



Financial Report Package

May 2022

Prepared for

DELRAY ESTUARY HOA, INC.

By

Associated Property Management



Balance Sheet - Operating
DELRAY ESTUARY HOA, INC.
End Date: 05/31/2022

Date: 6/7/2022
Time: 10:21 am
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Assets

OPERATING CASH

10-1000-00	CenterState - Operating - 4665	\$251,198.51
10-1010-00	Synovus - Operating - 9436	73,869.05

Total OPERATING CASH: \$325,067.56

RESERVE CASH

12-1200-00	CenterState - Reserve - 4668	211,948.55
12-1210-00	Synovus - Reserve - 1454	312,076.74

Total RESERVE CASH: \$524,025.29

ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable	8,031.04
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Total ACCOUNTS RECEIVABLE: \$8,031.04

PREPAIDS & DEPOSITS

15-1500-00	Prepaid Insurance	9,556.56
15-1510-00	Prepaid Expenses	3,004.17
15-1515-00	FPL Utility Deposit #28172	306.44

Total PREPAIDS & DEPOSITS: \$12,867.17

Total Assets: \$869,991.06

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00	Accounts Payable	8,355.75
20-2020-00	APM Admin Fees	20.00
20-2025-00	APM NSF Fees	64.00
20-2030-00	ALC Owner Security Deposits	24,431.10
20-2035-00	Lease Security Deposits	11,000.00
20-2040-00	Deferred Assessment Revenue	75,868.16
20-2050-00	Accrued Accounting Expenses	1,975.00
20-2051-00	Holiday Appreciation Fund	11,106.88
20-2053-00	Accrued Invoices not rec'd	2,080.94
20-2100-00	Prepaid Owners Assessment	27,220.97

Total CURRENT LIABILITIES: \$162,122.80

RESERVE LIABILITIES

25-2500-00	Reserves - Pooling	523,776.32
25-2590-00	Interest Reserve	248.97

Total RESERVE LIABILITIES: \$524,025.29

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	27,001.85
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\$27,001.85

Total Liabilities & Equity: \$869,991.06



Income Statement - Operating

DELRAY ESTUARY HOA, INC.

