



## Financial Report

for the month ending

**July 31, 2023**

Prepared by:

# TALLFIELD

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For management purposes only

# Delray Estuary Homeowners Association, Inc

Run Date: 08/31/2023  
Run Time: 05:10 PM

## FUND BALANCE SHEET

As of: 07/31/2023

### Assets

Account	Operating	Reserve	Total
<b>Asset</b>			
1001 SouthState- Operating 4665	\$429,218.61	\$0.00	\$429,218.61
1100 SouthState- Reserve 4668	\$0.00	\$64,947.50	\$64,947.50
1150 Merrill Lynch- Reserve 2564	\$0.00	\$507,733.90	\$507,733.90
1210 Accounts Receivable	\$43,618.75	\$0.00	\$43,618.75
1250 AR- Other	\$2,220.82	\$0.00	\$2,220.82
1300 Prepaid Insurance	\$3,038.46	\$0.00	\$3,038.46
1310 Prepaid Expense	\$2,224.94	\$0.00	\$2,224.94
1400 Utility Deposit	\$306.44	\$0.00	\$306.44
<b>Asset Total</b>	<b>\$480,628.02</b>	<b>\$572,681.40</b>	<b>\$1,053,309.42</b>
<b>Total Assets:</b>	<b>\$480,628.02</b>	<b>\$572,681.40</b>	<b>\$1,053,309.42</b>

### Liabilities

Account	Operating	Reserve	Total
<b>Liability</b>			
2010 Accounts Payable	\$15,749.36	\$0.00	\$15,749.36
2100 Accrued Expenses	\$14,305.68	\$0.00	\$14,305.68
2110 Accounting Accrued Expenses	\$7,225.00	\$0.00	\$7,225.00
2200 Prepaid Assessments	\$18,703.73	\$0.00	\$18,703.73
2400 Holiday Appreciation Fund	\$10,866.88	\$0.00	\$10,866.88
2500 Lease Security Deposits	\$12,000.00	\$0.00	\$12,000.00
2510 ALC Owner Sec Deposit	\$39,268.92	\$0.00	\$39,268.92
2600 Deferred Assessment	\$172,486.41	\$0.00	\$172,486.41
<b>Liability Total</b>	<b>\$290,605.98</b>	<b>\$0.00</b>	<b>\$290,605.98</b>
<b>Deferred Reserve Liability</b>			
3001 Deferred Reserves- Pooled	\$0.00	\$562,887.76	\$562,887.76
3010 Reserve Interest	\$0.00	\$9,793.64	\$9,793.64
<b>Deferred Reserve Liability Total</b>	<b>\$0.00</b>	<b>\$572,681.40</b>	<b>\$572,681.40</b>
<b>Total Liabilities:</b>	<b>\$290,605.98</b>	<b>\$572,681.40</b>	<b>\$863,287.38</b>

### Equity

Account	Operating	Reserve	Total
<b>Equity</b>			
3500 Operating Fund	\$93,361.65	\$0.00	\$93,361.65
3600 Capital Contributions	\$61,750.00	\$0.00	\$61,750.00
<b>Equity Total</b>	<b>\$155,111.65</b>	<b>\$0.00</b>	<b>\$155,111.65</b>
Current Year Net Income/(Loss)	\$34,910.39	\$0.00	\$34,910.39
<b>Total Equity:</b>	<b>\$190,022.04</b>	<b>\$0.00</b>	<b>\$190,022.04</b>

<b>Account</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$480,628.02</b>	<b>\$572,681.40</b>	<b>\$1,053,309.42</b>

