

**Doral Homeowners Association Meeting  
Wednesday, November 14, 2018, 7:00 PM**

**FINANCIAL REPORT**

- I. **Alliance Bank Checking Account Balance as of 31 Oct 18 - \$36,195.20**
- II. **SunTrust Money Market Account Balance as of 31 Oct 18 - \$82,360.64**
- III. **HOA Assessment Delinquencies as of 31 Oct 18 - \$4,843.00 (+\$1,286.00)**
- IV. **HOA ARC Fines Being Assessed as of 31 Oct 18 - \$875.00 (\$0.00)**
- V. **HOA Late Fee Being Assessed as of 31 Oct 18 - \$854.00 (+\$291)**
- VI. **Undistributed Member's Equity as of 31 Oct 18 - \$27,251.36 (included in Alliance Bank Checking Account Balance)**
- VII. **Invoices Approved for Payment 20 Sep 18 to 14 Nov 18:**

<b>Account</b>	<b>Description</b>	<b>Total</b>
<b>Contracts</b>		
06102	Grounds Maint. Contract (Oct/Nov 18)	\$ 3,060.00
06107	Trash Removal Contract (Oct/Nov 18)	\$ 1,796.60
		<u>\$ 4,856.60</u>
<b>General &amp; Administrative</b>		
07150	Legal Fees (Gen Legal and HOA Assess Del)	\$ 908.20
		<u>\$ 908.20</u>
	<b>Total</b>	<b>\$ 5,764.80</b>

## 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
<b>INCOME:</b>																
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	\$ 68,140.00	\$ (13,628.00)
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	\$ -	\$ -	\$ 46.19	\$ 16.19
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	\$ -	\$ -	\$ 32.18	\$ 12.18
05801	Late Charges	\$ -	\$ 211.00	\$ 241.00	\$ 196.00	\$ (104.00)	\$ 106.00	\$ 151.00	\$ 181.00	\$ 181.00	\$ 211.00	\$ 226.00	\$ -	\$ -	\$ 1,600.00	\$ 1,600.00
<b>Subtotal Income</b>		<b>\$ 81,818.00</b>													<b>\$ 68,223.29</b>	<b>\$ (13,594.71)</b>
<b>EXPENSES</b>																
<b>Utilities</b>																
06055	Electricity	\$ 365.00	\$ 36.60	\$ 33.57	\$ 27.06	\$ 32.63	\$ 28.77	\$ 31.17	\$ 30.25	\$ 15.58	\$ 33.20	\$ 32.68	\$ -	\$ -	\$ 301.51	\$ (63.49)
<b>Utilities</b>		<b>\$ 365.00</b>													<b>\$ 301.51</b>	<b>\$ (63.49)</b>
<b>Contracts</b>																
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	\$ -	\$ -	\$ 6,500.00	\$ (1,300.00)
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	\$ 16,830.00	\$ (2,410.00)
06107	Trash Removal Contract	\$ 10,400.00	\$ 941.48	\$ 786.02	\$ -	\$ 1,927.50	\$ 863.75	\$ 863.75	\$ 863.75	\$ 863.75	\$ 863.75	\$ 863.75	\$ 898.30	\$ 898.30	\$ 9,770.35	\$ (629.65)
06108	Snow Removal Contract	\$ 5,000.00	\$ -	\$ -	\$ 2,446.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,446.00	\$ (2,554.00)
06135	Storm Water Maint.	\$ 600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (600.00)
<b>Contracts</b>		<b>\$ 43,040.00</b>													<b>\$ 35,546.35</b>	<b>\$ (7,493.65)</b>
<b>Maintenance</b>																
06201	Maint. & Repairs	\$ 2,000.00	\$ -	\$ -	\$ 275.00	\$ -	\$ -	\$ -	\$ 750.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,025.00	\$ (975.00)
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 540.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 540.00	\$ (1,960.00)
<b>Maintenance</b>		<b>\$ 9,500.00</b>													<b>\$ 3,215.00</b>	<b>\$ (6,285.00)</b>
<b>General &amp; Administrative</b>																
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
07107	Assessment Discount	\$ 600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (600.00)
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	\$ -	\$ -	\$ 632.73	\$ (567.27)
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	\$ -	\$ -	\$ 1,885.75	\$ (614.25)
07150	Legal Fees	\$ 5,493.00	\$ 597.17	\$ -	\$ 1,373.46	\$ 2,078.75	\$ -	\$ -	\$ 3,367.50	\$ (1,470.00)	\$ 2,629.09	\$ -	\$ -	\$ -	\$ 8,575.97	\$ 3,082.97
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	\$ -	\$ -	\$ 250.00	\$ (50.00)
<b>General &amp; Administrative</b>		<b>\$ 14,993.00</b>													<b>\$ 16,427.36</b>	<b>\$ 1,434.36</b>
<b>Taxes &amp; Insurance</b>																
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	\$ 217.33	\$ 217.33	\$ 2,173.30	\$ (626.70)
<b>Taxes &amp; Insurance</b>		<b>\$ 2,800.00</b>													<b>\$ 2,173.30</b>	<b>\$ (626.70)</b>
<b>Reserves</b>																
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	\$ 6,250.00	\$ (1,250.00)
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	\$ -	\$ -	\$ 32.18	\$ 12.18
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	\$ -	\$ -	\$ 3,000.00	\$ (600.00)
<b>Reserves</b>		<b>\$ 11,120.00</b>													<b>\$ 9,282.18</b>	<b>\$ (1,837.82)</b>
<b>TOTAL EXPENSES</b>		<b>\$ 81,818.00</b>													<b>\$ 66,945.70</b>	<b>\$ (14,872.30)</b>
<b>Current Year Net Incl/(loss)</b>		<b>\$ -</b>													<b>\$ 1,277.59</b>	<b>\$ 1,277.59</b>
<b>Reserve Expenses</b>																
08650	Reserve Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Reserve Expenses</b>		<b>\$ -</b>													<b>\$ -</b>	<b>\$ -</b>