



Financial Report

for the month ending

September 30, 2023

Prepared by:

TALLFIELD

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For management purposes only

Delray Estuary Homeowners Association, Inc

Run Date: 10/09/2023

Run Time: 05:06 PM

FUND BALANCE SHEET

As of: 09/30/2023

Assets

Account	Operating	Reserve	Total
Asset			
1001 SouthState- Operating 4665	\$295,023.50	\$0.00	\$295,023.50
1100 SouthState- Reserve 4668	\$0.00	\$77,262.65	\$77,262.65
1150 Merrill Lynch- Reserve 2564	\$0.00	\$512,082.12	\$512,082.12
1210 Accounts Receivable	\$13,974.37	\$0.00	\$13,974.37
1250 AR- Other	\$2,220.82	\$0.00	\$2,220.82
1300 Prepaid Insurance	\$35,720.47	\$0.00	\$35,720.47
Asset Total	\$346,939.16	\$589,344.77	\$936,283.93
Total Assets:	\$346,939.16	\$589,344.77	\$936,283.93

Liabilities

Account	Operating	Reserve	Total
Liability			
2010 Accounts Payable	\$8,139.70	\$0.00	\$8,139.70
2100 Accrued Expenses	\$2,600.00	\$0.00	\$2,600.00
2110 Accounting Accrued Expenses	\$6,725.00	\$0.00	\$6,725.00
2200 Prepaid Assessments	\$55,851.03	\$0.00	\$55,851.03
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	\$37,548.92	\$0.00	\$37,548.92
Liability Total	\$131,631.53	\$0.00	\$131,631.53
Deferred Reserve Liability			
3001 Deferred Reserves- Pooled	\$0.00	\$575,127.43	\$575,127.43
3010 Reserve Interest	\$0.00	\$14,217.34	\$14,217.34
Deferred Reserve Liability Total	\$0.00	\$589,344.77	\$589,344.77
Total Liabilities:	\$131,631.53	\$589,344.77	\$720,976.30

Equity

Account	Operating	Reserve	Total
Equity			
3500 Operating Fund	\$85,944.24	\$0.00	\$85,944.24
3600 Capital Contributions	\$61,750.00	\$0.00	\$61,750.00
Equity Total	\$147,694.24	\$0.00	\$147,694.24
Current Year Net Income/(Loss)	\$67,613.39	\$0.00	\$67,613.39
Total Equity:	\$215,307.63	\$0.00	\$215,307.63
Total Liabilities & Equity	\$346,939.16	\$589,344.77	\$936,283.93

Delray Estuary Homeowners Association, Inc

Run Date: 10/09/2023

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INCOME STATEMENT

Start: 09/01/2023 | End: 09/30/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4001 Maintenance Assessment	86,265.58	86,265.58	0.00	776,300.75	776,390.22	(89.47)	1,035,187.00
4010 Late Fee Income	0.00	0.00	0.00	1,375.00	0.00	1,375.00	0.00
4060 Fine Income	0.00	0.00	0.00	(500.00)	0.00	(500.00)	0.00
4500 Interest Income-Bank	2.36	0.00	2.36	28.67	0.00	28.67	0.00
4550 Interest Income-Owner	0.00	0.00	0.00	1,914.62	0.00	1,914.62	0.00
4700 Rental & Sales Fees	0.00	0.00	0.00	600.00	0.00	600.00	0.00
4800 Gate/Card/Remote	180.00	0.00	180.00	1,240.00	0.00	1,240.00	0.00
Income Total	86,447.94	86,265.58	182.36	780,959.04	776,390.22	4,568.82	1,035,187.00
Total Income	86,447.94	86,265.58	182.36	780,959.04	776,390.22	4,568.82	1,035,187.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administration Expense							
5010 Legal & Collection Exp	1,012.50	375.00	(637.50)	3,220.30	3,375.00	154.70	4,500.00
5020 CPA Exp	400.00	333.33	(66.67)	3,425.00	2,999.97	(425.03)	4,000.00
5030 Insurance Exp	3,247.32	3,750.00	502.68	27,596.91	33,750.00	6,153.09	45,000.00
5100 License/Permits/Fees	105.00	41.67	(63.33)	391.25	375.03	(16.22)	500.00
5200 Office/Postage/Admin	326.28	333.33	7.05	1,745.57	2,999.97	1,254.40	4,000.00
5300 Social Committee	0.00	41.67	41.67	32.63	375.03	342.40	500.00
5310 Communications	165.00	426.25	261.25	5,470.85	3,836.25	(1,634.60)	5,115.00
Administration Expense Total	5,256.10	5,301.25	45.15	41,882.51	47,711.25	5,828.74	63,615.00
Utility Expense							
6001 Electric- Street Lights	603.16	1,333.33	730.17	5,148.83	11,999.97	6,851.14	16,000.00
6010 Electric- Pool Cabana	379.69	475.00	95.31	4,733.97	4,275.00	(458.97)	5,700.00
6020 Electric- Gate House	119.28	104.17	(15.11)	1,134.31	937.53	(196.78)	1,250.00
6030 Electric- Pumps	96.08	93.33	(2.75)	812.05	839.97	27.92	1,120.00
6040 Electric- Lake Pumps	61.44	33.33	(28.11)	459.70	299.97	(159.73)	400.00
6100 Water & Sewer	5,687.14	3,125.00	(2,562.14)	29,223.45	28,125.00	(1,098.45)	37,500.00
6500 Telephone	506.38	312.50	(193.88)	3,799.57	2,812.50	(987.07)	3,750.00
6600 Cable	10,720.42	10,333.33	(387.09)	94,990.71	92,999.97	(1,990.74)	124,000.00
Utility Expense Total	18,173.59	15,809.99	(2,363.60)	140,302.59	142,289.91	1,987.32	189,720.00

