

Delray Villas Plat 45 HOA

Balance Sheet

As of March 31, 2026

	<u>Mar 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings Bank	
1100 · Operations	
1100.07 · Valley National Bank- Op 4113	99,193.73
Total 1100 · Operations	<u>99,193.73</u>
1200 · Reserves	
03 · Irrigation	
1200.32 · Valley National Bank- CD 5320	45,236.29
1200.33 · Savings - Bank United-930	28,617.23
Total 03 · Irrigation	<u>73,853.52</u>
04 · Lakes	
1200.81 CD Bank Atlantic -2541	24,872.27
Total 04 · Lakes	<u>24,872.27</u>
05 · Roads	
1200.57 · MM--Bank United---9945	149,934.55
1200.58 · MM Bank United---9953	92,685.25
Total 05 · Roads	<u>242,619.80</u>
06 · General	
1200.62 · MM - Bank United - 0116	35,856.15
1200.63 · Valley National- CD 1832	5,554.78
1200.90 · Fifth Third MM 10483	48,043.49
Total 06 · General	<u>89,454.42</u>
08 · Carts	
1200.83 Valley National- 1840	16,236.12
Total 08 · Carts	<u>16,236.12</u>
Total 1200 · Reserves	<u>447,036.13</u>
Total Bank	<u>546,229.86</u>
Total Checking/Savings	546,229.86
Accounts Receivable	
1600 · Accounts Receivable	-79,792.90
Total Accounts Receivable	<u>-79,792.90</u>
Other Current Assets	
1600 A · Year End Accounts Receivable	102,977.00
1611 · Allowance for Uncollectible Acc	386.15
1820 · Prepaid Insurance	26,100.86
Total Other Current Assets	<u>129,464.01</u>
Total Current Assets	<u>595,900.97</u>
Other Assets	
1900 · Security Deposits	981.00
Total Other Assets	<u>981.00</u>
TOTAL ASSETS	<u><u>596,881.97</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	5,159.64

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	<u>Mar 31, 26</u>
Total Accounts Payable	5,159.64
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	11,273.29
Total Other Current Liabilities	666,523.57
Total Current Liabilities	671,683.21
Total Liabilities	671,683.21
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	23,105.59
Total Equity	-74,801.24
TOTAL LIABILITIES & EQUITY	596,881.97

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

	Mar 26	Jan - Mar 26
Ordinary Income/Expense		
Income		
3000 · Gross Revenue		
3000.30 · Maintenance Dues	138,290.00	413,250.00
3000.35 · Capitol Contributions	10,080.00	11,700.00
3000 · Gross Revenue - Other	0.00	0.00
Total 3000 · Gross Revenue	148,370.00	424,950.00
3100 · Other Income		
Misc Income	0.00	0.00
3100.02 · Background Checks	528.00	335.00
3100.04 · Estoppel Letters	1,500.00	1,750.00
3100.05 · Interest Income	90.33	251.78
3100.06 · Interviews	2,157.00	3,057.00
3100.07 · Late Fees	0.00	1,160.00
Total 3100 · Other Income	4,275.33	6,553.78
Total Income	152,645.33	431,503.78
Gross Profit	152,645.33	431,503.78
Expense		
3200 · Administration		
3200.10 · Dues to Recreation Assn	31,915.00	95,745.00
3200.19 · Leased Employees- Admin Fee	91.00	269.50
3200.30 · Membership Dues	0.00	125.00
3200.40 · Office Supplies and Expense	3,622.69	4,661.54
3200.50 · Postage & Delivery	0.00	165.70
3200.90 · Ramblings' Exp	187.10	971.23
3300.55 · Holiday Party	0.00	2,711.21
Total 3200 · Administration	35,815.79	104,649.18
3200.92 · IT Support & Services	1,423.50	4,038.00
3600 · Insurance	2,900.09	7,218.96
3800 · Maintenance		
3800.30 · Fertilization and Weed Control	9,857.48	14,957.99
3800.31 · Ficus White Fly Treatment	0.00	4,348.26
3800.32 · Fuel and Repairs, Carts & Truck	0.00	576.35
3800.50 · Irrigation	876.22	3,766.26
3800.69 · Lakes and Ponds	0.00	1,865.35
3800.70 · Landscapping	19,037.01	54,183.60
3800.71 · Leased Employees	13,354.07	40,862.61
3800.90 · Tools & Equipment	0.00	134.72
3800.94 · Due To From Rec. Association	0.00	0.00
3800.95 · Maintenance Misc.	838.47	-141.19
Total 3800 · Maintenance	43,963.25	120,553.95
3800.20 · Signs	1,700.00	1,700.00
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	-26.84
4200 · Pest Control		
4200.10 · Homes	4,304.82	14,578.64
4200.20 · Subterranean	0.00	5,980.00
4200.30 · Bee Removal	0.00	70.51
Total 4200 · Pest Control	4,304.82	20,629.15
4300 · Professional Fees		
4300.15 · Bookkeeping Service	1,000.00	3,000.00
4300.30 · Legal Fees	2,608.66	11,129.13

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Accrual Basis

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

	<u>Mar 26</u>	<u>Jan - Mar 26</u>
Total 4300 · Professional Fees	3,608.66	14,129.13
4600 · Utilities		
4600.10 · Cable	41,153.39	123,460.17
4600.30 · Electric	4,047.71	11,985.24
Total 4600 · Utilities	45,201.10	135,445.41
Total Expense	138,917.21	408,398.19
Net Ordinary Income	13,728.12	23,105.59
Net Income	<u>13,728.12</u>	<u>23,105.59</u>