



## Financial Report

for the month ending

**October 31, 2023**

Prepared by:

# TALLFIELD

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For management purposes only

# Delray Estuary Homeowners Association, Inc

Run Date: 11/14/2023  
Run Time: 02:02 PM

## FUND BALANCE SHEET

As of: 10/31/2023

### Assets

Account	Operating	Reserve	Total
<b>Asset</b>			
1001 SouthState- Operating 4665	\$391,521.14	\$0.00	\$391,521.14
1100 SouthState- Reserve 4668	\$0.00	\$20,640.02	\$20,640.02
1150 Merrill Lynch- Reserve 2564	\$0.00	\$579,240.96	\$579,240.96
1210 Accounts Receivable	\$38,863.48	\$0.00	\$38,863.48
1220 Misc. Receivable	\$70.00	\$0.00	\$70.00
1250 AR- Other	\$2,220.82	\$0.00	\$2,220.82
1280 Allowance for Bad Debt	\$125.00	\$0.00	\$125.00
1300 Prepaid Insurance	\$32,473.16	\$0.00	\$32,473.16
1310 Prepaid Expense	\$4,430.22	\$0.00	\$4,430.22
<b>Asset Total</b>	<b>\$469,703.82</b>	<b>\$599,880.98</b>	<b>\$1,069,584.80</b>
<b>Total Assets:</b>	<b>\$469,703.82</b>	<b>\$599,880.98</b>	<b>\$1,069,584.80</b>

### Liabilities

Account	Operating	Reserve	Total
<b>Liability</b>			
2010 Accounts Payable	\$22,596.38	\$0.00	\$22,596.38
2100 Accrued Expenses	\$500.00	\$0.00	\$500.00
2110 Accounting Accrued Expenses	\$2,325.00	\$0.00	\$2,325.00
2200 Prepaid Assessments	\$17,583.39	\$0.00	\$17,583.39
2400 Holiday Appreciation Fund	\$8,766.88	\$0.00	\$8,766.88
2500 Lease Security Deposits	\$12,000.00	\$0.00	\$12,000.00
2510 ALC Owner Sec Deposit	\$35,548.92	\$0.00	\$35,548.92
2600 Deferred Assessment	\$172,486.42	\$0.00	\$172,486.42
<b>Liability Total</b>	<b>\$271,806.99</b>	<b>\$0.00</b>	<b>\$271,806.99</b>
<b>Deferred Reserve Liability</b>			
3001 Deferred Reserves- Pooled	\$0.00	\$583,460.77	\$583,460.77
3010 Reserve Interest	\$0.00	\$16,420.21	\$16,420.21
<b>Deferred Reserve Liability Total</b>	<b>\$0.00</b>	<b>\$599,880.98</b>	<b>\$599,880.98</b>
<b>Total Liabilities:</b>	<b>\$271,806.99</b>	<b>\$599,880.98</b>	<b>\$871,687.97</b>

### Equity

Account	Operating	Reserve	Total
<b>Equity</b>			
3500 Operating Fund	\$85,944.24	\$0.00	\$85,944.24
3600 Capital Contributions	\$61,750.00	\$0.00	\$61,750.00
<b>Equity Total</b>	<b>\$147,694.24</b>	<b>\$0.00</b>	<b>\$147,694.24</b>
Current Year Net Income/(Loss)	\$50,202.59	\$0.00	\$50,202.59
<b>Total Equity:</b>	<b>\$197,896.83</b>	<b>\$0.00</b>	<b>\$197,896.83</b>

<b>Account</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$469,703.82</b>	<b>\$599,880.98</b>	<b>\$1,069,584.80</b>

