

2004 NOT-FOR-PROFIT CORPORATION ANNUAL REPORT

FILED
Jan 26, 2004 8:00 am
Secretary of State

01-26-2004 90021 034 ****70.00

DOCUMENT # N95000004503 1. Entity Name DELRAY BEACH HISTORIC HOMES PROPERTY OWNERS ASSOCIATION, INC.					
Principal Place of Business 100 NW 1ST AVENUE DELRAY BEACH, FL 33444			Mailing Address 100 NW 1ST AVENUE DELRAY BEACH, FL 33444		
2. Principal Place of Business Suite, Apt. #, etc.			3. Mailing Address Suite, Apt. #, etc.		
City & State			City & State		
Zip		Country		Zip	
Country		Country		4. FEI Number 65-0637072	
5. Certificate of Status Desired ☒ \$8.75 Additional Fee Required				Applied For ☐ Not Applicable	
6. Name and Address of Current Registered Agent JOSEPH SAFFORD M 100 NW 1 AVENUE DELRAY BEACH, FL 33444			7. Name and Address of New Registered Agent Name Street Address (P.O. Box Number is Not Acceptable) City FL Zip Code		
8. The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. I am familiar with, and accept the obligations of registered agent.					
SIGNATURE <u>JOSEPH M. SAFFORD</u> 1/24/04 Signature, typed or printed name of registered agent and title if applicable. (NOTE: Registered Agent signature required when reinstating)					
Filing Fee is \$61.25 Due by May 1, 2004		9. Election Campaign Financing Trust Fund Contribution. ☐		\$5.00 May Be Added to Fees	
Make check payable to Florida Department of State					
10. OFFICERS AND DIRECTORS			11. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 10		
TITLE NAME STREET ADDRESS CITY-ST-ZIP	S LEONARD, WITROMA 24 N SWINTON AVENUE DELRAY BEACH, FL 33444	☐ Delete			
TITLE NAME STREET ADDRESS CITY-ST-ZIP	P HARDEN, DAVID 100 N.W. 1ST AVENUE DELRAY BEACH, FL 33444	☐ Delete			
TITLE NAME STREET ADDRESS CITY-ST-ZIP	T SAFFORD, JOSEPH M 100 N.W. 1ST AVENUE DELRAY BEACH, FL 33444	☐ Delete			
TITLE NAME STREET ADDRESS CITY-ST-ZIP	D KIRK, WITROHA 24 N SWINTON AVE DELRAY BEACH, FL 33444	☐ Delete			
TITLE NAME STREET ADDRESS CITY-ST-ZIP	[Empty]	☐ Delete			
TITLE NAME STREET ADDRESS CITY-ST-ZIP	[Empty]	☐ Delete			
TITLE NAME STREET ADDRESS CITY-ST-ZIP	WITELCHA, LEONARD	☒ Change ☐ Addition			
TITLE NAME STREET ADDRESS CITY-ST-ZIP	[Empty]	☐ Change ☐ Addition			
TITLE NAME STREET ADDRESS CITY-ST-ZIP	[Empty]	☐ Change ☐ Addition			
TITLE NAME STREET ADDRESS CITY-ST-ZIP	WITELCHA, KIRK	☒ Change ☐ Addition			
TITLE NAME STREET ADDRESS CITY-ST-ZIP	[Empty]	☐ Change ☐ Addition			
TITLE NAME STREET ADDRESS CITY-ST-ZIP	[Empty]	☐ Change ☐ Addition			
12. I hereby certify that the information supplied with this filing does not qualify for the exemption stated in Section 119.07(3)(i), Florida Statutes. I further certify that the information indicated on this report or supplemental report is true and accurate and that my signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears in Block 10 or Block 11 if changed, or on an attachment with an address, with all other like empowered.					
SIGNATURE: <u>JOSEPH M. SAFFORD</u> 1/24/04 (561) 243-7116 SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR Date Daytime Phone #					

12/4/2004

Delray Beach Historic Homes Property Owners Association
Fiscal Year Ended September 30

Cash Carryover- Prior Year

Cash Carryover: Prior Year

Cash Receipts

Hampton Bay Florida

CRA

City of Delray Beach

Total Cash Available

Cash Disbursements

Investments

Property Management (35 hours @ \$20 per hour)

Landscape Maintenance (\$135.00 per month)

Fertilization (2 times per year)

Audit

Water (\$100.00 per month)

Less: CRA Reimbursement 1/2 water

Bank and Filing Fees (State of Florida)

Landscape Replacement (Disease, theft)

Wood Deck Waterproofing

Pest Control

Miscellaneous

Total Annual Common Area Maintenance Fees

Cash Balance

Investment Balance

Total Cash and Investment Balance

Schedule A (Renewal and Replacement Retains)

Landscape (20 years)

Irrigation System (20 years)

Wood Decking (30 years)

