DALE VILLAGE, INC.

FINANCIAL STATEMENTS

For the Year Ended December 31, 2025

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For the Year Ended December 31, 2025

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To the Board of Directors
Dale Village, Inc.
Pembroke Park, Florida

INDEPENDENT AUDITOR'S REPORT

Opinion

We have audited the accompanying financial statements of Dale Village, Inc., which comprise the balance sheet as of December 31, 2025, and the related statements of revenues, expenses, and changes in fund balances (deficit) and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Dale Village, Inc. as of December 31, 2025, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Dale Village, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Future Major Repairs and Replacements

Our audit was made for the purpose of forming an opinion on the basic financial statements taken as a whole. We have not applied procedures to determine whether the funds designated for future major repairs and replacements, as discussed in Note C are adequate to meet such future costs because that determination is outside the scope of our audit. Our opinion is not modified with respect to that matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Dale Village, Inc's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Dale Village, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Dale Village, Inc.'s ability to continue as a going concern for a reasonable period of time.

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We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Omission of Required Supplementary Information about Future Major Repairs and Replacements

Management has omitted the supplementary information on future major repairs and replacements that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by the missing information.

Leonardo & Company

Leonardo & Company
Certified Public Accountants
Boca Raton, Florida
October 23, 2026

DALE VILLAGE, INC.
BALANCE SHEET
December 31, 2025

ASSETS	Operating Fund	Replacement Fund	Total
Cash and Cash Equivalents	$ 181,264	$ 196,632	$ 377,896
Certificate of Deposit	235,730		235,730
Assessments Receivable (Net $2,325 for Allowance for Credit Losses)	20,442	-	20,442
Unbilled Special Assessment	559,894	-	559,894
Prepaid Expenses	1,610	-	1,610
Utility Deposit	451	-	451
Prepaid Insurance	728	-	728
Property and Equipment, net	5,475,471	-	5,475,471
Interfund Borrowings	(396,749)	396,749	-
Total Assets	$ 6,078,841	$ 593,381	$ 6,672,222

LIABILITIES AND OWNERS' EQUITY

LIABILITIES			
Accounts Payable and Accrued Expenses	$ 89,567	$ -	$ 89,567
Prepaid Assessments	17,244	-	17,244
Social Club Deferred Revenue	12,285	-	12,285
Contract Liabilities (Special Assessments Received in Advance-Operating Fund)	585,835	-	585,835
Contract Liabilities (Assessments Received in Advance-Replacement Fund)	-	534,485	534,485
Total Liabilities	704,931	534,485	1,239,416
OWNERS' EQUITY			
Common Stock, $1 par value, 330 shares authorized, issued and outstanding	330	-	330
Capital Contributions	6,529,465	-	6,529,465
Fund Balance (Deficit)	(1,155,885)	58,896	(1,096,989)
Total Owners' Equity	5,373,910	58,896	5,432,806
Total Liabilities and Owners' Equity	$ 6,078,841	$ 593,381	$ 6,672,222

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The accompanying notes are an integral part of the financial statements.

DALE VILLAGE, INC.
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCE (DEFICIT)
For the Year Ended December 31, 2025

	Operating Fund	Replacement Fund	Total
REVENUES			
Member Assessments	$ 702,476	$ 22,403	$ 724,879
Special Assessment - Pool Project	102,545	-	102,545
Special Assessment - Operating Reimbursement	242,220	-	242,220
Internet Fees	148,708	-	148,708
Social Club Donations	30,500	-	30,500
Parking and Storage Income	90,397	-	90,397
Renters Fees	52,401	-	52,401
Billboards and Rental Income	8,960	-	8,960
Interest Income	6,211	10,534	16,745
Screening Fees	4,051	-	4,051
Gate Card and Barcode Income	4,190	-	4,190
Other Income	3,407	-	3,407
Total Revenues	1,396,066	32,937	1,429,003
EXPENSES			
Utilities	165,336	-	165,336
Depreciation	58,558	-	58,558
Insurance	102,231	-	102,231
Internet	151,010	-	151,010
Income Taxes	600	-	600
Administrative	77,534	-	77,534
Management and Labor	257,530	-	257,530
Repairs And Maintenanace	356,447	-	356,447
Special Assessment - Renovation Project	102,545	-	102,545
Total Expenses	1,271,791	-	1,271,791
Excess of Revenues over Expenses	124,275	32,937	157,212
Fund Balance (Deficit) - Beginning of Year	(1,280,160)	48,362	(1,231,798)
Interfund Transfer	-	(22,403)	(22,403)
Fund Balance (Deficit) - End of Year	$ (1,155,885)	$ 58,896	$ (1,096,989)

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The accompanying notes are an integral part of the financial statements.