# Delray Estuary Homeowners Association, Inc

Run Date: 08/31/2023

Run Time: 05:10 PM

## INCOME STATEMENT

Start: 07/01/2023 | End: 07/31/2023

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
4001 Maintenance Assessment	603,769.59	86,265.58	517,504.01	603,769.59	603,859.06	(89.47)	1,035,187.00
4010 Late Fee Income	1,375.00	0.00	1,375.00	1,375.00	0.00	1,375.00	0.00
4060 Fine Income	(500.00)	0.00	(500.00)	(500.00)	0.00	(500.00)	0.00
4500 Interest Income-Bank	22.82	0.00	22.82	22.82	0.00	22.82	0.00
4550 Interest Income-Owner	1,914.62	0.00	1,914.62	1,914.62	0.00	1,914.62	0.00
4700 Rental & Sales Fees	600.00	0.00	600.00	600.00	0.00	600.00	0.00
4800 Gate/Card/Remote	825.00	0.00	825.00	825.00	0.00	825.00	0.00
<b>Income Total</b>	<b>608,007.03</b>	<b>86,265.58</b>	<b>521,741.45</b>	<b>608,007.03</b>	<b>603,859.06</b>	<b>4,147.97</b>	<b>1,035,187.00</b>
<b>Total Income</b>	<b>608,007.03</b>	<b>86,265.58</b>	<b>521,741.45</b>	<b>608,007.03</b>	<b>603,859.06</b>	<b>4,147.97</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	2,207.80	375.00	(1,832.80)	2,207.80	2,625.00	417.20	4,500.00
5020 CPA Exp	2,625.00	333.33	(2,291.67)	2,625.00	2,333.31	(291.69)	4,000.00
5030 Insurance Exp	21,269.78	3,750.00	(17,519.78)	21,269.78	26,250.00	4,980.22	45,000.00
5100 License/Permits/Fees	286.25	41.67	(244.58)	286.25	291.69	5.44	500.00
5200 Office/Postage/Admin	369.29	333.33	(35.96)	369.29	2,333.31	1,964.02	4,000.00
5300 Social Committee	32.63	41.67	9.04	32.63	291.69	259.06	500.00
5310 Communications	5,161.85	426.25	(4,735.60)	5,161.85	2,983.75	(2,178.10)	5,115.00
<b>Administration Expense Total</b>	<b>31,952.60</b>	<b>5,301.25</b>	<b>(26,651.35)</b>	<b>31,952.60</b>	<b>37,108.75</b>	<b>5,156.15</b>	<b>63,615.00</b>
<b>Utility Expense</b>							
6001 Electric- Street Lights	3,942.51	1,333.33	(2,609.18)	3,942.51	9,333.31	5,390.80	16,000.00
6010 Electric- Pool Cabana	4,006.84	475.00	(3,531.84)	4,006.84	3,325.00	(681.84)	5,700.00
6020 Electric- Gate House	899.50	104.17	(795.33)	899.50	729.19	(170.31)	1,250.00
6030 Electric- Pumps	627.28	93.33	(533.95)	627.28	653.31	26.03	1,120.00
6040 Electric- Lake Pumps	339.19	33.33	(305.86)	339.19	233.31	(105.88)	400.00
6100 Water & Sewer	21,471.53	3,125.00	(18,346.53)	21,471.53	21,875.00	403.47	37,500.00
6500 Telephone	2,786.81	312.50	(2,474.31)	2,786.81	2,187.50	(599.31)	3,750.00
6600 Cable	73,549.87	10,333.33	(63,216.54)	73,549.87	72,333.31	(1,216.56)	124,000.00
<b>Utility Expense Total</b>	<b>107,623.53</b>	<b>15,809.99</b>	<b>(91,813.54)</b>	<b>107,623.53</b>	<b>110,669.93</b>	<b>3,046.40</b>	<b>189,720.00</b>
<b>Contract Expense</b>							
7000 Management Fee	21,029.19	4,166.67	(16,862.52)	21,029.19	29,166.69	8,137.50	50,000.00
7100 Landscape Contract	72,282.07	10,000.00	(62,282.07)	72,282.07	70,000.00	(2,282.07)	120,000.00
7120 Pest & Fert Contract	7,961.69	375.17	(7,586.52)	7,961.69	2,626.19	(5,335.50)	4,502.00
