

Delaware Manufactured Home Relocation Authority
Financial Summary – Cash Basis
FEBRUARY 2026

Revenues

The Delaware Manufactured Home Relocation Authority (The Authority) has a Trust Fund administered by the Delaware Division of Revenue. As shown on page 3, assessments collected during February 2026 totaled \$21,561.33; arbitration fees collected were zero and interest posted to the Trust Fund totaled \$58,079.90.

For the fiscal year, assessments collected totaled \$1,436,716.06; arbitration fees collected were zero; and interest received were \$1,167,737.57 (page 4).

Since inception on April 1, 2004, the Authority has collected assessments totaling \$20,413,936.68; total interest received is \$2,882,922.03; arbitration fees collected is \$8,166.98 and total special collections are \$8,050.00 (page 5).

Expenditures

During the month of February 2026, the Authority paid zero in relocation assistance; \$11,445.67 in personnel costs; \$2,540.24 in occupancy costs; and \$29,533.06 in general and administrative costs (page 3).

For the fiscal year, the Authority paid \$564,125.12 in relocation assistance; \$226,442.89 in personnel costs; \$45,020.17 in occupancy costs; and \$347,870.46 in general and administrative costs (page 4). The Authority has paid \$5,929.14 in capital expenditures and \$1,500 in security deposit to Keller Williams Realty.

Since inception on April 1, 2004, the Authority has paid \$3,980,246.83 in relocation costs; \$1,272,653.02 in personnel costs; \$241,626.61 in occupancy costs; and \$2,657,826.55 in general and administrative costs (page 5).

2025 Compliance Investigation Costs total \$1,996.09 (page 6).

2025 Arbitrator expenses are \$725.00 (page 7).

2025 Board Member Stipend balance is \$1,500.00 (page 8).

2025 Petty Cash expenses balance is \$454.97 (page 9).

Net Position – Cash Basis – as of February 28, 2026:

Trust Fund - \$15,116,229.19

WSFS Operating account - \$35,472.38 of which \$1,500.00 remains for Board Member Stipend

Petty Cash - \$454.97

Delaware Manufactured Home Relocation Authority

Balance Sheet

As of February 28, 2026

	Feb 28, 26
ASSETS	
Current Assets	
Checking/Savings	
7242 Operating Account	35,472.38
Petty Cash	454.97
Trust Fund	15,116,229.19
Total Checking/Savings	15,152,156.54
Other Current Assets	
Leasehold Improvements	5,929.14
Security Deposit	1,750.00
Total Other Current Assets	7,679.14
Total Current Assets	15,159,835.68
TOTAL ASSETS	15,159,835.68
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-800.00
Total Accounts Payable	-800.00
Total Current Liabilities	-800.00
Total Liabilities	-800.00
Equity	
Retained Earnings	14,843,978.81
Net Income	316,656.87
Total Equity	15,160,635.68
TOTAL LIABILITIES & EQUITY	15,159,835.68

Delaware Manufactured Home Relocation Authority
Profit & Loss - Monthly Report
February 2026

