



Financial Report Package

July 2022

Prepared for

DELRAY ESTUARY HOA, INC.

By

Associated Property Management



Balance Sheet - Operating
 DELRAY ESTUARY HOA, INC.
 End Date: 07/31/2022

Date: 8/4/2022
 Time: 12:05 am
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Assets

OPERATING CASH

10-1000-00	CenterState - Operating - 4665	\$429,327.97
10-1010-00	Synovus - Operating - 9436	(50,068.75)

Total OPERATING CASH: \$379,259.22

RESERVE CASH

12-1200-00	CenterState - Reserve - 4668	530,770.41
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Total RESERVE CASH: \$530,770.41

ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable	10,156.07
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Total ACCOUNTS RECEIVABLE: \$10,156.07

PREPAIDS & DEPOSITS

15-1500-00	Prepaid Insurance	6,324.28
15-1515-00	FPL Utility Deposit #28172	306.44

Total PREPAIDS & DEPOSITS: \$6,630.72

Total Assets: \$926,816.42

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00	Accounts Payable	18,129.69
20-2020-00	APM Admin Fees	20.00
20-2025-00	APM NSF Fees	64.00
20-2030-00	ALC Owner Security Deposits	26,647.92
20-2035-00	Lease Security Deposits	11,000.00
20-2040-00	Deferred Assessment Revenue	151,710.08
20-2050-00	Accrued Accounting Expenses	2,725.00
20-2051-00	Holiday Appreciation Fund	9,531.88
20-2100-00	Prepaid Owners Assessment	16,302.25

Total CURRENT LIABILITIES: \$236,130.82

RESERVE LIABILITIES

25-2500-00	Reserves - Pooling	530,490.36
25-2590-00	Interest Reserve	280.05

Total RESERVE LIABILITIES: \$530,770.41

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	3,074.07
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\$3,074.07

Total Liabilities & Equity: \$926,816.42



Income Statement - Operating

DELRAY ESTUARY HOA, INC.

07/31/2022

Date: 8/4/2022

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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	\$-	\$530,945.92	\$530,893.44	\$52.48	\$910,103.00
Total ASSESSMENT INCOME	\$75,841.92	\$75,841.92	\$-	\$530,945.92	\$530,893.44	\$52.48	\$910,103.00
OTHER INCOME							
4100-00 Late Fee Income	250.00	-	250.00	700.00	-	700.00	-
4110-00 Owner Interest Income	233.03	-	233.03	988.84	-	988.84	-
4130-00 Legal Fee Income-Owner	-	-	-	1,235.00	-	1,235.00	-
4165-00 Gate/Card/Remote	140.00	-	140.00	1,085.00	-	1,085.00	-
Total OTHER INCOME	\$623.03	\$-	\$623.03	\$4,008.84	\$-	\$4,008.84	\$-
INTEREST INCOME							
4200-00 Interest - Operating	2.94	-	2.94	16.57	-	16.57	-
Total INTEREST INCOME	\$2.94	\$-	\$2.94	\$16.57	\$-	\$16.57	\$-
Total OPERATING INCOME	\$76,467.89	\$75,841.92	\$625.97	\$534,971.33	\$530,893.44	\$4,077.89	\$910,103.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Fees	3,004.17	3,004.17	-	21,029.19	21,029.19	-	36,050.00
5010-00 Office Supplies	-	333.33	333.33	1,401.91	2,333.31	931.40	4,000.00
5065-00 Licenses Fees	200.00	41.67	(158.33)	436.25	291.69	(144.56)	500.00
5090-00 Social Communications Expense	-	41.67	41.67	-	291.69	291.69	500.00
5092-00 Communications	533.37	426.25	(107.12)	1,282.68	2,983.75	1,701.07	5,115.00
Total ADMINISTRATIVE EXPENSES	\$3,737.54	\$3,847.09	\$109.55	\$24,150.03	\$26,929.63	\$2,779.60	\$46,165.00
INSURANCE & TAXES							
5100-00 Liability & Hazard Insurance	1,915.64	2,380.00	464.36	13,409.48	16,660.00	3,250.52	28,560.00
Total INSURANCE & TAXES	\$1,915.64	\$2,380.00	\$464.36	\$13,409.48	\$16,660.00	\$3,250.52	\$28,560.00
PROFESSIONAL FEES							
5200-00 Legal Fees /Professional Fees	162.50	333.33	170.83	5,240.00	2,333.31	(2,906.69)	4,000.00
5220-00 Accounting Fees	375.00	375.00	-	2,625.00	2,625.00	-	4,500.00
Total PROFESSIONAL FEES	\$537.50	\$708.33	\$170.83	\$7,865.00	\$4,958.31	(\$2,906.69)	\$8,500.00
GROUNDS MAINTENANCE							
5515-00 Lawn Maintenance	8,706.82	9,115.17	408.35	60,947.80	63,806.19	2,858.39	109,382.00
5520-00 Landscape Other (Extras)	4,444.48	10,000.00	5,555.52	6,816.74	70,000.00	63,183.26	120,000.00
5530-00 Landscape Extras (Unexpected)	-	916.67	916.67	-	6,416.69	6,416.69	11,000.00
5532-00 Regrading Lakes	-	1,250.00	1,250.00	-	8,750.00	8,750.00	15,000.00
5535-00 Pest Control-Turf & Plants	1,183.35	375.17	(808.18)	5,883.45	2,626.19	(3,257.26)	4,502.00
5540-00 Pool/Fountain Repairs	-	333.33	333.33	-	2,333.31	2,333.31	4,000.00
5550-00 Tree Trimming	2,733.15	2,750.00	16.85	34,844.48	19,250.00	(15,594.48)	33,000.00
5560-00 Irrigation Repairs	408.33	708.33	300.00	5,118.56	4,958.31	(160.25)	8,500.00
5562-00 Irrigation Improvements	-	833.33	833.33	25,077.20	5,833.31	(19,243.89)	10,000.00
5565-00 White Fly - Spiraling	-	666.67	666.67	7,850.00	4,666.69	(3,183.31)	8,000.00
5567-00 Landscape Mulch	-	1,250.00	1,250.00	-	8,750.00	8,750.00	15,000.00
5569-00 Exterminating	-	158.33	158.33	1,200.00	1,108.31	(91.69)	1,900.00
5570-00 Janitorial	2,336.17	1,532.00	(804.17)	13,157.74	10,724.00	(2,433.74)	18,384.00
5575-00 Pool Fountain Maintenance	-	666.67	666.67	3,515.00	4,666.69	1,151.69	8,000.00
5578-00 Lake Maintenance	-	612.50	612.50	2,175.45	4,287.50	2,112.05	7,350.00
5580-00 Preserve Maintenance	2,728.00	1,250.00	(1,478.00)	7,828.00	8,750.00	922.00	15,000.00
Total GROUNDS MAINTENANCE	\$22,540.30	\$32,418.17	\$9,877.87	\$174,414.42	\$226,927.19	\$52,512.77	\$389,018.00
UTILITIES							
5800-00 Electric - Street Lights	713.77	1,333.33	619.56	5,696.45	9,333.31	3,636.86	16,000.00
5801-00 Electric - Pool Cabana	351.53	475.00	123.47	3,608.32	3,325.00	(283.32)	5,700.00
5802-00 Electric - Gate House	121.63	104.17	(17.46)	629.95	729.19	99.24	1,250.00
5803-00 Electric - Pumps	95.30	93.33	(1.97)	549.34	653.31	103.97	1,120.00
5804-00 Electric - Lake Pumps	57.81	33.33	(24.48)	160.86	233.31	72.45	400.00
5820-00 Water & Sewer	3,231.24	3,125.00	(106.24)	16,654.68	21,875.00	5,220.32	37,500.00
5840-00 Telephone	417.22	312.50	(104.72)	2,513.01	2,187.50	(325.51)	3,750.00
5850-00 Cable	10,308.30	-	(10,308.30)	20,616.60	-	(20,616.60)	-
Total UTILITIES	\$15,296.80	\$5,476.66	(\$9,820.14)	\$50,429.21	\$38,336.62	(\$12,092.59)	\$65,720.00
REPAIRS & MAINTENANCE							



