

Delray Villas Plat 45 HOA

Balance Sheet

As of August 31, 2025

	Aug 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Bank	
1100 · Operations	
1100.07 · Valley National Bank- Op 4113	174,194.32
Total 1100 · Operations	174,194.32
1200 · Reserves	
03 · Irrigation	
1200.32 · Valley National Bank- CD 5320	45,236.29
1200.33 · Savings - Bank United-930	28,267.17
Total 03 · Irrigation	73,503.46
04 · Lakes	
1200.81 CD Bank Atlantic -2541	24,872.27
Total 04 · Lakes	24,872.27
05 · Roads	
1200.57 · MM--Bank United----9945	148,002.40
1200.58 · MM Bank United----9953	91,551.64
Total 05 · Roads	239,554.04
06 · General	
1200.62 · MM - Bank United - 0116	35,418.64
1200.63 · Valley National- CD 1832	5,554.78
1200.90 · Fifth Third MM 10483	96,872.24
Total 06 · General	137,845.66
08 · Carts	
1200.83 Valley National- 1840	16,236.12
Total 08 · Carts	16,236.12
Total 1200 · Reserves	492,011.55
Total Bank	666,205.87
Total Checking/Savings	666,205.87
Accounts Receivable	
1600 · Accounts Receivable	-3,161.90
Total Accounts Receivable	-3,161.90
Other Current Assets	
1600 A · Year End Accounts Receivable	24,917.00
1611 · Allowance for Uncollectible Acc	-4,412.85
1820 · Prepaid Insurance	17,445.19
Total Other Current Assets	37,949.34
Total Current Assets	700,993.31
Other Assets	
1900 · Security Deposits	981.00
Total Other Assets	981.00
TOTAL ASSETS	701,974.31
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	9,622.23

Delray Villas Plat 45 HOA

Balance Sheet

As of August 31, 2025

09/09/25

Accrual Basis

	Aug 31, 25
Total Accounts Payable	9,622.23
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
2726 · Accumulated Reserve Interest	8,069.92
Total Other Current Liabilities	643,293.20
Total Current Liabilities	652,915.43
Total Liabilities	652,915.43
Equity	
2500 · Opening Bal Equity	
2730 · Reserve Interest	14,686.10
Total 2500 · Opening Bal Equity	14,686.10
2600 · Retained Earnings	122,836.62
Net Income	-88,463.84
Total Equity	49,058.88
TOTAL LIABILITIES & EQUITY	701,974.31

Delray Villas Plat 45 HOA
Profit & Loss YTD Comparison
August 2025

	Aug 25	Jan - Aug 25
Ordinary Income/Expense		
Income		
3000 · Gross Revenue		
Misc. Revenue		
Misc Income	0.00	0.00
Misc. Revenue - Other	0.00	10,000.00
Total Misc. Revenue	0.00	10,000.00
3000.30 · Maintenance Dues	132,570.00	1,060,560.00
3000.35 · Capitol Contributions	4,860.00	45,420.00
3000 · Gross Revenue - Other	0.00	0.00
Total 3000 · Gross Revenue	137,430.00	1,115,980.00
3100 · Other Income		
3100.02 · Background Checks	-114.00	-79.00
3100.04 · Estoppel Letters	750.00	7,000.00
3100.05 · Interest Income	718.84	7,013.42
3100.06 · Interviews	900.00	8,400.00
3100.07 · Late Fees	20.00	2,214.00
Total 3100 · Other Income	2,274.84	24,548.42
Total Income	139,704.84	1,140,528.42
Gross Profit	139,704.84	1,140,528.42
Expense		
3200 · Administration		
3200.06 · Computer Software	0.00	1,174.00
3200.07 · Welcome Committee	0.00	254.00
3200.10 · Dues to Recreation Assn	31,915.00	255,320.00
3200.19 · Leased Employees- Admin Fee	113.75	535.50
3200.30 · Membership Dues	0.00	150.00
3200.40 · Office Supplies and Expense	301.90	4,764.98
3200.50 · Postage & Delivery	0.00	181.44
3200.70 · Printing and Photocopies	0.00	239.57
3200.90 · Ramblings' Exp	0.00	5,562.25
3200.91 · Web Site	0.00	159.90
Total 3200 · Administration	32,330.65	268,341.64
3200.92 · IT Support & Services	871.00	7,718.00
3600 · Insurance	4,361.27	34,820.47
3800 · Maintenance		
380 · Due From Rec. Association	0.00	-3,635.47
3800.10 · Beautification	0.00	45,593.07
3800.30 · Fertilization and Weed Control	5,000.52	34,084.06
3800.31 · Ficus White Fly Treatment	0.00	12,789.00
3800.32 · Fuel and Repairs, Carts & Truck	2,518.05	7,832.60
3800.50 · Irrigation	166.46	5,557.09
3800.70 · Landscapping	25,999.16	262,180.07
3800.71 · Leased Employees	18,113.65	111,494.18
3800.90 · Tools & Equipment	0.00	3,251.66
3800.92 · Truck Expense	0.00	128.75
3800.95 · Maintenance Misc.	480.70	5,325.73
Total 3800 · Maintenance	52,278.54	484,600.74
3800.93 · Tree Trimming	0.00	1,680.00
3900 · Improvements		
3900.20 · Lakes and Ponds	1,054.36	7,888.46
3900.40 · New Carts	10,870.08	10,870.08
Total 3900 · Improvements	11,924.44	18,758.54
4000 · Othe Taxes		
4000.10 · Corp Filing Fees	0.00	61.25

3:16 PM

09/09/25

Accrual Basis

Delray Villas Plat 45 HOA
Profit & Loss YTD Comparison
August 2025

	Aug 25	Jan - Aug 25
Total 4000 · Othe Taxes	0.00	61.25
4100 · Miscellaneous Exp	0.00	700.00
4200 · Pest Control		
4200.10 · Homes	4,023.20	32,185.60
4200.20 · Subterranean	0.00	7,269.05
4200.30 · Bee Removal	0.00	500.00
Total 4200 · Pest Control	4,023.20	39,954.65
4300 · Professional Fees		
4300.10 · Accounting	0.00	4,950.00
4300.15 · Bookkeeping Service	1,000.00	8,000.00
4300.30 · Legal Fees	0.00	8,093.07
Total 4300 · Professional Fees	1,000.00	21,043.07
4600 · Utilities		
4600.10 · Cable	41,153.39	321,469.05
4600.30 · Electric	3,406.32	29,844.85
Total 4600 · Utilities	44,559.71	351,313.90
Total Expense	151,348.81	1,228,992.26
Net Ordinary Income	-11,643.97	-88,463.84
Net Income	-11,643.97	-88,463.84