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Accrual Basis

Delray Villas Plat 45 HOA
Balance Sheet
As of May 31, 2025

	May 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Bank	
1100 · Operations	
1100.07 · Valley National Bank- Op 4113	212,777.38
Total 1100 · Operations	212,777.38
1200 · Reserves	
03 · Irrigation	
1200.32 · Valley National Bank- CD 5320	44,048.83
1200.33 · Savings - Bank United-930	28,072.14
Total 03 · Irrigation	72,120.97
04 · Lakes	
1200.81 CD Bank Atlantic -2541	23,717.97
Total 04 · Lakes	23,717.97
05 · Roads	
1200.57 · MM-Bank United—9945	146,944.38
1200.58 · MM Bank United—9953	90,920.07
Total 05 · Roads	237,864.45
06 · General	
1200.62 · MM - Bank United - 0116	35,174.89
1200.63 · Valley National- CD 1832	59,770.05
1200.90 · Fifth Third MM 10483	96,474.12
Total 06 · General	191,419.06
08 · Carts	
1200.83 Valley National- 1840	15,269.60
Total 08 · Carts	15,269.60
Total 1200 · Reserves	540,392.05
Total Bank	753,169.43
Total Checking/Savings	753,169.43
Accounts Receivable	
1600 · Accounts Receivable	-22,423.90
Total Accounts Receivable	-22,423.90
Other Current Assets	
1600 A · Year End Accounts Receivable	24,917.00
1611 · Allowance for Uncollectible Acc	-4,412.85
1820 · Prepaid Insurance	30,529.00
Total Other Current Assets	51,033.15
Total Current Assets	781,778.68
Other Assets	
1900 · Security Deposits	981.00
Total Other Assets	981.00
TOTAL ASSETS	782,759.68
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	7,414.55

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Balance Sheet

As of May 31, 2025

	<u>May 31, 25</u>
Total Accounts Payable	7,414.55
Other Current Liabilities	
2200 · Unearned Maintenance Fees	40,629.00
2300 · Deferred Revenue	180,033.00
2701 · RESERVES	
2705 · Replacement Fund - Carts	15,000.00
2710 · Replacement Fund - Irrigation S	34,620.00
2715 · Replacement Fund - General	280,475.38
2720 · Replcment Fund - Road Repaving	60,093.90
2725 · Replacement Fund - Lake	24,372.00
Total 2701 · RESERVES	414,561.28
Total Other Current Liabilities	635,223.28
Total Current Liabilities	642,637.83
Total Liabilities	642,637.83
Equity	
2500 · Opening Bal Equity	
2730 · Reserve Interest	6,885.59
Total 2500 · Opening Bal Equity	6,885.59
2600 · Retained Earnings	122,836.62
Net Income	10,399.64
Total Equity	140,121.85
TOTAL LIABILITIES & EQUITY	782,759.68

Delray Villas Plat 45 HOA

Profit & Loss YTD Comparison

May 2025

	May 25	Jan - May 25
Ordinary Income/Expense		
Income		
3000 · Gross Revenue		
Misc. Revenue	0.00	10,000.00
3000.30 · Maintenance Dues	132,570.00	662,850.00
3000.35 · Capitol Contributions	3,240.00	24,168.00
3000 · Gross Revenue - Other	0.00	0.00
Total 3000 · Gross Revenue	135,810.00	697,018.00
3100 · Other Income		
3100.02 · Backround Checks	-285.00	149.00
3100.04 · Estoppel Letters	500.00	3,750.00
3100.05 · Interest Income	915.48	4,486.93
3100.06 · Interviews	600.00	4,800.00
3100.07 · Late Fees	175.00	1,325.00
Total 3100 · Other Income	1,905.48	14,510.93
Total Income	137,715.48	711,528.93
Gross Profit	137,715.48	711,528.93
Expense		
3200 · Administration		
3200.06 · Computer Software	1,174.00	1,174.00
3200.07 · Welcome Comittee	0.00	254.00
3200.10 · Dues to Recreation Assn	31,915.00	159,575.00
3200.19 · Leased Employees- Admin Fee	61.25	259.00
3200.30 · Membership Dues	0.00	150.00
3200.40 · Office Supplies and Expense	606.26	3,443.41
3200.50 · Postage & Delivery	78.58	166.84
3200.70 · Printing and Photocopies	0.00	239.57
3200.90 · Ramblings' Exp	1,112.45	5,562.25
3200.91 · Web Site	0.00	159.90
Total 3200 · Administration	34,947.54	170,983.97
3200.92 · IT Support & Services	871.00	5,105.00
3600 · Insurance	4,361.27	21,736.66
3800 · Maintenance		
380 · Due From Rec. Association	0.00	-3,635.47
3800.10 · Beautification	38.45	6,818.45
3800.30 · Fertilization and Weed Control	5,000.52	19,419.34
3800.31 · Ficus White Fly Treatment	0.00	8,526.00
3800.32 · Fuel and Repairs, Carts & Truck	1,385.29	4,188.12
3800.50 · Irrigation	1,109.28	3,815.16
3800.70 · Landscapping	26,250.00	129,432.08
3800.71 · Leased Employees	17,286.55	67,240.05
3800.90 · Tools & Equipment	2,379.95	2,869.31
3800.95 · Maintenance Misc.	480.70	3,421.32
Total 3800 · Maintenance	53,930.74	242,094.36
3900 · Improvements		
3900.20 · Lakes and Ponds	0.00	3,324.34
Total 3900 · Improvements	0.00	3,324.34
4000 · Othe Taxes		
4000.10 · Corp Filing Fees	0.00	61.25
Total 4000 · Othe Taxes	0.00	61.25
4100 · Miscellaneous Exp	0.00	450.00
4200 · Pest Control		
4200.10 · Homes	4,023.20	20,116.00
4200.20 · Subterranean	0.00	7,269.05

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Profit & Loss YTD Comparison
May 2025

	<u>May 25</u>	<u>Jan - May 25</u>
4200.30 · Bee Removal	0.00	500.00
Total 4200 · Pest Control	4,023.20	27,885.05
4300 · Professional Fees		
4300.10 · Accounting	0.00	4,950.00
4300.15 · Bookkeeping Service	1,000.00	5,000.00
4300.30 · Legal Fees	0.00	4,645.77
Total 4300 · Professional Fees	1,000.00	14,595.77
4600 · Utilities		
4600.10 · Cable	39,204.05	196,020.25
4600.30 · Electric	3,866.65	18,872.64
Total 4600 · Utilities	43,070.70	214,892.89
Total Expense	142,204.45	701,129.29
Net Ordinary Income	-4,488.97	10,399.64
Net Income	<u>-4,488.97</u>	<u>10,399.64</u>