

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

	Dec 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Bank	
1100 · Operations	
1100.07 · Valley National Bank- Op 4113	82,024.40
Total 1100 · Operations	82,024.40
1200 · Reserves	
03 · Irrigation	
1200.32 · Valley National Bank- CD 5320	45,236.29
1200.33 · Savings - Bank United-930	28,482.45
Total 03 · Irrigation	73,718.74
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	149,179.27
1200.58 · MM Bank United----9953	92,248.79
Total 05 · Roads	241,428.06
06 · General	
1200.62 · MM - Bank United - 0116	35,687.70
1200.63 · Valley National- CD 1832	5,554.78
1200.90 · Fifth Third MM 10483	47,673.42
Total 06 · General	88,915.90
08 · Carts	
1200.83 Valley National- 1840	16,236.12
Total 08 · Carts	16,236.12
Total 1200 · Reserves	445,171.09
Total Bank	527,195.49
Total Checking/Savings	527,195.49
Accounts Receivable	
1600 · Accounts Receivable	-55,244.90
Total Accounts Receivable	-55,244.90
Other Current Assets	
1600 A · Year End Accounts Receivable	102,977.00
1611 · Allowance for Uncollectible Acc	386.15
1820 · Prepaid Insurance	20,301.38
Total Other Current Assets	123,664.53
Total Current Assets	595,615.12
Other Assets	
1900 · Security Deposits	981.00
Total Other Assets	981.00
TOTAL ASSETS	596,596.12
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	24,336.74

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	Dec 31, 25
Total Accounts Payable	24,336.74
Other Current Liabilities	
2100 · Accrued Expenses	5,969.00
2200 · Unearned Maintenance Fees	103,787.00
2300 · Deferred Revenue	130,933.00
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 · Replcement Fund - Road Repaving	60,093.90
2725 · Replacement Fund - Lake	24,372.00
Total 2701 · RESERVES	414,561.28
2726 · Accumulated Reserve Interest	9,778.32
Total Other Current Liabilities	665,028.60
Total Current Liabilities	689,365.34
Total Liabilities	689,365.34
Equity	
2500 · Opening Bal Equity	
2730 · Reserve Interest	20,737.10
Total 2500 · Opening Bal Equity	20,737.10
2600 · Retained Earnings	159,834.62
2900 · Prior Period Adjustment	-111,977.00
Net Income	-161,363.94
Total Equity	-92,769.22
TOTAL LIABILITIES & EQUITY	596,596.12

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

	Dec 25	Jan - Dec 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	134,742.00	1,592,916.00
3000.35 · Capitol Contributions	4,860.00	50,280.00
3000 · Gross Revenue - Other	0.00	0.00
Total 3000 · Gross Revenue	139,602.00	1,653,196.00
3100 · Other Income		
3100.02 · Background Checks	228.00	370.00
3100.04 · Estoppel Letters	750.00	7,750.00
3100.05 · Interest Income	0.00	8,464.56
3100.06 · Interviews	1,200.00	10,500.00
3100.07 · Late Fees	50.00	3,491.00
Total 3100 · Other Income	2,228.00	30,575.56
Total Income	141,830.00	1,683,771.56
Gross Profit	141,830.00	1,683,771.56
Expense		
3200 · Administration		
3200.01 · Annual Meeting	0.00	865.00
3200.06 · Computer Software	1,362.40	2,536.40
3200.07 · Welcome Comittee	0.00	664.00
3200.10 · Dues to Recreation Assn	31,915.00	382,980.00
3200.19 · Leased Employees- Admin Fee	113.75	945.00
3200.30 · Membership Dues	0.00	150.00
3200.40 · Office Supplies and Expense	364.31	6,055.17
3200.50 · Postage & Delivery	0.00	503.14
3200.70 · Printing and Photocopies	0.00	239.57
3200.90 · Ramblings' Exp	355.45	6,628.60
3200.91 · Web Site	0.00	159.90
Total 3200 · Administration	34,110.91	401,726.78
3200.92 · IT Support & Services	1,191.00	12,929.00
3600 · Insurance	4,361.38	52,265.66
3800 · Maintenance		
3800.10 · Beautification	0.00	0.00
3800.30 · Fertilization and Weed Control	4,914.00	49,777.99
3800.31 · Ficus White Fly Treatment	0.00	17,052.00
3800.32 · Fuel and Repairs, Carts & Truck	422.16	10,808.71
3800.50 · Irrigation	0.00	7,972.46
3800.69 · Lakes and Ponds	779.36	10,937.79
3800.70 · Landscapping	22,363.51	349,160.93
3800.71 · Leased Employees	16,292.00	170,264.46
3800.90 · Tools & Equipment	119.39	3,687.73
3800.92 · Truck Expense	0.00	128.75
3800.93 · Tree Trimming	0.00	1,680.00
3800.94 · Due To From Rec. Association	8,514.45	-3,635.47
3800.95 · Maintenance Misc.	0.00	5,864.33
3800 · Maintenance - Other	0.00	800.00
Total 3800 · Maintenance	53,404.87	624,499.68
3900 · Improvements		
3900.20 · Lakes and Ponds	0.00	0.00
3900.35 · Road Signs and Striping	7,500.00	120,543.07
3900.40 · New Carts	0.00	10,870.08

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

	Dec 25	Jan - Dec 25
Total 3900 · Improvements	7,500.00	131,413.15
4000 · Othe Taxes		
4000.10 · Corp Filing Fees	0.00	61.25
Total 4000 · Othe Taxes	0.00	61.25
4100 · Miscellaneous Exp	2,300.00	3,138.83
4200 · Pest Control		
4200.10 · Homes	4,023.20	48,278.40
4200.20 · Subterranean	0.00	7,269.05
4200.30 · Bee Removal	0.00	500.00
Total 4200 · Pest Control	4,023.20	56,047.45
4300 · Professional Fees		
4300.10 · Accounting	0.00	7,450.00
4300.15 · Bookkeeping Service	1,000.00	12,000.00
4300.30 · Legal Fees	1,478.03	12,411.59
Total 4300 · Professional Fees	2,478.03	31,861.59
4600 · Utilities		
4600.10 · Cable	41,153.39	486,082.61
4600.30 · Electric	3,930.50	45,109.50
Total 4600 · Utilities	45,083.89	531,192.11
Total Expense	154,453.28	1,845,135.50
Net Ordinary Income	-12,623.28	-161,363.94
Net Income	-12,623.28	-161,363.94