

DALE VILLAGE, INC.
FINANCIAL STATEMENTS

For the Year Ended December 31, 2023

DALE VILLAGE, INC.
FINANCIAL STATEMENTS
For the Year Ended December 31, 2023

CONTENTS

	Page
Independent Auditor's Report	1-2
Financial Statements:	
Balance Sheet.....	3
Statement of Revenues, Expenses and Changes in Fund Balance (Deficit)	4
Statement of Cash Flows	5
Notes to Financial Statements	6-10



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, 2023, and the related statements of revenues, expenses, and changes in fund balance (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, 2023, 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

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.

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
July 22, 2024

DALE VILLAGE, INC.
BALANCE SHEET
December 31, 2023

ASSETS	Operating Fund	Replacement Fund	Total
Cash and Cash Equivalents	\$ 512,219	\$ 427,225	\$ 939,444
Certificate of Deposit	-	107,304	107,304
Assessments Receivable (Net \$2,325 for Allowance for Credit Losses)	2,195	-	2,195
Unbilled Special Assessment	335,040	-	335,040
Insurance Proceeds Receivable	2,892	-	2,892
Other Receivable	4,900	-	4,900
Property and Equipment, net	4,286,093	-	4,286,093
Interfund Borrowings	(62,084)	62,084	-
Total Assets	\$ 5,081,255	\$ 596,613	\$ 5,677,868

LIABILITIES AND OWNERS' EQUITY

LIABILITIES

Accounts Payable and Accrued Expenses	\$ 156,240	\$ -	\$ 156,240
Prepaid Assessments	504	-	504
Social Club Deferred Revenue	25,000	-	25,000
Contract Liabilities (Special Assessments Received in Advance-Operating Fund)	369,831	-	369,831
Contract Liabilities (Assessments Received in Advance-Replacement Fund)	-	569,820	569,820
Total Liabilities	551,575	569,820	1,121,395

OWNERS' EQUITY

Common Stock, \$1 par value, 330 shares authorized, issued and outstanding	330	-	330
Capital Contributions	5,879,884	-	5,879,884
Fund Balance (Deficit)	(1,350,534)	26,793	(1,323,741)
Total Owners' Equity	4,529,680	26,793	4,556,473
Total Liabilities and Owners' Equity	\$ 5,081,255	\$ 596,613	\$ 5,677,868

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, 2023

	Operating Fund	Replacement Fund	Total
REVENUES			
Member Assessments	\$ 544,859	\$ -	\$ 544,859
Special Assessment	131,769	-	131,769
Parking and Storage Income	101,575	-	101,575
Interest Income	-	1,003	1,003
Renters Fees	48,947	-	48,947
Billboards	7,266	-	7,266
Screening Fees	4,950	-	4,950
Gate Card and Barcode Income	4,716	-	4,716
Other Income	2,490	-	2,490
Total Revenues	<u>846,572</u>	<u>1,003</u>	<u>847,575</u>
EXPENSES			
Utilities	145,671	-	145,671
Depreciation	18,444	-	18,444
Insurance	59,476	-	59,476
Administrative	61,858	-	61,858
Management and Labor	204,160	-	204,160
Park Maintenance	224,924	-	224,924
Special Assessment - Renovation Project	131,769	-	131,769
Total Expenses	<u>846,302</u>	<u>-</u>	<u>846,302</u>
Excess of Revenues over Expenses	270	1,003	1,273
Fund Balance (Deficit) - Beginning of Year	<u>(1,350,804)</u>	<u>25,790</u>	<u>(1,325,014)</u>
Fund Balance (Deficit) - End of Year	<u><u>\$ (1,350,534)</u></u>	<u><u>\$ 26,793</u></u>	<u><u>\$ (1,323,741)</u></u>