Income Statement - Operating

DELRAY ESTUARY HOA, INC.

07/31/2022

Date: 8/4/2022

Time: 12:05 am

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6010-00 Building Repairs	\$8,927.96	\$2,916.67	(\$6,011.29)	\$63,771.38	\$20,416.69	(\$43,354.69)	\$35,000.00
6015-00 Gate Repairs	-	666.67	666.67	9,503.71	4,666.69	(4,837.02)	8,000.00
6020-00 Gate A/C Maintenance	-	16.67	16.67	-	116.69	116.69	200.00
6065-00 Security	15,575.52	17,083.33	1,507.81	115,359.08	119,583.31	4,224.23	205,000.00
6067-00 Security Alarm Monitoring	-	2,125.00	2,125.00	14,566.58	14,875.00	308.42	25,500.00
6085-00 Dwelling Live	-	349.17	349.17	3,014.15	2,444.19	(569.96)	4,190.00
6087-00 Security Comp. Tech Supplies	225.00	104.17	(120.83)	876.94	729.19	(147.75)	1,250.00
6093-00 Holiday Decorations	-	250.00	250.00	2,037.28	1,750.00	(287.28)	3,000.00
Total REPAIRS & MAINTENANCE	\$24,728.48	\$23,511.68	(\$1,216.80)	\$209,129.12	\$164,581.76	(\$44,547.36)	\$282,140.00
RESERVE ACTIVITY							
8000-00 Reserve s- Pooling	7,500.00	7,500.00	-	52,500.00	52,500.00	-	90,000.00
Total RESERVE ACTIVITY	\$7,500.00	\$7,500.00	\$-	\$52,500.00	\$52,500.00	\$0.00	\$90,000.00
Total OPERATING EXPENSE	\$76,256.26	\$75,841.93	(\$414.33)	\$531,897.26	\$530,893.51	(\$1,003.75)	\$910,103.00
Net Income:	\$211.63	(\$0.01)	\$211.64	\$3,074.07	(\$0.07)	\$3,074.14	\$0.00