



Financial Report Package

June 2022

Prepared for

DELRAY ESTUARY HOA, INC.

By

Associated Property Management



Balance Sheet - Operating
 DELRAY ESTUARY HOA, INC.
 End Date: 06/30/2022

Date: 7/14/2022
 Time: 6:46 pm
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Assets

OPERATING CASH

10-1000-00	CenterState - Operating - 4665	\$257,158.06
10-1010-00	Synovus - Operating - 9436	73,842.16

Total OPERATING CASH: \$331,000.22

RESERVE CASH

12-1200-00	CenterState - Reserve - 4668	211,169.27
12-1210-00	Synovus - Reserve - 1454	312,089.57

Total RESERVE CASH: \$523,258.84

ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable	5,612.64
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Total ACCOUNTS RECEIVABLE: \$5,612.64

PREPAIDS & DEPOSITS

15-1500-00	Prepaid Insurance	7,640.92
15-1515-00	FPL Utility Deposit #28172	306.44

Total PREPAIDS & DEPOSITS: \$7,947.36

Total Assets: \$867,819.06

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00	Accounts Payable	6,081.89
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
20-2050-00	Accrued Accounting Expenses	2,350.00
20-2051-00	Holiday Appreciation Fund	9,531.88
20-2053-00	Accrued Invoices not rec'd	12,389.24
20-2100-00	Prepaid Owners Assessment	118,988.55

Total CURRENT LIABILITIES: \$184,856.66

RESERVE LIABILITIES

25-2500-00	Reserves - Pooling	522,990.36
25-2590-00	Interest Reserve	268.48

Total RESERVE LIABILITIES: \$523,258.84

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 2,862.44

\$2,862.44

Total Liabilities & Equity: \$867,819.06



Income Statement - Operating

DELRAY ESTUARY HOA, INC.

06/30/2022

Date: 7/14/2022

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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	\$75,868.16	\$75,841.92	\$26.24	\$455,104.00	\$455,051.52	\$52.48	\$910,103.00
Total ASSESSMENT INCOME	\$75,868.16	\$75,841.92	\$26.24	\$455,104.00	\$455,051.52	\$52.48	\$910,103.00
OTHER INCOME							
4100-00 Late Fee Income	-	-	-	450.00	-	450.00	-
4110-00 Owner Interest Income	74.09	-	74.09	755.81	-	755.81	-
4130-00 Legal Fee Income-Owner	1,235.00	-	1,235.00	1,235.00	-	1,235.00	-
4165-00 Gate/Card/Remote	175.00	-	175.00	945.00	-	945.00	-
Total OTHER INCOME	\$1,484.09	\$-	\$1,484.09	\$3,385.81	\$-	\$3,385.81	\$-
INTEREST INCOME							
4200-00 Interest - Operating	2.02	-	2.02	13.63	-	13.63	-
Total INTEREST INCOME	\$2.02	\$-	\$2.02	\$13.63	\$-	\$13.63	\$-
Total OPERATING INCOME	\$77,354.27	\$75,841.92	\$1,512.35	\$458,503.44	\$455,051.52	\$3,451.92	\$910,103.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fees	3,004.17	3,004.17	-	18,025.02	18,025.02	-	36,050.00
5010-00 Office Supplies	42.73	333.33	290.60	1,401.91	1,999.98	598.07	4,000.00
5065-00 Licenses Fees	-	41.67	41.67	236.25	250.02	13.77	500.00
5090-00 Social Communications Expense	-	41.67	41.67	-	250.02	250.02	500.00
5092-00 Communications	(189.53)	426.25	615.78	749.31	2,557.50	1,808.19	5,115.00
Total ADMINISTRATIVE EXPENSES	\$2,857.37	\$3,847.09	\$989.72	\$20,412.49	\$23,082.54	\$2,670.05	\$46,165.00
INSURANCE & TAXES							
5100-00 Liability & Hazard Insurance	1,915.64	2,380.00	464.36	11,493.84	14,280.00	2,786.16	28,560.00
Total INSURANCE & TAXES	\$1,915.64	\$2,380.00	\$464.36	\$11,493.84	\$14,280.00	\$2,786.16	\$28,560.00
PROFESSIONAL FEES							
5200-00 Legal Fees /Professional Fees	3,485.00	333.33	(3,151.67)	5,077.50	1,999.98	(3,077.52)	4,000.00
5220-00 Accounting Fees	375.00	375.00	-	2,250.00	2,250.00	-	4,500.00
Total PROFESSIONAL FEES	\$3,860.00	\$708.33	(\$3,151.67)	\$7,327.50	\$4,249.98	(\$3,077.52)	\$8,500.00
GROUNDS MAINTENANCE							
5515-00 Lawn Maintenance	8,706.83	9,115.17	408.34	52,240.98	54,691.02	2,450.04	109,382.00
5520-00 Landscape Other (Extras)	-	10,000.00	10,000.00	2,372.26	60,000.00	57,627.74	120,000.00
5530-00 Landscape Extras (Unexpected)	-	916.67	916.67	-	5,500.02	5,500.02	11,000.00
5532-00 Regrading Lakes	-	1,250.00	1,250.00	-	7,500.00	7,500.00	15,000.00
5535-00 Pest Control-Turf & Plants	783.35	375.17	(408.18)	4,700.10	2,251.02	(2,449.08)	4,502.00
5540-00 Pool/Fountain Repairs	-	333.33	333.33	-	1,999.98	1,999.98	4,000.00
5550-00 Tree Trimming	5,283.15	2,750.00	(2,533.15)	32,111.33	16,500.00	(15,611.33)	33,000.00
5560-00 Irrigation Repairs	808.33	708.33	(100.00)	4,710.23	4,249.98	(460.25)	8,500.00
5562-00 Irrigation Improvements	-	833.33	833.33	25,077.20	4,999.98	(20,077.22)	10,000.00
5565-00 White Fly - Spiraling	-	666.67	666.67	7,850.00	4,000.02	(3,849.98)	8,000.00
5567-00 Landscape Mulch	-	1,250.00	1,250.00	-	7,500.00	7,500.00	15,000.00
5569-00 Exterminating	175.00	158.33	(16.67)	1,200.00	949.98	(250.02)	1,900.00
5570-00 Janitorial	2,205.27	1,532.00	(673.27)	10,821.57	9,192.00	(1,629.57)	18,384.00
5575-00 Pool Fountain Maintenance	490.00	666.67	176.67	3,515.00	4,000.02	485.02	8,000.00
5578-00 Lake Maintenance	1,285.45	612.50	(672.95)	2,175.45	3,675.00	1,499.55	7,350.00
5580-00 Preserve Maintenance	-	1,250.00	1,250.00	5,100.00	7,500.00	2,400.00	15,000.00
Total GROUNDS MAINTENANCE	\$19,737.38	\$32,418.17	\$12,680.79	\$151,874.12	\$194,509.02	\$42,634.90	\$389,018.00
UTILITIES							
5800-00 Electric - Street Lights	1,548.65	1,333.33	(215.32)	4,982.68	7,999.98	3,017.30	16,000.00
5801-00 Electric - Pool Cabana	-	475.00	475.00	3,256.79	2,850.00	(406.79)	5,700.00
5802-00 Electric - Gate House	-	104.17	104.17	508.32	625.02	116.70	1,250.00
5803-00 Electric - Pumps	-	93.33	93.33	454.04	559.98	105.94	1,120.00
5804-00 Electric - Lake Pumps	-	33.33	33.33	103.05	199.98	96.93	400.00
5820-00 Water & Sewer	1,844.55	3,125.00	1,280.45	13,423.44	18,750.00	5,326.56	37,500.00
5840-00 Telephone	153.18	312.50	159.32	2,095.79	1,875.00	(220.79)	3,750.00
5850-00 Cable	10,308.30	-	(10,308.30)	10,308.30	-	(10,308.30)	-
Total UTILITIES	\$13,854.68	\$5,476.66	(\$8,378.02)	\$35,132.41	\$32,859.96	(\$2,272.45)	\$65,720.00
REPAIRS & MAINTENANCE							



