



Financial Report

for the month ending

November 30, 2023

Prepared by:

TALLFIELD

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For management purposes only

Delray Estuary Homeowners Association, Inc

Run Date: 12/18/2023

Run Time: 05:50 PM

FUND BALANCE SHEET

As of: 11/30/2023

Assets

| Account | Operating | Reserve | Total |
|----------------------------------|---------------------|---------------------|---------------------|
| Asset | | | |
| 1001 SouthState- Operating 4665 | \$118,695.00 | \$0.00 | \$118,695.00 |
| 1025 SouthState-ICS 665 | \$177,497.43 | \$0.00 | \$177,497.43 |
| 1100 SouthState- Reserve 4668 | \$0.00 | \$14,469.39 | \$14,469.39 |
| 1150 Merrill Lynch- Reserve 2564 | \$0.00 | \$581,810.39 | \$581,810.39 |
| 1180 SouthState- Escrow 5453 | \$46,548.92 | \$0.00 | \$46,548.92 |
| 1210 Accounts Receivable | \$6,343.78 | \$0.00 | \$6,343.78 |
| 1220 Misc. Receivable | \$35.00 | \$0.00 | \$35.00 |
| 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 | \$29,225.84 | \$0.00 | \$29,225.84 |
| 1310 Prepaid Expense | \$4,095.52 | \$0.00 | \$4,095.52 |
| Asset Total | \$384,787.31 | \$596,279.78 | \$981,067.09 |
| Total Assets: | \$384,787.31 | \$596,279.78 | \$981,067.09 |

Liabilities

| Account | Operating | Reserve | Total |
|---|---------------------|---------------------|---------------------|
| Liability | | | |
| 2010 Accounts Payable | \$21,427.97 | \$0.00 | \$21,427.97 |
| 2100 Accrued Expenses | \$500.00 | \$0.00 | \$500.00 |
| 2110 Accounting Accrued Expenses | \$2,725.00 | \$0.00 | \$2,725.00 |
| 2200 Prepaid Assessments | \$22,597.39 | \$0.00 | \$22,597.39 |
| 2400 Holiday Appreciation Fund | \$8,866.88 | \$0.00 | \$8,866.88 |
| 2500 Lease Security Deposits | \$11,000.00 | \$0.00 | \$11,000.00 |
| 2510 ALC Owner Sec Deposit | \$35,548.92 | \$0.00 | \$35,548.92 |
| 2600 Deferred Assessment | \$86,220.84 | \$0.00 | \$86,220.84 |
| Liability Total | \$188,887.00 | \$0.00 | \$188,887.00 |
| Deferred Reserve Liability | | | |
| 3001 Deferred Reserves- Pooled | \$0.00 | \$577,280.11 | \$577,280.11 |
| 3010 Reserve Interest | \$0.00 | \$18,999.67 | \$18,999.67 |
| Deferred Reserve Liability Total | \$0.00 | \$596,279.78 | \$596,279.78 |
| Total Liabilities: | \$188,887.00 | \$596,279.78 | \$785,166.78 |

Equity

| Account | Operating | Reserve | Total |
|----------------------------|---------------------|---------------|---------------------|
| Equity | | | |
| 3500 Operating Fund | \$86,944.24 | \$0.00 | \$86,944.24 |
| 3600 Capital Contributions | \$61,750.00 | \$0.00 | \$61,750.00 |
| Equity Total | \$148,694.24 | \$0.00 | \$148,694.24 |

| Account | Operating | Reserve | Total |
|---------------------------------------|---------------------|---------------------|---------------------|
| Current Year Net Income/(Loss) | \$47,206.07 | \$0.00 | \$47,206.07 |
| Total Equity: | \$195,900.31 | \$0.00 | \$195,900.31 |
| Total Liabilities & Equity | \$384,787.31 | \$596,279.78 | \$981,067.09 |