# Delray Estuary Homeowners Association, Inc

Run Date: 11/14/2023  
Run Time: 02:02 PM

## INCOME STATEMENT

Start: 10/01/2023 | End: 10/31/2023

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
4001 Maintenance Assessment	86,265.58	86,265.58	0.00	862,566.33	862,655.80	(89.47)	1,035,187.00
4010 Late Fee Income	475.00	0.00	475.00	1,850.00	0.00	1,850.00	0.00
4060 Fine Income	0.00	0.00	0.00	(500.00)	0.00	(500.00)	0.00
4200 Misc Income	70.00	0.00	70.00	70.00	0.00	70.00	0.00
4500 Interest Income-Bank	3.40	0.00	3.40	32.07	0.00	32.07	0.00
4550 Interest Income-Owner	(96.02)	0.00	(96.02)	1,818.60	0.00	1,818.60	0.00
4700 Rental & Sales Fees	0.00	0.00	0.00	600.00	0.00	600.00	0.00
4800 Gate/Card/Remote	245.00	0.00	245.00	1,485.00	0.00	1,485.00	0.00
<b>Income Total</b>	<b>86,962.96</b>	<b>86,265.58</b>	<b>697.38</b>	<b>867,922.00</b>	<b>862,655.80</b>	<b>5,266.20</b>	<b>1,035,187.00</b>
<b>Total Income</b>	<b>86,962.96</b>	<b>86,265.58</b>	<b>697.38</b>	<b>867,922.00</b>	<b>862,655.80</b>	<b>5,266.20</b>	<b>1,035,187.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Administration Expense</b>							
5010 Legal & Collection Exp	685.00	375.00	(310.00)	6,112.80	3,750.00	(2,362.80)	4,500.00
5020 CPA Exp	400.00	333.33	(66.67)	3,825.00	3,333.30	(491.70)	4,000.00
5030 Insurance Exp	3,223.47	3,750.00	526.53	30,820.38	37,500.00	6,679.62	45,000.00
5100 License/Permits/Fees	0.00	41.67	41.67	391.25	416.70	25.45	500.00
5200 Office/Postage/Admin	142.71	333.33	190.62	1,888.28	3,333.30	1,445.02	4,000.00
5300 Social Committee	0.00	41.67	41.67	32.63	416.70	384.07	500.00
5310 Communications	0.00	426.25	426.25	5,470.85	4,262.50	(1,208.35)	5,115.00
<b>Administration Expense Total</b>	<b>4,451.18</b>	<b>5,301.25</b>	<b>850.07</b>	<b>48,541.19</b>	<b>53,012.50</b>	<b>4,471.31</b>	<b>63,615.00</b>
<b>Utility Expense</b>							
6001 Electric- Street Lights	603.16	1,333.33	730.17	5,751.99	13,333.30	7,581.31	16,000.00
6010 Electric- Pool Cabana	357.85	475.00	117.15	5,091.82	4,750.00	(341.82)	5,700.00
6020 Electric- Gate House	109.00	104.17	(4.83)	1,243.31	1,041.70	(201.61)	1,250.00
6030 Electric- Pumps	87.38	93.33	5.95	899.43	933.30	33.87	1,120.00
6040 Electric- Lake Pumps	58.60	33.33	(25.27)	518.30	333.30	(185.00)	400.00
6100 Water & Sewer	6,324.48	3,125.00	(3,199.48)	35,547.93	31,250.00	(4,297.93)	37,500.00
6500 Telephone	507.40	312.50	(194.90)	4,306.95	3,125.00	(1,181.95)	3,750.00
6600 Cable	10,720.42	10,333.33	(387.09)	105,711.13	103,333.30	(2,377.83)	124,000.00
<b>Utility Expense Total</b>	<b>18,768.29</b>	<b>15,809.99</b>	<b>(2,958.30)</b>	<b>159,070.86</b>	<b>158,099.90</b>	<b>(970.96)</b>	<b>189,720.00</b>
<b>Contract Expense</b>							
7000 Management Fee	2,450.00	4,166.67	1,716.67	28,379.19	41,666.70	13,287.51	50,000.00
7100 Landscape Contract	10,294.27	10,000.00	(294.27)	92,870.61	100,000.00	7,129.39	120,000.00
