

Delray Villas Plat 45 HOA
Balance Sheet
 As of February 28, 2026

	Feb 28, 26
ASSETS	
Current Assets	
Checking/Savings Bank	
1100 · Operations	
1100.07 · Valley National Bank- Op 4113	143,989.70
Total 1100 · Operations	143,989.70
1200 · Reserves	
03 · Irrigation	
1200.32 · Valley National Bank- CD 5320	45,236.29
1200.33 · Savings - Bank United-930	28,571.12
Total 03 · Irrigation	73,807.41
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	149,673.97
1200.58 · MM Bank United----9953	92,535.95
Total 05 · Roads	242,209.92
06 · General	
1200.62 · MM - Bank United - 0116	35,798.53
1200.63 · Valley National- CD 1832	5,554.78
1200.90 · Fifth Third MM 10483	47,953.16
Total 06 · General	89,306.47
08 · Carts	
1200.83 Valley National- 1840	16,236.12
Total 08 · Carts	16,236.12
Total 1200 · Reserves	446,432.19
Total Bank	590,421.89
Total Checking/Savings	590,421.89
Accounts Receivable	
1600 · Accounts Receivable	-2,826.65
Total Accounts Receivable	-2,826.65
Other Current Assets	
1600 A · Year End Accounts Receivale	102,977.00
1611 · Allowance for Uncollectible Acc	386.15
1700 · Undeposited Funds	1,745.00
1820 · Prepaid Insurance	29,000.95
Total Other Current Assets	134,109.10
Total Current Assets	721,704.34
Other Assets	
1900 · Security Deposits	981.00
Total Other Assets	981.00
TOTAL ASSETS	722,685.34
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	

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2000 · Accounts Payable	8,029.74
Total Accounts Payable	8,029.74
Other Current Liabilities	
2100 · Accrued Expenses	5,969.00
2200 · Unearned Maintenance Fees	241,267.00
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 · Replacement Fund - Road Repaving	60,093.90
2725 · Replacement Fund - Lake	24,372.00
Total 2701 · RESERVES	414,561.28
2726 · Accumulated Reserve Interest	10,759.68
Total Other Current Liabilities	803,489.96
Total Current Liabilities	811,519.70
Total Liabilities	811,519.70
Equity	
2500 · Opening Bal Equity	
2730 · Reserve Interest	20,737.10
Total 2500 · Opening Bal Equity	20,737.10
2600 · Retained Earnings	-6,666.93
2900 · Prior Period Adjustment	-111,977.00
Net Income	9,072.47
Total Equity	-88,834.36
TOTAL LIABILITIES & EQUITY	722,685.34

Delray Villas Plat 45 HOA
Profit & Loss YTD Comparison
February 2026

	Feb 26	Jan - Feb 26
Ordinary Income/Expense		
Income		
3000 · Gross Revenue		
3000.30 · Maintenance Dues	137,480.00	274,960.00
3000.35 · Capitol Contributions	0.00	1,620.00
3000 · Gross Revenue - Other	0.00	0.00
Total 3000 · Gross Revenue	137,480.00	276,580.00
3100 · Other Income		
Misc Income	0.00	0.00
3100.02 · Background Checks	-57.00	-193.00
3100.04 · Estoppel Letters	0.00	250.00
3100.05 · Interest Income	81.44	161.45
3100.06 · Interviews	600.00	900.00
3100.07 · Late Fees	0.00	1,160.00
Total 3100 · Other Income	624.44	2,278.45
Total Income	138,104.44	278,858.45
Gross Profit	138,104.44	278,858.45
Expense		
3200 · Administration		
3200.10 · Dues to Recreation Assn	31,915.00	63,830.00
3200.19 · Leased Employees- Admin Fee	91.00	178.50
3200.30 · Membership Dues	125.00	125.00
3200.40 · Office Supplies and Expense	1,008.41	1,038.85
3200.50 · Postage & Delivery	78.00	165.70
3200.90 · Ramblings' Exp	626.83	784.13
3300.55 · Holiday Party	2,711.21	2,711.21
Total 3200 · Administration	36,555.45	68,833.39
3200.92 · IT Support & Services	1,423.50	2,614.50
3600 · Insurance	2,900.09	4,318.87
3800 · Maintenance		
3800.30 · Fertilization and Weed Control	5,100.51	5,100.51
3800.31 · Ficus White Fly Treatment	0.00	4,348.26
3800.32 · Fuel and Repairs, Carts & Truck	110.05	576.35
3800.50 · Irrigation	0.00	2,890.04
3800.69 · Lakes and Ponds	1,085.99	1,865.35
3800.70 · Landscapping	18,746.21	35,146.59
3800.71 · Leased Employees	13,926.41	27,508.54
3800.90 · Tools & Equipment	90.00	134.72
3800.94 · Due To From Rec. Association	0.00	0.00
3800.95 · Maintenance Misc.	-1,789.71	-979.66
Total 3800 · Maintenance	37,269.46	76,590.70
4000 · Othe Taxes		
4000.10 · Corp Filing Fees	61.25	61.25
Total 4000 · Othe Taxes	61.25	61.25
4100 · Miscellaneous Exp	299.36	278.16
4200 · Pest Control		
4200.10 · Homes	4,304.82	10,273.82
4200.20 · Subterranean	5,980.00	5,980.00
4200.30 · Bee Removal	0.00	70.51
Total 4200 · Pest Control	10,284.82	16,324.33
4300 · Professional Fees		
4300.15 · Bookkeeping Service	1,000.00	2,000.00
4300.30 · Legal Fees	6,049.49	8,520.47
Total 4300 · Professional Fees	7,049.49	10,520.47

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Accrual Basis

Delray Villas Plat 45 HOA
Profit & Loss YTD Comparison
February 2026

	<u>Feb 26</u>	<u>Jan - Feb 26</u>
4600 · Utilities		
4600.10 · Cable	41,153.39	82,306.78
4600.30 · Electric	4,022.58	7,937.53
Total 4600 · Utilities	<u>45,175.97</u>	<u>90,244.31</u>
Total Expense	<u>141,019.39</u>	<u>269,785.98</u>
Net Ordinary Income	<u>-2,914.95</u>	<u>9,072.47</u>
Net Income	<u><u>-2,914.95</u></u>	<u><u>9,072.47</u></u>