

Doral Estates Homeowners Association, Inc.
Approved Budget for Period January 1, 2026 through December 31, 2026
[Total Units 88]

Category	2025 Approved Budget		Expenses As of Aug 2025		2026 Approved Budget	
Income:						
Assessments	<u>Monthly</u>	<u>Annual</u>	<u>As of 8/31/25</u>	<u>Annual</u>	<u>Monthly</u>	<u>Annual</u>
Assessments	39,026.73	468,320.75	312,576.00	468,864.00	43,456.69	521,480.25
Misc Income			600.00			
Total Income	39,026.73	468,320.75	313,176.00	468,864.00	43,456.69	521,480.25
Expenses						
Contracted Services						
Janitorial	250.00	3,000.00	1,975.00	2,962.50	300.00	3,600.00
Lake Maintenance	666.67	8,000.00	5,093.20	7,639.80	666.67	8,000.00
Landscaping Maint - Tract A	70.00	840.00	560.00	840.00	70.00	840.00
Landscaping Maint - Cul De Sacs	80.00	960.00	640.00	960.00	80.00	960.00
Landscaping - Spraying & Fertilizing	50.00	600.00	0.00	-	50.00	600.00
Landscaping - Tree Trimming	75.00	900.00	0.00	-	75.00	900.00
Website Maintenance	83.33	1,000.00	740.00	1,110.00	83.33	1,000.00
Management Fees	3,500.00	42,000.00	28,500.01	42,750.02	3,605.00	43,260.00
Doral Common Corp	24,364.74	292,376.86	194,917.92	292,376.88	25,850.55	310,206.64
Street Sweeping	600.00	7,200.00	7,020.00	10,530.00	953.33	11,440.00
Trash Removal	4,385.42	52,625.00	35,083.14	52,624.71	4,661.52	55,938.19
Storm Drain Cleaning	250.00	3,000.00	2,850.00	2,850.00	250.00	3,000.00
Perma Drive Maintenance & Sorage	1,083.33	13,000.00	17,750.00	17,750.00	1,416.67	17,000.00
Total Contracted Services	35,458.49	425,501.86	295,129.27	432,393.91	38,062.07	456,744.83
Utilities						
Electricity	208.33	2,500.00	2,394.28	3,591.42	300.00	3,600.00
Total Utilities	208.33	2,500.00	2,394.28	3,591.42	300.00	3,600.00
Insurance Expenses						
Insurance Package	701.47	8,417.64	5,611.76	8,417.64	765.78	9,189.41
Total Insurance Expenses	701.47	8,417.64	5,611.76	8,417.64	765.78	9,189.41
Professional Services						
Accounting Fees & Tax Preparation	208.33	2,500.00	0.00	2,500.00	400.00	4,800.00
Legal Fees	1,083.33	13,000.00	2,951.50	3,541.80	416.67	5,000.00
Total Professional Services	1,291.67	15,500.00	2,951.50	6,041.80	816.67	9,800.00
Taxes, License & Permits						
Corporate Annual Report	5.10	61.25	122.50	122.50	5.10	61.25
Total Taxes, License & Permits	5.10	61.25	122.50	122.50	5.10	61.25
Repair & Maintenance						
General Repairs, Maint & Supplies	416.67	5,000.00	2,881.00	3,457.20	387.50	4,650.00
Pressure washing of curbs	416.67	5,000.00	0.00	3,500.00	387.50	4,650.00
Mailboxes Maint.	125.00	1,500.00	-12.10	-	125.00	1,500.00
Total Repair & Maintenance	958.33	11,500.00	2,868.90	6,957.20	900.00	10,800.00
Miscellaneous Expenses						
Social Expenses	166.67	2,000.00	2,066.76	2,066.00	166.67	2,000.00
Miami Dade County Registration	24.17	290.00	140.00	290.00	24.17	290.00
Misc. Administrative Expenses	25.00	300.00	26.08	39.12	25.00	300.00
Printing, Office Supplies & Postage	116.67	1,400.00	1,385.91	1,663.09	83.33	1,000.00
Checks	12.50	150.00	150.00	150.00	12.50	150.00
Storage	50.00	600.00	450.00	600.00	50.00	600.00
Bank Charges	8.33	100.00	12.10	18.15	8.33	100.00
Total Miscellaneous Expenses	403.33	4,840.00	4,230.85	4,826.36	370.00	4,440.00
Total Expenses	39,026.73	468,320.75	313,309.06	462,350.83	41,219.62	494,635.49
Provision for Reserves						
Reserves	0.00	-		-	2,237.06	26,844.76
Total Provision for Reserves	0.00	-		-	2,237.06	26,844.76
Total Expense and Reserves	39,026.73	468,320.75	313,309.06	462,350.83	43,456.69	521,480.25
Net Income (Loss)			-133.06			
Assessment per Unit						
Unit Type 1 (81 units)	443.49	35,922.33			494.00	39,999.91
Unit Type 2 (2 units)	665.23	1,330.46			741.00	1,482.00
Unit Type 3 (2 units)	886.97	1,773.94			988.00	1,976.00