DALE VILLAGE, INC.
STATEMENT OF CASH FLOWS
For the Year Ended December 31, 2025

	Operating Fund	Replacement Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Excess of Revenues over Expenses	$ 124,275	$ 32,937	$ 157,212
Adjustments to Reconcile Excess of Revenues over Expenses to Net Cash Provided by (Used in) Operating Activities:			
Depreciation	58,558	-	58,558
(Increase) Decrease in Assets:			
Assessments Receivable	(4,490)	-	(4,490)
Unbilled Special Assessment	(559,894)	-	(559,894)
Insurance Proceeds Receivable	(1,610)	-	(1,610)
Utility Deposit	(351)	-	(351)
Prepaid Insurance	1,262	-	1,262
Increase (Decrease) in Liabilites:			
Accounts Payable and Accrued Expenses	(51,385)	-	(51,385)
Prepaid Assessments	16,163	-	16,163
Social Club Deferred Revenue	12,285	-	12,285
Contract Liabilities (Special Assessments Received in Advance-Operating Fund)	585,835	-	585,835
Contract Liabilities (Assessments Received in Advance-Replacement Fund)	-	45,877	45,877
Net Cash Provided by (Used in) Operating Activities	180,648	78,814	259,462
CASH FLOWS FROM INVESTING ACTIVITIES			
Certificates of Deposit, net	(235,730)	-	(235,730)
Purchase of Property and Equipment	(42,595)	-	(42,595)
Net Cash Provided by (Used in) Investing Activities	(278,325)	-	(278,325)
CASH FLOWS FROM FINANCING ACTIVITIES			
Interfund Transfer	22,403	(22,403)	-
Interfund Borrowings	215,877	(215,877)	-
Net Cash Provided by (Used in) Financing Activities	238,280	(238,280)	-
Net Increase (Decrease) in Cash and Cash Equivalents	140,603	(159,466)	(18,863)
Cash and Cash Equivalents - Beginning of year	40,661	356,098	396,759
Cash and Cash Equivalents - End of year	$ 181,264	$ 196,632	$ 377,896
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION:			
Cash Paid for Interest	$ -	$ -	$ -
Cash Paid for Income Taxes	$ 600	$ -	$ 600

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The accompanying notes are an integral part of the financial statements.

NOTE A - NATURE OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Organization - Dale Village, Inc. ("the Corporation") was incorporated under the laws of the State of Florida as a not-for-profit corporation on May 1, 1984. The Corporation is responsible for maintaining and preserving the common property of the Corporation in accordance with the terms of Florida Statutes §719 and the provisions of the governing documents. Dale Village, Inc. is a cooperative which consists of 330 mobile home lots, located in Pembroke Park, Florida.

Seven thousand five hundred (7500) shares of capital stock were authorized with a par value of $1.00 per share. There are 330 total lots (shares) in the park. As of December 31, 2025 there were 330 shares issued and outstanding to shareholders.

2. Basis of Accounting - The financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America.

3. Fund Accounting - The Corporation uses fund accounting which requires that funds, such as the operating fund and the fund designated for future major repairs and replacements, be classified separately for accounting and reporting purposes. Disbursements from the operating fund are generally at the discretion of the Board of Directors and Property Manager. Disbursements from the replacement fund may be made only for their designated purposes.

4. Member Assessments and Allowance for Credit Losses - Corporation members are subject to monthly assessments to provide funds for the Corporation's operating expenses and major repairs and replacements. Income and expenses are allocated to each unit owner based on an approved budget. Assessment revenue is recognized as the related performance obligations are satisfied at the transaction amounts expected to be collected. The Corporation's performance obligations related to its operating assessments are satisfied over time on a daily pro-rata basis using the input method. The performance obligations related to the special assessment and replacement fund assessments are satisfied when these funds are expended for their designated purposes. Assessments receivable at the balance sheet date are stated at the amounts expected to be collected from outstanding assessments from unit owners. Any excess assessments at year end are retained by the Corporation for use in the succeeding year. The balances of assessments receivable, net, as of the beginning and end of the year are $15,952 and $20,442, respectively.

