\$ 2,300.00													\$ -	\$ (2,300.00)
07106	Bad Debt Expense	\$ -													\$ -	\$ -
07107	Assessment Discount	\$ 600.00													\$ -	\$ (600.00)
07120	Postage & Mail	\$ 1,200.00													\$ -	\$ (1,200.00)
07130	Coupon Printing	\$ 500.00													\$ -	\$ (500.00)
07140	Printing & Reproduction	\$ 3,000.00													\$ -	\$ (3,000.00)
07150	Legal Fees	\$ 7,000.00	\$ 427.50												\$ 427.50	\$ (6,572.50)
07161	Fees & Licenses	\$ 800.00													\$ -	\$ (800.00)
07162	Web site Development & Maintenance	\$ 150.00													\$ -	\$ (150.00)
07185	Management Fees - Storage Fees	\$ 300.00													\$ -	\$ (300.00)
	General & Administrative	\$ 16,150.00													\$ 427.50	\$ (15,722.50)
Taxes & Insurance																
07201	General Insurance	\$ 2,800.00													\$ -	\$ (2,800.00)
	Taxes & Insurance	\$ 2,800.00													\$ -	\$ (2,800.00)
Reserves																
08600	Reserve Contribution	\$ 7,500.00													\$ -	\$ (7,500.00)
08601	Reserve Int. Contribution	\$ 20.00													\$ -	\$ (20.00)
08603	Townhome Special Reserve Contribution	\$ 3,600.00													\$ -	\$ (3,600.00)
	Reserves	\$ 11,120.00													\$ -	\$ (11,120.00)
	TOTAL EXPENSES	\$ 81,818.00													\$ 2,975.80	\$ (78,842.20)
	Current Year Net Incl/(loss)	\$ -													\$ (2,975.80)	\$ (2,975.80)
Reserve Expenses																
08650	Reserve Expenses	\$ -													\$ -	\$ -
	Reserve Expenses	\$ -													\$ -	\$ -