



Financial Report Package

January 2023

Prepared for

DELRAY ESTUARY HOA, INC.

By

Associated Property Management



Balance Sheet - Operating
 DELRAY ESTUARY HOA, INC.
 End Date: 01/31/2023

Date: 2/8/2023
 Time: 12:26 pm
 Page: 1

Assets

OPERATING CASH

10-1000-00 CenterState - Operating - 4665 \$404,068.13

Total OPERATING CASH: \$404,068.13

RESERVE CASH

12-1200-00 CenterState - Reserve - 4668 542,869.32

Total RESERVE CASH: \$542,869.32

ACCOUNTS RECEIVABLE

14-1400-00 Accounts Receivable 12,814.95

Total ACCOUNTS RECEIVABLE: \$12,814.95

PREPAIDS & DEPOSITS

15-1500-00 Prepaid Insurance 31,292.84

15-1515-00 FPL Utility Deposit #28172 306.44

Total PREPAIDS & DEPOSITS: \$31,599.28

Total Assets: \$991,351.68

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00 Accounts Payable 11,010.15

20-2020-00 APM Admin Fees 80.00

20-2025-00 APM NSF Fees 99.00

20-2030-00 ALC Owner Security Deposits 32,914.92

20-2035-00 Lease Security Deposits 11,000.00

20-2040-00 Deferred Assessment Revenue 172,486.41

20-2050-00 Accrued Accounting Expenses 4,975.00

20-2051-00 Holiday Appreciation Fund 14,766.88

20-2053-00 Accrued Invoices not rec'd 14,305.68

20-2100-00 Prepaid Owners Assessment 25,328.45

Total CURRENT LIABILITIES: \$286,966.49

RESERVE LIABILITIES

25-2500-00 Reserves - Pooling 541,311.14

25-2590-00 Interest Reserve 1,558.18

Total RESERVE LIABILITIES: \$542,869.32

EQUITY

30-3025-00 Fund Balance 95,091.12

30-3027-00 Capital Contributions 61,750.00

Total EQUITY: \$156,841.12

Net Income Gain / Loss 4,674.75

\$4,674.75

Total Liabilities & Equity: \$991,351.68



Income Statement - Operating

DELRAY ESTUARY HOA, INC.