Delray Estuary Homeowners Association, Inc

Run Date: 12/18/2023

Run Time: 05:50 PM

INCOME STATEMENT

Start: 11/01/2023 | End: 11/30/2023

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 | 948,831.91 | 948,921.38 | (89.47) | 1,035,187.00 |
| 4010 Late Fee Income | (100.00) | 0.00 | (100.00) | 1,750.00 | 0.00 | 1,750.00 | 0.00 |
| 4060 Fine Income | 0.00 | 0.00 | 0.00 | (500.00) | 0.00 | (500.00) | 0.00 |
| 4200 Misc Income | 0.00 | 0.00 | 0.00 | 70.00 | 0.00 | 70.00 | 0.00 |
| 4500 Interest Income-Bank | 1.61 | 0.00 | 1.61 | 33.68 | 0.00 | 33.68 | 0.00 |
| 4550 Interest Income-Owner | 0.00 | 0.00 | 0.00 | 1,818.60 | 0.00 | 1,818.60 | 0.00 |
| 4600 Collection Income | 325.00 | 0.00 | 325.00 | 325.00 | 0.00 | 325.00 | 0.00 |
| 4700 Rental & Sales Fees | 0.00 | 0.00 | 0.00 | 600.00 | 0.00 | 600.00 | 0.00 |
| 4800 Gate/Card/Remote | 105.00 | 0.00 | 105.00 | 1,590.00 | 0.00 | 1,590.00 | 0.00 |
| Income Total | 86,597.19 | 86,265.58 | 331.61 | 954,519.19 | 948,921.38 | 5,597.81 | 1,035,187.00 |
| Total Income | 86,597.19 | 86,265.58 | 331.61 | 954,519.19 | 948,921.38 | 5,597.81 | 1,035,187.00 |

Expense

| Account | Current | | | Year to Date | | | Yearly |
|-------------------------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Administration Expense | | | | | | | |
| 5010 Legal & Collection Exp | 325.00 | 375.00 | 50.00 | 6,437.80 | 4,125.00 | (2,312.80) | 4,500.00 |
| 5020 CPA Exp | 400.00 | 333.33 | (66.67) | 4,225.00 | 3,666.63 | (558.37) | 4,000.00 |
| 5030 Insurance Exp | 3,247.32 | 3,750.00 | 502.68 | 34,067.70 | 41,250.00 | 7,182.30 | 45,000.00 |
| 5100 License/Permits/Fees | 16.00 | 41.67 | 25.67 | 407.25 | 458.37 | 51.12 | 500.00 |
| 5200 Office/Postage/Admin | 151.02 | 333.33 | 182.31 | 2,039.30 | 3,666.63 | 1,627.33 | 4,000.00 |
| 5300 Social Committee | 0.00 | 41.67 | 41.67 | 32.63 | 458.37 | 425.74 | 500.00 |
| 5310 Communications | 0.00 | 426.25 | 426.25 | 5,470.85 | 4,688.75 | (782.10) | 5,115.00 |
| Administration Expense Total | 4,139.34 | 5,301.25 | 1,161.91 | 52,680.53 | 58,313.75 | 5,633.22 | 63,615.00 |
| Utility Expense | | | | | | | |
| 6001 Electric- Street Lights | 603.16 | 1,333.33 | 730.17 | 6,355.15 | 14,666.63 | 8,311.48 | 16,000.00 |
| 6010 Electric- Pool Cabana | 272.78 | 475.00 | 202.22 | 5,364.60 | 5,225.00 | (139.60) | 5,700.00 |
| 6020 Electric- Gate House | 96.36 | 104.17 | 7.81 | 1,339.67 | 1,145.87 | (193.80) | 1,250.00 |
| 6030 Electric- Pumps | 86.52 | 93.33 | 6.81 | 985.95 | 1,026.63 | 40.68 | 1,120.00 |
| 6040 Electric- Lake Pumps | 58.11 | 33.33 | (24.78) | 576.41 | 366.63 | (209.78) | 400.00 |
| 6100 Water & Sewer | 5,957.11 | 3,125.00 | (2,832.11) | 41,505.04 | 34,375.00 | (7,130.04) | 37,500.00 |
| 6500 Telephone | 506.51 | 312.50 | (194.01) | 4,813.46 | 3,437.50 | (1,375.96) | 3,750.00 |
| 6600 Cable | 10,720.42 | 10,333.33 | (387.09) | 116,431.55 | 113,666.63 | (2,764.92) | 124,000.00 |
| Utility Expense Total | 18,300.97 | 15,809.99 | (2,490.98) | 177,371.83 | 173,909.89 | (3,461.94) | 189,720.00 |
| Contract Expense | | | | | | | |
| 7000 Management Fee | 2,450.00 | 4,166.67 | 1,716.67 | 30,829.19 | 45,833.37 | 15,004.18 | 50,000.00 |
| 7100 Landscape Contract | 10,580.36 | 10,000.00 | (580.36) | 103,450.97 | 110,000.00 | 6,549.03 | 120,000.00 |
| 7120 Pest & Fert Contract | 1,067.29 | 375.17 | (692.12) | 18,496.90 | 4,126.87 | (14,370.03) | 4,502.00 |
| 7130 Whitefly-Spiraling Contract | 0.00 | 666.67 | 666.67 | 6,975.00 | 7,333.37 | 358.37 | 8,000.00 |
| 7200 Lake Maint. Contract | 190.00 | 612.50 | 422.50 | 2,614.15 | 6,737.50 | 4,123.35 | 7,350.00 |
| 7210 Preserve Maint. Contract | 0.00 | 1,375.00 | 1,375.00 | 14,780.00 | 15,125.00 | 345.00 | 16,500.00 |
| 7300 Pool/Fountain Contract | 475.00 | 666.67 | 191.67 | 7,611.00 | 7,333.37 | (277.63) | 8,000.00 |
| 7410 Dwelling Live Contract | 466.68 | 416.67 | (50.01) | 6,498.44 | 4,583.37 | (1,915.07) | 5,000.00 |
| 7500 Pest Control Contract | 0.00 | 166.67 | 166.67 | 340.00 | 1,833.37 | 1,493.37 | 2,000.00 |
| 7600 Holiday Light Contract | 0.00 | 250.00 | 250.00 | 21.39 | 2,750.00 | 2,728.61 | 3,000.00 |