Income Statement - Operating

DELRAY ESTUARY HOA, INC.

06/30/2022

Date: 7/14/2022

Time: 6:46 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6010-00 Building Repairs	\$22,133.78	\$2,916.67	(\$19,217.11)	\$54,843.42	\$17,500.02	(\$37,343.40)	\$35,000.00
6015-00 Gate Repairs	3,894.68	666.67	(3,228.01)	9,503.71	4,000.02	(5,503.69)	8,000.00
6020-00 Gate A/C Maintenance	-	16.67	16.67	-	100.02	100.02	200.00
6065-00 Security	23,192.47	17,083.33	(6,109.14)	99,783.56	102,499.98	2,716.42	205,000.00
6067-00 Security Alarm Monitoring	2,080.94	2,125.00	44.06	14,566.58	12,750.00	(1,816.58)	25,500.00
6085-00 Dwelling Live	466.74	349.17	(117.57)	3,014.15	2,095.02	(919.13)	4,190.00
6087-00 Security Comp. Tech Supplies	-	104.17	104.17	651.94	625.02	(26.92)	1,250.00
6093-00 Holiday Decorations	-	250.00	250.00	2,037.28	1,500.00	(537.28)	3,000.00
Total REPAIRS & MAINTENANCE	\$51,768.61	\$23,511.68	(\$28,256.93)	\$184,400.64	\$141,070.08	(\$43,330.56)	\$282,140.00
RESERVE ACTIVITY							
8000-00 Reserve s- Pooling	7,500.00	7,500.00	-	45,000.00	45,000.00	-	90,000.00
Total RESERVE ACTIVITY	\$7,500.00	\$7,500.00	\$-	\$45,000.00	\$45,000.00	\$0.00	\$90,000.00
Total OPERATING EXPENSE	\$101,493.68	\$75,841.93	(\$25,651.75)	\$455,641.00	\$455,051.58	(\$589.42)	\$910,103.00
Net Income:	(\$24,139.41)	(\$0.01)	(\$24,139.40)	\$2,862.44	(\$0.06)	\$2,862.50	\$0.00