7120 Pest & Fert Contract	1,067.29	375.17	(692.12)	17,429.61	3,751.70	(13,677.91)	4,502.00
7130 Whitefly-Spiraling Contract	0.00	666.67	666.67	6,975.00	6,666.70	(308.30)	8,000.00
7200 Lake Maint. Contract	190.00	612.50	422.50	2,424.15	6,125.00	3,700.85	7,350.00
7210 Preserve Maint. Contract	0.00	1,375.00	1,375.00	14,780.00	13,750.00	(1,030.00)	16,500.00
7300 Pool/Fountain Contract	586.00	666.67	80.67	7,136.00	6,666.70	(469.30)	8,000.00
7410 Dwelling Live Contract	435.48	416.67	(18.81)	6,031.76	4,166.70	(1,865.06)	5,000.00
7500 Pest Control Contract	0.00	166.67	166.67	340.00	1,666.70	1,326.70	2,000.00
7600 Holiday Light Contract	0.00	250.00	250.00	21.39	2,500.00	2,478.61	3,000.00
7800 Security Contract	16,279.40	17,916.67	1,637.27	183,202.63	179,166.70	(4,035.93)	215,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
7810 Alarm Monitoring Contract	2,080.94	2,125.00	44.06	21,034.40	21,250.00	215.60	25,500.00
7900 Janitorial Contract	1,354.16	1,666.67	312.51	7,603.57	16,666.70	9,063.13	20,000.00
<b>Contract Expense Total</b>	<b>34,737.54</b>	<b>40,404.36</b>	<b>5,666.82</b>	<b>388,228.31</b>	<b>404,043.60</b>	<b>15,815.29</b>	<b>484,852.00</b>
<b>Operational Expense</b>							
8010 Building Repairs	2,705.56	2,916.67	211.11	17,196.60	29,166.70	11,970.10	35,000.00
8100 Landscape Other (extras)	715.00	4,562.50	3,847.50	43,639.68	45,625.00	1,985.32	54,750.00
8110 Landscape Extra (unexpected)	0.00	1,250.00	1,250.00	18,886.67	12,500.00	(6,386.67)	15,000.00
8120 Tree Trimming	2,793.44	2,750.00	(43.44)	25,201.25	27,500.00	2,298.75	33,000.00
8130 Mulch	9,181.25	2,083.33	(7,097.92)	9,654.25	20,833.30	11,179.05	25,000.00
8150 Irrigation Repairs	417.34	708.33	290.99	7,971.01	7,083.30	(887.71)	8,500.00
8155 Irrigation Improvements	0.00	833.33	833.33	2,004.93	8,333.30	6,328.37	10,000.00
8300 Pool/Fountain Rep & Supplies	172.50	333.33	160.83	3,120.00	3,333.30	213.30	4,000.00
8400 Gate R&M	2,924.05	833.33	(2,090.72)	4,004.05	8,333.30	4,329.25	10,000.00
8450 Gate A/C R&M	0.00	20.83	20.83	0.00	208.30	208.30	250.00
8810 Sec. Company Tech Supp	0.00	125.00	125.00	6,867.21	1,250.00	(5,617.21)	1,500.00
<b>Operational Expense Total</b>	<b>18,909.14</b>	<b>16,416.65</b>	<b>(2,492.49)</b>	<b>138,545.65</b>	<b>164,166.50</b>	<b>25,620.85</b>	<b>197,000.00</b>
<b>Reserve Expense</b>							
9001 Pooled Reserve	8,333.34	8,333.33	(0.01)	83,333.40	83,333.30	(0.10)	100,000.00
<b>Reserve Expense Total</b>	<b>8,333.34</b>	<b>8,333.33</b>	<b>(0.01)</b>	<b>83,333.40</b>	<b>83,333.30</b>	<b>(0.10)</b>	<b>100,000.00</b>
<b>Total Expense</b>	<b>85,199.49</b>	<b>86,265.58</b>	<b>1,066.09</b>	<b>817,719.41</b>	<b>862,655.80</b>	<b>44,936.39</b>	<b>1,035,187.00</b>
<b>Net Income</b>	<b>1,763.47</b>	<b>0.00</b>	<b>1,763.47</b>	<b>50,202.59</b>	<b>0.00</b>	<b>50,202.59</b>	<b>0.00</b>