Contract Expense

7000 Management Fee	2,450.00	4,166.67	1,716.67	25,929.19	37,500.03	11,570.84	50,000.00
7100 Landscape Contract	10,294.27	10,000.00	(294.27)	82,576.34	90,000.00	7,423.66	120,000.00
7120 Pest & Fert Contract	800.63	375.17	(425.46)	8,762.32	3,376.53	(5,385.79)	4,502.00
7130 Whitefly-Spiraling Contract	0.00	666.67	666.67	6,975.00	6,000.03	(974.97)	8,000.00
7200 Lake Maint. Contract	190.00	612.50	422.50	2,234.15	5,512.50	3,278.35	7,350.00
7210 Preserve Maint. Contract	0.00	1,375.00	1,375.00	11,790.00	12,375.00	585.00	16,500.00
7300 Pool/Fountain Contract	586.00	666.67	80.67	6,550.00	6,000.03	(549.97)	8,000.00
7410 Dwelling Live Contract	435.48	416.67	(18.81)	5,596.28	3,750.03	(1,846.25)	5,000.00
7500 Pest Control Contract	0.00	166.67	166.67	340.00	1,500.03	1,160.03	2,000.00
7600 Holiday Light Contract	0.00	250.00	250.00	21.39	2,250.00	2,228.61	3,000.00
7800 Security Contract	12,652.47	17,916.67	5,264.20	162,853.38	161,250.03	(1,603.35)	215,000.00
7810 Alarm Monitoring Contract	2,100.00	2,125.00	25.00	18,972.52	19,125.00	152.48	25,500.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
7900 Janitorial Contract	500.00	1,666.67	1,166.67	5,799.41	15,000.03	9,200.62	20,000.00
Contract Expense Total	30,008.85	40,404.36	10,395.51	338,399.98	363,639.24	25,239.26	484,852.00
Operational Expense							
8010 Building Repairs	1,228.31	2,916.67	1,688.36	14,491.04	26,250.03	11,758.99	35,000.00
8100 Landscape Other (extras)	0.00	4,562.50	4,562.50	42,924.68	41,062.50	(1,862.18)	54,750.00
8110 Landscape Extra (unexpected)	475.00	1,250.00	775.00	17,386.67	11,250.00	(6,136.67)	15,000.00
8120 Tree Trimming	2,793.44	2,750.00	(43.44)	22,407.81	24,750.00	2,342.19	33,000.00
8130 Mulch	0.00	2,083.33	2,083.33	473.00	18,749.97	18,276.97	25,000.00
8150 Irrigation Repairs	417.34	708.33	290.99	7,553.67	6,374.97	(1,178.70)	8,500.00
8155 Irrigation Improvements	0.00	833.33	833.33	2,004.93	7,499.97	5,495.04	10,000.00
8300 Pool/Fountain Rep & Supplies	0.00	333.33	333.33	2,947.50	2,999.97	52.47	4,000.00
8400 Gate R&M	0.00	833.33	833.33	704.00	7,499.97	6,795.97	10,000.00
8450 Gate A/C R&M	0.00	20.83	20.83	0.00	187.47	187.47	250.00
8810 Sec. Company Tech Supp	0.00	125.00	125.00	6,867.21	1,125.00	(5,742.21)	1,500.00
Operational Expense Total	4,914.09	16,416.65	11,502.56	117,760.51	147,749.85	29,989.34	197,000.00
Reserve Expense							
9001 Pooled Reserve	8,333.34	8,333.33	(0.01)	75,000.06	74,999.97	(0.09)	100,000.00
Reserve Expense Total	8,333.34	8,333.33	(0.01)	75,000.06	74,999.97	(0.09)	100,000.00
Total Expense	66,685.97	86,265.58	19,579.61	713,345.65	776,390.22	63,044.57	1,035,187.00
Net Income	19,761.97	0.00	19,761.97	67,613.39	0.00	67,613.39	0.00