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

DALE VILLAGE, INC.
STATEMENT OF CASH FLOWS
For the Year Ended December 31, 2023

	Operating Fund	Replacement Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Excess of Revenues over Expenses	\$ 270	\$ 1,003	\$ 1,273
Adjustments to Reconcile Excess of Revenues over Expenses to Net Cash Provided by (Used in) Operating Activities:			
Depreciation	18,444	-	18,444
(Increase) in:			
Assessments Receivable	4,644	-	4,644
Unbilled Special Assessment	(335,040)	-	(335,040)
Insurance Proceeds Receivable	8,035	-	8,035
Other Receivable	(1,412)	-	(1,412)
Prepaid Insurance	1,955	-	1,955
Increase (decrease) in:			
Accounts Payable and Accrued Expenses	85,487	-	85,487
Prepaid Assessments	100	-	100
Social Club Deferred Revenue	25,000	-	25,000
Contract Liabilities (Special Assessments Received in Advance-Operating Fund)	369,831	-	369,831
Contract Liabilities (Assessments Received in Advance-Replacement Fund)	-	48,550	48,550
Net Cash Provided by (Used in) Operating Activities	177,314	49,553	226,867
CASH FLOWS FROM INVESTING ACITIVITIES			
Certificates of Deposit, net	-	(496)	(496)
Purchase of Property and Equipment	(136,670)	-	(136,670)
Net Cash Provided by (Used in) Investing Activities	(136,670)	(496)	(137,166)
CASH FLOWS FROM FINANCING ACITIVITIES			
Interfund Borrowings	48,550	(48,550)	-
Net Cash Provided by (Used in) Financing Activities	48,550	(48,550)	-
Net Increase in Cash and Cash Equivalents	89,194	507	89,701
Cash and Cash Equivalents - Beginning of year	423,025	426,718	849,743
Cash and Cash Equivalents - End of year	\$ 512,219	\$ 427,225	\$ 939,444
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION:			
Cash Paid for Interest	\$ -	\$ -	\$ -
Cash Paid for Income Taxes	\$ -	\$ -	\$ -

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

DALE VILLAGE, INC.
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

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, 2023 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 the approved budget. Assessment revenue is recognized as the related performance obligations that 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 replacement fund assessments and special 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. As of December 31, 2023, an allowance for credit losses totaled \$2,325. The Corporation provides for credit losses based on experience and analysis of individual accounts. Any excess assessments at year-end are retained by the Corporation for use in the succeeding year.

The Corporation treats uncollectible assessments as credit losses. Methods, inputs, and assumptions used to evaluate when assessments are considered uncollectible include closely monitoring of outstanding assessment balances by management, members payment history of outstanding assessment balances, and susceptibility to factors outside the Corporation's control. The balances of assessments receivable, net as of the beginning and end of the year are \$6,839 and \$2,195, respectively.

5. Prepaid Assessments - Assessments received in advance for the subsequent year are recognized as prepaid assessments on the accompanying balance sheet.

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

DALE VILLAGE, INC.
NOTES TO FINANCIAL STATEMENTS (Continued)
December 31, 2023

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 (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 \$-0- and \$369,831, 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 \$521,270 and \$569,820, 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 \$18,444 for the year ended December 31, 2023. 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, 2023 balance sheet and the statement of cash flows for the year ended December 31, 2023, the Corporation considers all highly liquid investments purchased with original maturities of three months or less to be cash equivalents. In addition, the Corporation's policy is to passthrough to unit owners' non-sufficient funds (NSF) charges incurred by the Corporation.

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, cash equivalents, receivables, and payables approximate their fair values due to their short-term maturities.

DALE VILLAGE, INC.
NOTES TO FINANCIAL STATEMENTS (Continued)
December 31, 2023

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

15. New Accounting Pronouncement Adopted - In June 2016, the Financial Accounting Standards Board (“FASB”) issued Accounting Standards Update (“ASU”) No. 2016-13, Financial Instruments-Credit Losses (Topic 326): Measurement of Credit Losses on Financial Instruments (“ASU 2016-13 or “ASC 326”). ASU 2016-13 revises the accounting requirements related to the measurement of credit losses and requires Corporations to measure all expected credit losses to financial assets based on historical experience, current conditions, and reasonable and supportable forecasts about collectability. Assets must be presented in the financial statements at the net amount expected to be collected. During 2019, the FASB issued additional ASUs amending certain aspects of ASU 2016-13.