Annual Expense

Replacement Reserve

Actual FYE 9/30/00	Budget 9/30/07	Actual FYE 9/30/08	Actual FYE 9/30/09	Actual FYE 9/30/00	Actual FYE 9/30/01	Actual FYE 9/30/02	Actual FYE 9/30/03
0.00	1,102.00	2,952.00	4,319.00	5,979.23	8,058.57	10,378.43	7,838.66
0.00	0.00	0.00	0.00	0.00	0.00	2,082.19	2,462.72
3,662.50	4,307.50	3,829.00	4,213.56	4,772.52	3,026.64	378.33	0.00
3,662.50	4,307.50	3,828.00	4,213.56	4,772.52	4,539.96	1,704.90	3,409.80
7,325.00	8,615.00	7,657.00	8,427.12	9,545.04	7,566.60	4,185.42	5,872.52
7,325.00	8,717.00	10,609.00	12,746.12	15,524.27	15,625.17	14,543.85	13,711.18
0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
700.00	700.00	700.00	700.00	700.00	700.00	0.00	0.00
2,342.00	2,500.00	1,760.00	1,800.83	1,601.50	1,780.00	1,485.00	1,568.00
220.00	250.00	60.00	125.00	194.50	0.00	200.00	0.00
0.00	0.00	675.00	675.00	875.00	675.00	0.00	0.00
1,908.00	2,000.00	1,420.00	1,692.92	2,311.32	1,861.58	2,314.16	3,403.90
0.00	0.00	0.00	0.00	0.00	0.00	-1,122.97	-1,702.00
205.00	250.00	115.00	121.25	202.25	81.25	70.00	70.00
27.00	0.00	998.00	1,262.33	920.00	0.00	2,934.00	0.00
200.00	200.00	0.00	0.00	147.00	328.91	125.00	0.00
500.00	635.00	495.00	390.00	714.13	40.00	625.00	620.00
120.00	230.00	66.00	62.49	0.00	0.00	75.00	399.72
6,223.00	6,765.00	6,290.00	6,829.82	7,465.70	5,246.74	6,705.19	9,360.62
1,102.00	2,952.00	4,319.00	5,916.30	8,058.57	10,378.43	7,838.66	4,350.56
0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
1,102.00	2,952.00	4,319.00	5,916.30	8,058.57	10,378.43	7,838.66	9,350.56

Original	Revised
600.00	0.00
500.00	0.00
250.00 15 years	800.00
1,350.00	800.00
800.00	1,600.00
2,400.00	3,200.00
4,000.00	4,800.00
5,600.00	6,400.00

Original	Revised
12,000.00	0.00
10,000.00	0.00
7,500.00	800.00
1,350.00	800.00
800.00	1,600.00
2,400.00	3,200.00
4,000.00	4,800.00
5,600.00	6,400.00

Schedule A (Renewal and Replacement Retains)

Landscape (20 years)

Irrigation System (20 years)

Wood Decking (30 years)

Annual Expense

Replacement Reserve

attachment

#N 95000004503

Attachment

#N9500004503

Actual FYE	Budget	Actual FYE	Actual FYE	Actual FYE	Actual FYE	Actual FYE	Actual FYE
9/30/96	9/30/97	9/30/98	9/30/99	9/30/00	9/30/01	9/30/02	9/30/03
3,662.50	4,307.50	3,829.00	4,213.56	4,772.52	3,404.97	3,409.80	3,409.80
3,662.50	4,307.50	3,828.00	4,213.56	4,772.52	4,539.86	0.00	0.00
0.00	0.00	0.00	0.00	0.00	1,134.89	2,273.20	2,273.20
7,325.00	8,615.00	7,657.00	8,427.12	9,545.04	9,079.92	5,683.00	5,683.00
305.20	358.96	319.04	351.13	397.71	378.33	284.15	284.15
305.20	358.96	319.04	351.13	397.71	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	378.33	189.44	189.44
610.40	717.92	638.08	702.26	795.42	756.66	473.59	473.59

Annual Breakdown by Owner

City of Delray Beach (60%)
CRA
Hampton Bay (40%)

Monthly Breakdown by Owner

City of Delray Beach
CRA
Hampton Bay

Fiscal Year ends 9/30/xx

Date of Incorporation: 9/95

Federal Identification Number 65-0637072

City of Delray Beach owns Monterey House (60% of total common area costs)
Subleased to Florida Department of State Division of Historical Resources
20 year lease effective 9/13/95

Hampton Bay owns other house (40% of total common area costs)

Association pays 50% of City water bill
CRA pays 50% of City water bill for Block 60 parking lot

Per meeting of 3/05/02 with Leonard and Kurt Witecha and J. Safford

Revise Schedule A reserves per above
No reason to have reserves for landscaping
No reason to have reserves for irrigation system
Handle as normal maintenance in annual budgets

Show Cash Carryover from Prior Years
Agreed to have no assessment for 2 quarters to absorb excess cash above \$4,000 required reserve
Start assessment again in April, 2002

Monterey House to be sold to CRA (first quarter of 2004)