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The Corporation recognizes an expected allowance for credit losses, based on historical losses of aged receivables and adjusted for management's assessment of current conditions, reasonable and supportable economic forecasts, and any other factors deemed relevant by management. The Corporation believes historical loss information is a reasonable starting point in which to calculate the expected allowance for credit losses as the Corporation's member base has remained relatively constant. The Corporation writes off receivables when the unit is sold and no possibility of recovery is determined.

5. Prepaid Assessments - Assessments received in advance for the subsequent year are recognized as prepaid assessments on the accompanying balance sheet. The balances of prepaid assessments as of the beginning and end of the year are $1,081 and $17,244, respectively.

6. Interest Income - The Corporation's policy is to allocate to the operating and replacement funds all interest earned on their respective cash accounts.

NOTE A - NATURE OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

7. Contract Liabilities (special assessments received in advance-operating fund) - The Corporation recognizes revenue from members as the related performance obligations are satisfied. A contract liability (special assessments received in advance-operating fund) is recorded when the Corporation has the right to receive payment in advance of the satisfaction of performance obligations related to special assessments. The balances of contract liabilities (special assessments received in advance-operating fund) as of the beginning and end of the year are $-0- and $585,835, respectively.

8. Contract Liabilities (Assessments received in advance-replacement fund) - The Corporation recognizes revenue from members as the related performance obligations are satisfied. A contract liability (assessments received in advance-replacement fund) is recorded when the Corporation has the right to receive payment in advance of the satisfaction of performance obligations related to replacement reserve assessments. The balances of contract liabilities (assessments received in advance-replacement fund) as of the beginning and end of the year are $488,608 and $534,485, respectively

9. Recognition of Assets and Depreciation Policy - Real property and common areas acquired from the developer and related improvements to such property are not recorded in the Corporation's financial statements because those properties are owned by the individual owners in common and not by the Corporation. The Corporation capitalizes personal property to which it has title at cost and depreciates it using the straight-line method over 5 to 25 years, the estimated useful lives of the assets. Depreciation expense was $58,558 for the year ended December 31, 2025. Expenditures for maintenance and repairs are charged against operations as incurred.

10. Income Taxes - The Corporation’s policy is to record interest expense or penalties related to income tax in operating expenses.

11. Cash and Cash Equivalents - For purposes of the December 31, 2025 balance sheet and the statement of cash flows for the year ended December 31, 2025, the Corporation considers all highly liquid investments purchased with original maturities of three months or less to be cash equivalents.

12. Use of Estimates in the Preparation of Financial Statements - The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

13. Concentrations of Credit Risk - Financial instruments that potentially subject the Corporation to concentrations of credit risk are primarily cash and cash equivalents and assessments receivable. The Corporation invests its excess cash in both deposits and high-quality short-term liquid money market instruments with major financial institutions and the carrying value approximates market value. The Corporation has not experienced losses related to these investments. The Corporation believes it is not exposed to any significant credit risk on cash and cash equivalents and assessments receivable.

14. Fair Value of Financial Instruments - The carrying amounts of cash and cash equivalents, receivables, and payables approximate their fair values due to their short-term maturities.

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NOTE B - UNINSURED CASH BALANCES

The Corporation maintains its cash balances at various major financial institutions. Deposits held at Federal Deposit Insurance Corporation (FDIC) insured institutions are insured up to $250,000 per depositor. At December 31, 2025, the Corporation did not have cash balances in excess of the FDIC limits. The Corporation has not experienced any losses related to these investments.

NOTE C - FUTURE MAJOR REPAIRS AND REPLACEMENTS

The Corporation's governing documents require funds to be accumulated for future major repairs and replacements. Accumulated funds, which aggregate to $593,381, are presented on the accompanying December 31, 2025 balance sheet as contract liabilities and replacement fund total balance. These "Assessments Received in Advance - Replacement Fund" and replacement fund balance are held in separate bank accounts and are generally not available for operating purposes.

The Board of Directors had an independent reserve study conducted in 2021 to determine the useful lives and the replacement costs of the components of common property. In 2025, the Board of Directors utilized this study in the preparation of the 2026 budget. The Corporation is funding for such major repairs and replacements over the estimated useful lives of the components based on the estimates of current replacement costs, including amounts previously accumulated in the replacement fund.