05/31/2022

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Maintenance Assessment	\$75,841.92	\$75,841.92	\$-	\$379,235.84	\$379,209.60	\$26.24	\$910,103.00
Total ASSESSMENT INCOME	\$75,841.92	\$75,841.92	\$-	\$379,235.84	\$379,209.60	\$26.24	\$910,103.00
OTHER INCOME							
4100-00 Late Fee Income	(75.00)	-	(75.00)	450.00	-	450.00	-
4110-00 Owner Interest Income	73.55	-	73.55	681.72	-	681.72	-
4165-00 Gate/Card/Remote	210.00	-	210.00	770.00	-	770.00	-
Total OTHER INCOME	\$208.55	\$-	\$208.55	\$1,901.72	\$-	\$1,901.72	\$-
INTEREST INCOME							
4200-00 Interest - Operating	2.59	-	2.59	11.61	-	11.61	-
Total INTEREST INCOME	\$2.59	\$-	\$2.59	\$11.61	\$-	\$11.61	\$-
Total OPERATING INCOME	\$76,053.06	\$75,841.92	\$211.14	\$381,149.17	\$379,209.60	\$1,939.57	\$910,103.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fees	3,004.17	3,004.17	-	15,020.85	15,020.85	-	36,050.00
5010-00 Office Supplies	26.89	333.33	306.44	1,359.18	1,666.65	307.47	4,000.00
5065-00 Licenses Fees	175.00	41.67	(133.33)	236.25	208.35	(27.90)	500.00
5090-00 Social Communications Expense	-	41.67	41.67	-	208.35	208.35	500.00
5092-00 Communications	-	426.25	426.25	938.84	2,131.25	1,192.41	5,115.00
Total ADMINISTRATIVE EXPENSES	\$3,206.06	\$3,847.09	\$641.03	\$17,555.12	\$19,235.45	\$1,680.33	\$46,165.00
INSURANCE & TAXES							
5100-00 Liability & Hazard Insurance	1,915.64	2,380.00	464.36	9,578.20	11,900.00	2,321.80	28,560.00
Total INSURANCE & TAXES	\$1,915.64	\$2,380.00	\$464.36	\$9,578.20	\$11,900.00	\$2,321.80	\$28,560.00
PROFESSIONAL FEES							
5200-00 Legal Fees /Professional Fees	-	333.33	333.33	1,592.50	1,666.65	74.15	4,000.00
5220-00 Accounting Fees	375.00	375.00	-	1,875.00	1,875.00	-	4,500.00
Total PROFESSIONAL FEES	\$375.00	\$708.33	\$333.33	\$3,467.50	\$3,541.65	\$74.15	\$8,500.00
GROUNDS MAINTENANCE							
5515-00 Lawn Maintenance	8,706.83	9,115.17	408.34	43,534.15	45,575.85	2,041.70	109,382.00
5520-00 Landscape Other (Extras)	(1,696.98)	10,000.00	11,696.98	2,372.26	50,000.00	47,627.74	120,000.00
5530-00 Landscape Extras (Unexpected)	-	916.67	916.67	-	4,583.35	4,583.35	11,000.00
5532-00 Regrading Lakes	-	1,250.00	1,250.00	-	6,250.00	6,250.00	15,000.00
5535-00 Pest Control-Turf & Plants	783.35	375.17	(408.18)	3,916.75	1,875.85	(2,040.90)	4,502.00
5540-00 Pool/Fountain Repairs	-	333.33	333.33	-	1,666.65	1,666.65	4,000.00
5550-00 Tree Trimming	2,733.15	2,750.00	16.85	26,828.18	13,750.00	(13,078.18)	33,000.00
5560-00 Irrigation Repairs	998.33	708.33	(290.00)	3,901.90	3,541.65	(360.25)	8,500.00
5562-00 Irrigation Improvements	-	833.33	833.33	25,077.20	4,166.65	(20,910.55)	10,000.00
5565-00 White Fly - Spiraling	-	666.67	666.67	7,850.00	3,333.35	(4,516.65)	8,000.00
5567-00 Landscape Mulch	-	1,250.00	1,250.00	-	6,250.00	6,250.00	15,000.00
5569-00 Exterminating	345.00	158.33	(186.67)	1,025.00	791.65	(233.35)	1,900.00
5570-00 Janitorial	2,315.26	1,532.00	(783.26)	8,616.30	7,660.00	(956.30)	18,384.00
5575-00 Pool Fountain Maintenance	640.00	666.67	26.67	3,025.00	3,333.35	308.35	8,000.00
5578-00 Lake Maintenance	178.00	612.50	434.50	890.00	3,062.50	2,172.50	7,350.00
5580-00 Preserve Maintenance	-	1,250.00	1,250.00	5,100.00	6,250.00	1,150.00	15,000.00
Total GROUNDS MAINTENANCE	\$15,002.94	\$32,418.17	\$17,415.23	\$132,136.74	\$162,090.85	\$29,954.11	\$389,018.00
UTILITIES							
5800-00 Electric - Street Lights	578.95	1,333.33	754.38	3,434.03	6,666.65	3,232.62	16,000.00
5801-00 Electric - Pool Cabana	397.31	475.00	77.69	3,256.79	2,375.00	(881.79)	5,700.00
5802-00 Electric - Gate House	94.16	104.17	10.01	508.32	520.85	12.53	1,250.00
5803-00 Electric - Pumps	87.18	93.33	6.15	454.04	466.65	12.61	1,120.00
5804-00 Electric - Lake Pumps	41.93	33.33	(8.60)	103.05	166.65	63.60	400.00
5820-00 Water & Sewer	3,553.89	3,125.00	(428.89)	11,578.89	15,625.00	4,046.11	37,500.00
5840-00 Telephone	396.11	312.50	(83.61)	1,942.61	1,562.50	(380.11)	3,750.00
Total UTILITIES	\$5,149.53	\$5,476.66	\$327.13	\$21,277.73	\$27,383.30	\$6,105.57	\$65,720.00
REPAIRS & MAINTENANCE							
6010-00 Building Repairs	21,708.45	2,916.67	(18,791.78)	32,709.64	14,583.35	(18,126.29)	35,000.00
6015-00 Gate Repairs	1,309.16	666.67	(642.49)	5,609.03	3,333.35	(2,275.68)	8,000.00



Income Statement - Operating

DELRAY ESTUARY HOA, INC.

05/31/2022

Date: 6/7/2022

Time: 10:21 am

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6020-00 Gate A/C Maintenance	\$-	\$16.67	\$16.67	\$-	\$83.35	\$83.35	\$200.00
6065-00 Security	11,458.41	17,083.33	5,624.92	76,591.09	85,416.65	8,825.56	205,000.00
6067-00 Security Alarm Monitoring	2,080.94	2,125.00	44.06	12,485.64	10,625.00	(1,860.64)	25,500.00
6085-00 Dwelling Live	466.74	349.17	(117.57)	2,547.41	1,745.85	(801.56)	4,190.00
6087-00 Security Comp. Tech Supplies	-	104.17	104.17	651.94	520.85	(131.09)	1,250.00
6093-00 Holiday Decorations	-	250.00	250.00	2,037.28	1,250.00	(787.28)	3,000.00
Total REPAIRS & MAINTENANCE	\$37,023.70	\$23,511.68	(\$13,512.02)	\$132,632.03	\$117,558.40	(\$15,073.63)	\$282,140.00
RESERVE ACTIVITY							
8000-00 Reserve s- Pooling	7,500.00	7,500.00	-	37,500.00	37,500.00	-	90,000.00
Total RESERVE ACTIVITY	\$7,500.00	\$7,500.00	\$-	\$37,500.00	\$37,500.00	\$0.00	\$90,000.00
Total OPERATING EXPENSE	\$70,172.87	\$75,841.93	\$5,669.06	\$354,147.32	\$379,209.65	\$25,062.33	\$910,103.00
Net Income:	\$5,880.19	(\$0.01)	\$5,880.20	\$27,001.85	(\$0.05)	\$27,001.90	\$0.00