01/31/2023

Date: 2/8/2023

Time: 12:26 pm

Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Maintenance Assessment	\$86,265.59	\$86,265.58	\$0.01	\$86,265.59	\$86,265.58	\$0.01	\$1,035,187.00
Total ASSESSMENT INCOME	\$86,265.59	\$86,265.58	\$0.01	\$86,265.59	\$86,265.58	\$0.01	\$1,035,187.00
OTHER INCOME							
4100-00 Late Fee Income	375.00	-	375.00	375.00	-	375.00	-
4110-00 Owner Interest Income	325.19	-	325.19	325.19	-	325.19	-
Total OTHER INCOME	\$700.19	\$-	\$700.19	\$700.19	\$-	\$700.19	\$-
INTEREST INCOME							
4200-00 Interest - Operating	3.68	-	3.68	3.68	-	3.68	-
Total INTEREST INCOME	\$3.68	\$-	\$3.68	\$3.68	\$-	\$3.68	\$-
Total OPERATING INCOME	\$86,969.46	\$86,265.58	\$703.88	\$86,969.46	\$86,265.58	\$703.88	\$1,035,187.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fees	3,004.17	4,166.67	1,162.50	3,004.17	4,166.67	1,162.50	50,000.00
5010-00 Office Supplies	145.61	333.33	187.72	145.61	333.33	187.72	4,000.00
5065-00 Licenses Fees	-	41.67	41.67	-	41.67	41.67	500.00
5090-00 Social Communications Expense	-	41.67	41.67	-	41.67	41.67	500.00
5092-00 Communications	596.09	426.25	(169.84)	596.09	426.25	(169.84)	5,115.00
Total ADMINISTRATIVE EXPENSES	\$3,745.87	\$5,009.59	\$1,263.72	\$3,745.87	\$5,009.59	\$1,263.72	\$60,115.00
INSURANCE & TAXES							
5100-00 Liability & Hazard Insurance	1,915.64	3,750.00	1,834.36	1,915.64	3,750.00	1,834.36	45,000.00
Total INSURANCE & TAXES	\$1,915.64	\$3,750.00	\$1,834.36	\$1,915.64	\$3,750.00	\$1,834.36	\$45,000.00
PROFESSIONAL FEES							
5200-00 Legal Fees /Professional Fees	-	333.33	333.33	-	333.33	333.33	4,000.00
5220-00 Accounting Fees	375.00	375.00	-	375.00	375.00	-	4,500.00
Total PROFESSIONAL FEES	\$375.00	\$708.33	\$333.33	\$375.00	\$708.33	\$333.33	\$8,500.00
GROUNDS MAINTENANCE							
5515-00 Lawn Maintenance	9,090.95	10,000.00	909.05	9,090.95	10,000.00	909.05	120,000.00
5520-00 Landscape Other (Extras)	5,630.30	4,562.50	(1,067.80)	5,630.30	4,562.50	(1,067.80)	54,750.00
5530-00 Landscape Extras (Unexpected)	150.00	1,250.00	1,100.00	150.00	1,250.00	1,100.00	15,000.00
5535-00 Pest Control-Turf & Plants	1,217.91	375.17	(842.74)	1,217.91	375.17	(842.74)	4,502.00
5540-00 Pool/Fountain Repairs	-	333.33	333.33	-	333.33	333.33	4,000.00
5550-00 Tree Trimming	2,853.73	2,750.00	(103.73)	2,853.73	2,750.00	(103.73)	33,000.00
5560-00 Irrigation Repairs	426.35	708.33	281.98	426.35	708.33	281.98	8,500.00
5562-00 Irrigation Improvements	-	833.33	833.33	-	833.33	833.33	10,000.00
5565-00 White Fly - Spiraling	-	666.67	666.67	-	666.67	666.67	8,000.00
5567-00 Landscape Mulch	-	2,083.33	2,083.33	-	2,083.33	2,083.33	25,000.00
5569-00 Exterminating	-	166.67	166.67	-	166.67	166.67	2,000.00
5570-00 Janitorial	2,384.89	1,666.67	(718.22)	2,384.89	1,666.67	(718.22)	20,000.00
5575-00 Pool Fountain Maintenance	586.00	666.67	80.67	586.00	666.67	80.67	8,000.00
5578-00 Lake Maintenance	-	612.50	612.50	-	612.50	612.50	7,350.00
5580-00 Preserve Maintenance	3,090.00	1,375.00	(1,715.00)	3,090.00	1,375.00	(1,715.00)	16,500.00
Total GROUNDS MAINTENANCE	\$25,430.13	\$28,050.17	\$2,620.04	\$25,430.13	\$28,050.17	\$2,620.04	\$336,602.00
UTILITIES							
5800-00 Electric - Street Lights	588.97	1,333.33	744.36	588.97	1,333.33	744.36	16,000.00
5801-00 Electric - Pool Cabana	765.27	475.00	(290.27)	765.27	475.00	(290.27)	5,700.00
5802-00 Electric - Gate House	109.79	104.17	(5.62)	109.79	104.17	(5.62)	1,250.00
5803-00 Electric - Pumps	74.86	93.33	18.47	74.86	93.33	18.47	1,120.00
5804-00 Electric - Lake Pumps	56.77	33.33	(23.44)	56.77	33.33	(23.44)	400.00
5820-00 Water & Sewer	4,006.46	3,125.00	(881.46)	4,006.46	3,125.00	(881.46)	37,500.00
5840-00 Telephone	461.08	312.50	(148.58)	461.08	312.50	(148.58)	3,750.00
5850-00 Cable	10,308.30	10,333.33	25.03	10,308.30	10,333.33	25.03	124,000.00
Total UTILITIES	\$16,371.50	\$15,809.99	(\$561.51)	\$16,371.50	\$15,809.99	(\$561.51)	\$189,720.00
REPAIRS & MAINTENANCE							
6010-00 Building Repairs	3,631.81	2,916.67	(715.14)	3,631.81	2,916.67	(715.14)	35,000.00
6015-00 Gate Repairs	-	833.33	833.33	-	833.33	833.33	10,000.00
6020-00 Gate A/C Maintenance	-	20.83	20.83	-	20.83	20.83	250.00



Income Statement - Operating
 DELRAY ESTUARY HOA, INC.
 01/31/2023

Date: 2/8/2023
 Time: 12:26 pm
 Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6065-00 Security	\$19,797.74	\$17,916.67	(\$1,881.07)	\$19,797.74	\$17,916.67	(\$1,881.07)	\$215,000.00
6067-00 Security Alarm Monitoring	2,080.94	2,125.00	44.06	2,080.94	2,125.00	44.06	25,500.00
6085-00 Dwelling Live	414.74	416.67	1.93	414.74	416.67	1.93	5,000.00
6087-00 Security Comp. Tech Supplies	198.00	125.00	(73.00)	198.00	125.00	(73.00)	1,500.00
6093-00 Holiday Decorations	-	250.00	250.00	-	250.00	250.00	3,000.00
Total REPAIRS & MAINTENANCE	\$26,123.23	\$24,604.17	(\$1,519.06)	\$26,123.23	\$24,604.17	(\$1,519.06)	\$295,250.00
RESERVE ACTIVITY							
8000-00 Reserve s- Pooling	8,333.34	8,333.33	(0.01)	8,333.34	8,333.33	(0.01)	100,000.00
Total RESERVE ACTIVITY	\$8,333.34	\$8,333.33	(\$0.01)	\$8,333.34	\$8,333.33	(\$0.01)	\$100,000.00
Total OPERATING EXPENSE	\$82,294.71	\$86,265.58	\$3,970.87	\$82,294.71	\$86,265.58	\$3,970.87	\$1,035,187.00
Net Income:	\$4,674.75	\$0.00	\$4,674.75	\$4,674.75	\$0.00	\$4,674.75	\$0.00