Actual expenditures, however, may vary from the estimated amounts and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet future needs. If additional funds are needed, however, the Corporation has the right, subject to member approval, to increase regular assessments, levy special assessments, or it may delay major repairs and replacements until funds are available.

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The activity was as follows:

Component	Balance 1/1/25	Assessments	Interest	Interfund Transfer	Balance 12/31/25
Pooled Reserves	$ 488,608	$ 68,280	$ -	$ (22,403)	$ 534,485
Interest	48,362	-	10,534	-	58,896
	$ 536,970	$ 68,280	10,534	$ (22,403)	$ 593,381

During 2025, the replacement fund transferred $22,403 to the operating fund capital contribution account to reimburse operating for expenditure related to the renovation project.

NOTE D - WINDSTORM INSURANCE

The Corporation maintains insurance coverage for damage sustained by the common elements. The insurance coverage in force includes substantial deductible amounts, which the Corporation would be required to fund. In addition, in as much as certain other expenses may be incurred by the Corporation in the event of a hurricane, the ultimate extent of any such loss in excess of the aforementioned maximum deductible cannot be determined.

NOTE E - CONTINGENCIES

The Corporation is from time-to-time subject to complaints and claims, including litigation, arising in the ordinary course of business. Management believes that none of the claims and complaints of which it is currently aware will materially affect its financial position or future operating results with the exception to increase legal costs which may or may not be covered by the Corporation's directors' and officers' insurance, although no assurance can be given with respect to the ultimate outcome of any such claims or with respect to the occurrence of any future claims.

NOTE F - PROPERTY AND EQUIPMENT

Property and equipment consist of the following at December 31, 2025:

Land	$ 4,000,000
Asphalt Improvements	133,124
Building	599,871
Office Furniture and Equipment	53,890
Golf Cart	2,500
Recreational Furniture and Equipment	59,280
Website	37,755
Renovation-Study Project	1,247,494
Land Improvements	300,983
	6,434,897
Less: Accumulated Depreciation	(959,426)
	$ 5,475,471

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NOTE G - INCOME TAXES

The Corporation is qualified to prepare its tax returns pursuant to the provisions of subchapter T of the Internal Revenue Code. Subchapter T provides that expenses attributable to the generation of patronage income, i.e., income from business done with or for patrons (tenant cooperators) are deductible only to the extent of patronage income. The Corporation believes that all of its income for the year ended December 31, 2025, with the exception of the interest income, is patronage income within the meaning of subchapter T.

Accounting principles generally accepted in the United States of America require management to evaluate tax positions taken by the Corporation and recognize a tax liability if the Corporation has taken an uncertain position that more likely than not would not be sustained upon examination by the Internal Revenue Service. Management has analyzed the tax positions taken by the Corporation and has concluded that as of December 31, 2025, there are no uncertain positions taken or expected to be taken that would require recognition of a liability or disclosure in the financial statements. The Corporation is subject to routine audits by taxing jurisdictions; however, there are currently no audits for any tax periods in progress.

NOTE H - INTERFUND BORROWINGS

At December 31, 2025, the Corporation's operating fund owes the replacement fund $396,749.

NOTE I - SPECIAL ASSESSMENTS

On February 2025, the board of directors approved an additional special assessment to reimburse operating for the renovation project. Special assessments were due in two installments on February 15, 2025 in the amount of $600 and May 15, 2025 in the amount of $134 for a total special assessment of $242,220. As of December 31, 2025, the Corporation recognized $242,220 in special assessment revenue.

On December 2025, the board of directors approved phase four special assessment of the renovation project to construct a new swimming pool, installation of Tiki-Place and the development of the land around the pool. Special assessments were due in four installments of $400 each December 17, 2025, February 17, 2026, May 17 2026, August 17, 2026 and final installment of $486 November 17, 2026. The total amount of the special assessment was $688,380. As of December 31, 2025, the Corporation incurred expenses of $102,545 and has unbilled special assessments of $559,894 and contract liabilities (special assessment received in advance – operating fund) of $585,835 to be utilized for future expenditures.

NOTE J - DATE OF MANAGEMENT'S REVIEW

In preparing the financial statements, the Corporation has evaluated events and transactions for potential recognition or disclosure through October 23, 2026, the date that the financial statements were available to be issued.

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