| Account | Current | | | Year to Date | | | Yearly |
|-----------------------------------|-------------------|------------------|-------------------|-------------------|-------------------|------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| 7800 Security Contract | 20,686.34 | 17,916.67 | (2,769.67) | 203,888.97 | 197,083.37 | (6,805.60) | 215,000.00 |
| 7810 Alarm Monitoring Contract | 4,161.88 | 2,125.00 | (2,036.88) | 25,196.28 | 23,375.00 | (1,821.28) | 25,500.00 |
| 7900 Janitorial Contract | 1,496.88 | 1,666.67 | 169.79 | 9,100.45 | 18,333.37 | 9,232.92 | 20,000.00 |
| Contract Expense Total | 41,574.43 | 40,404.36 | (1,170.07) | 429,802.74 | 444,447.96 | 14,645.22 | 484,852.00 |
| Operational Expense | | | | | | | |
| 8010 Building Repairs | 342.17 | 2,916.67 | 2,574.50 | 17,538.77 | 32,083.37 | 14,544.60 | 35,000.00 |
| 8100 Landscape Other (extras) | 0.00 | 4,562.50 | 4,562.50 | 43,639.68 | 50,187.50 | 6,547.82 | 54,750.00 |
| 8110 Landscape Extra (unexpected) | 0.00 | 1,250.00 | 1,250.00 | 18,886.67 | 13,750.00 | (5,136.67) | 15,000.00 |
| 8120 Tree Trimming | 14,955.87 | 2,750.00 | (12,205.87) | 40,157.12 | 30,250.00 | (9,907.12) | 33,000.00 |
| 8130 Mulch | 0.00 | 2,083.33 | 2,083.33 | 9,654.25 | 22,916.63 | 13,262.38 | 25,000.00 |
| 8150 Irrigation Repairs | 417.34 | 708.33 | 290.99 | 8,388.35 | 7,791.63 | (596.72) | 8,500.00 |
| 8155 Irrigation Improvements | 0.00 | 833.33 | 833.33 | 2,004.93 | 9,166.63 | 7,161.70 | 10,000.00 |
| 8300 Pool/Fountain Rep & Supplies | 946.25 | 333.33 | (612.92) | 4,166.25 | 3,666.63 | (499.62) | 4,000.00 |
| 8400 Gate R&M | 180.00 | 833.33 | 653.33 | 4,488.05 | 9,166.63 | 4,678.58 | 10,000.00 |
| 8450 Gate A/C R&M | 0.00 | 20.83 | 20.83 | 0.00 | 229.13 | 229.13 | 250.00 |
| 8810 Sec. Company Tech Supp | 0.00 | 125.00 | 125.00 | 6,867.21 | 1,375.00 | (5,492.21) | 1,500.00 |
| Operational Expense Total | 16,841.63 | 16,416.65 | (424.98) | 155,791.28 | 180,583.15 | 24,791.87 | 197,000.00 |
| Reserve Expense | | | | | | | |
| 9001 Pooled Reserve | 8,333.34 | 8,333.33 | (0.01) | 91,666.74 | 91,666.63 | (0.11) | 100,000.00 |
| Reserve Expense Total | 8,333.34 | 8,333.33 | (0.01) | 91,666.74 | 91,666.63 | (0.11) | 100,000.00 |
| Total Expense | 89,189.71 | 86,265.58 | (2,924.13) | 907,313.12 | 948,921.38 | 41,608.26 | 1,035,187.00 |
| Net Income | (2,592.52) | 0.00 | (2,592.52) | 47,206.07 | 0.00 | 47,206.07 | 0.00 |