On January 1, 2023 the Corporation adopted the new accounting standard. The standard did not have a significant impact on the Corporation’s financial condition or results of operations.

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 at least \$250,000 per depositor. At December 31, 2023, the Corporation had \$24,639 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 \$595,613, are presented on the accompanying December 31, 2023 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 2023, the Board of Directors utilized this study in the preparation of the 2024 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.

The activity was as follows:

Component	Balance 1/1/23	Assessments	Interest	Expenditures	Balance 12/31/23
Pooled Reserves	\$ 521,270	\$ 48,550	\$ -	\$ -	\$ 569,820
Interest	25,790	-	1,003	-	26,793
	<u>\$ 547,060</u>	<u>\$ 48,550</u>	<u>1,003</u>	<u>\$ -</u>	<u>\$ 596,613</u>

DALE VILLAGE, INC.
NOTES TO FINANCIAL STATEMENTS (Continued)
December 31, 2023

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.

Florida's Senate Bill SB 4-D was effective May 26, 2022 and Bill SB 154 was approved June 9, 2023, making it mandatory for all Florida condominium and cooperative buildings three stories or higher to undergo milestone inspections, structural inspections, to no longer allow for the waiver or reduction in the funding of structural reserves as well as submit specific building reporting information to the Division of Florida Condominiums. The full impact of the reserve funding requirement (which is effective December 31, 2024) in the new law is, as of the date of the audit report, undeterminable at this time.

NOTE F - PROPERTY AND EQUIPMENT

Property and equipment consist of the following at December 31, 2023:

Land	\$ 4,000,000
Asphalt Improvements	129,959
Building	599,871
Office Furniture and Equipment	36,137
Golf Cart	2,500
Recreational Furniture and Equipment	31,259
Website	38,799
Renovation-Study Project	15,000
Land Improvements	308,518
	<u>5,162,043</u>
Less: Accumulated Depreciation	(875,950)
	<u>\$ 4,286,093</u>

NOTE G - CERTIFICATE OF DEPOSIT

At December 31, 2023, the Corporation had \$106,808 of replacement fund monies invested in a certificate of deposit. This certificate of deposit matures on March 13, 2025 and earn interest at a rate of 0.26% per annum. It is the intent of the Corporation to hold this certificate until maturity. If this certificate was to be liquidated prior to maturity, it would be subject to market fluctuations and possible early withdrawal penalties.

DALE VILLAGE, INC.
NOTES TO FINANCIAL STATEMENTS (Continued)
December 31, 2023

NOTE H - 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, 2023, 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, 2023, 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 I - SPECIAL ASSESSMENTS

On June 13, 2023 at a duly held Board of Directors meeting, the Board of Directors voted to approve a new special assessment for \$501,600. The purpose of the special assessment is to fund the renovation project. There were two options of paying for the special assessment. A one-time paid in full payment of \$1,520 or three payments of \$500 on November 1, 2023, March 1, 2024 and June 1, 2024. During 2023, the Corporation incurred expenses of \$131,769. As of December 31, 2023, the Corporation had \$335,040 of unbilled special assessments. As of December 31, 2023, the Corporation has \$369,831 of contract liabilities (assessments received in advance-special assessment fund) to be utilized.

NOTE J - INTERFUND BORROWINGS

At December 31, 2023, the Corporation's operating fund owes the replacement fund \$62,084.

NOTE K - DATE OF MANAGEMENT'S REVIEW

In preparing the financial statements, the Corporation has evaluated events and transactions for potential recognition or disclosure through July 22, 2024, the date that the financial statements were available to be issued.