7130 Whitefly-Spiraling Contract	6,975.00	666.67	(6,308.33)	6,975.00	4,666.69	(2,308.31)	8,000.00
7200 Lake Maint. Contract	2,044.15	612.50	(1,431.65)	2,044.15	4,287.50	2,243.35	7,350.00
7210 Preserve Maint. Contract	11,790.00	1,375.00	(10,415.00)	11,790.00	9,625.00	(2,165.00)	16,500.00
7300 Pool/Fountain Contract	4,792.00	666.67	(4,125.33)	4,792.00	4,666.69	(125.31)	8,000.00
7410 Dwelling Live Contract	4,725.32	416.67	(4,308.65)	4,725.32	2,916.69	(1,808.63)	5,000.00
7500 Pest Control Contract	170.00	166.67	(3.33)	170.00	1,166.69	996.69	2,000.00
7600 Holiday Light Contract	21.39	250.00	228.61	21.39	1,750.00	1,728.61	3,000.00
7800 Security Contract	129,851.66	17,916.67	(111,934.99)	129,851.66	125,416.69	(4,434.97)	215,000.00
7810 Alarm Monitoring Contract	14,791.58	2,125.00	(12,666.58)	14,791.58	14,875.00	83.42	25,500.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
7900 Janitorial Contract	4,219.41	1,666.67	(2,552.74)	4,219.41	11,666.69	7,447.28	20,000.00
<b>Contract Expense Total</b>	<b>280,653.46</b>	<b>40,404.36</b>	<b>(240,249.10)</b>	<b>280,653.46</b>	<b>282,830.52</b>	<b>2,177.06</b>	<b>484,852.00</b>
<b>Operational Expense</b>							
8010 Building Repairs	12,914.58	2,916.67	(9,997.91)	12,914.58	20,416.69	7,502.11	35,000.00
8100 Landscape Other (extras)	36,142.90	4,562.50	(31,580.40)	36,142.90	31,937.50	(4,205.40)	54,750.00
8110 Landscape Extra (unexpected)	6,961.67	1,250.00	(5,711.67)	6,961.67	8,750.00	1,788.33	15,000.00
8120 Tree Trimming	19,614.37	2,750.00	(16,864.37)	19,614.37	19,250.00	(364.37)	33,000.00
8130 Mulch	473.00	2,083.33	1,610.33	473.00	14,583.31	14,110.31	25,000.00
8150 Irrigation Repairs	6,264.64	708.33	(5,556.31)	6,264.64	4,958.31	(1,306.33)	8,500.00
8155 Irrigation Improvements	2,004.93	833.33	(1,171.60)	2,004.93	5,833.31	3,828.38	10,000.00
8300 Pool/Fountain Rep & Supplies	2,947.50	333.33	(2,614.17)	2,947.50	2,333.31	(614.19)	4,000.00
8400 Gate R&M	704.00	833.33	129.33	704.00	5,833.31	5,129.31	10,000.00
8450 Gate A/C R&M	0.00	20.83	20.83	0.00	145.81	145.81	250.00
8810 Sec. Company Tech Supp	6,506.08	125.00	(6,381.08)	6,506.08	875.00	(5,631.08)	1,500.00
<b>Operational Expense Total</b>	<b>94,533.67</b>	<b>16,416.65</b>	<b>(78,117.02)</b>	<b>94,533.67</b>	<b>114,916.55</b>	<b>20,382.88</b>	<b>197,000.00</b>
<b>Reserve Expense</b>							
9001 Pooled Reserve	58,333.38	8,333.33	(50,000.05)	58,333.38	58,333.31	(0.07)	100,000.00
<b>Reserve Expense Total</b>	<b>58,333.38</b>	<b>8,333.33</b>	<b>(50,000.05)</b>	<b>58,333.38</b>	<b>58,333.31</b>	<b>(0.07)</b>	<b>100,000.00</b>
<b>Total Expense</b>	<b>573,096.64</b>	<b>86,265.58</b>	<b>(486,831.06)</b>	<b>573,096.64</b>	<b>603,859.06</b>	<b>30,762.42</b>	<b>1,035,187.00</b>
<b>Net Income</b>	<b>34,910.39</b>	<b>0.00</b>	<b>34,910.39</b>	<b>34,910.39</b>	<b>0.00</b>	<b>34,910.39</b>	<b>0.00</b>