	Operating	Petty Cash	Stipend	Trust	TOTAL
Income					
Assessments	0.00	0.00	0.00	21,561.33	21,561.33
Interest Income	0.00	0.00	0.00	56,079.90	56,079.90
Total Income	0.00	0.00	0.00	77,641.23	77,641.23
Gross Profit	0.00	0.00	0.00	77,641.23	77,641.23
Expense					
General & Administrative					
Board Member Stipend	0.00	0.00	300.00	0.00	300.00
Bookkeeping/Payroll Process...	1,270.00	0.00	0.00	0.00	1,270.00
DOJ Legal Fund	0.00	0.00	0.00	25,465.78	25,465.78
Legal Fees	1,120.00	0.00	0.00	0.00	1,120.00
Office Expense	1,000.00	0.00	0.00	0.00	1,000.00
Postage	102.61	0.00	0.00	0.00	102.61
Supplies	58.44	45.03	0.00	0.00	103.47
Travel-Compliance	171.20	0.00	0.00	0.00	171.20
Total General & Administrative	3,722.25	45.03	300.00	25,465.78	29,533.06
Occupancy					
Rent	1,650.00	0.00	0.00	0.00	1,650.00
Utilities	890.24	0.00	0.00	0.00	890.24
Total Occupancy	2,540.24	0.00	0.00	0.00	2,540.24
Personnel					
Payroll Taxes	868.05	0.00	0.00	0.00	868.05
Wages-Administrative	10,577.62	0.00	0.00	0.00	10,577.62
Total Personnel	11,445.67	0.00	0.00	0.00	11,445.67
Relocation Assistance					
Payments for non-relocatable...	456.00	0.00	0.00	24,000.00	24,456.00
Total Relocation Assistance	456.00	0.00	0.00	24,000.00	24,456.00
Total Expense	18,164.16	45.03	300.00	49,465.78	67,974.97
Net Income	-18,164.16	-45.03	-300.00	28,175.45	9,666.26

Delaware Manufactured Home Relocation Authority
Profit & Loss - Fiscal Year Report
July 2024 through February 2026

	Operating	Petty Cash	Stipend	Trust	TOTAL
Income					
Assessments	0.00	0.00	0.00	1,436,716.06	1,436,716.06
Interest Income	0.00	0.00	0.00	1,167,737.57	1,167,737.57
Total Income	0.00	0.00	0.00	2,604,453.63	2,604,453.63
Cost of Goods Sold					
DRAWS	-360,000.00	0.00	0.00	360,000.00	0.00
Total COGS	-360,000.00	0.00	0.00	360,000.00	0.00
Gross Profit	360,000.00	0.00	0.00	2,244,453.63	2,604,453.63
Expense					
General & Administrative					
Accounting/Auditing fees	30,900.00	0.00	0.00	0.00	30,900.00
Arbitration Costs	1,255.00	0.00	0.00	0.00	1,255.00
Board Member Stipend	-3,700.00	0.00	3,965.00	0.00	265.00
Bookkeeping/Payroll Proc...	25,750.61	0.00	0.00	0.00	25,750.61
Computer, Printer, Copier	7,919.62	0.00	0.00	0.00	7,919.62
Consulting	375.00	0.00	0.00	0.00	375.00
Copying	-624.50	0.00	0.00	0.00	-624.50
DOJ Legal Fund	0.00	0.00	0.00	208,005.59	208,005.59
Insurance	230.00	0.00	0.00	0.00	230.00
Legal Fees	42,135.05	0.00	0.00	0.00	42,135.05
Office Expense	24,877.60	88.92	0.00	0.00	24,966.52
Postage	525.83	152.48	0.00	0.00	678.31
Supplies	2,095.97	395.52	0.00	0.00	2,491.49
Travel-Administrative	122.43	0.00	0.00	0.00	122.43
Travel-Compliance	3,375.75	0.00	0.00	0.00	3,375.75
General & Administrative -...	24.59	0.00	0.00	0.00	24.59
Total General & Administrative	135,262.95	636.92	3,965.00	208,005.59	347,870.46
Miscellaneous	90.00	0.00	0.00	0.00	90.00
Occupancy					
Rent	32,550.00	0.00	0.00	0.00	32,550.00
Utilities	12,470.17	0.00	0.00	0.00	12,470.17
Total Occupancy	45,020.17	0.00	0.00	0.00	45,020.17
Personnel					
Payroll Taxes	16,486.37	0.00	0.00	0.00	16,486.37
Wages-Administrative	207,976.52	0.00	0.00	0.00	207,976.52
Wages-Compliance	1,980.00	0.00	0.00	0.00	1,980.00
Total Personnel	226,442.89	0.00	0.00	0.00	226,442.89
Relocation Assistance					
Delinquent taxes owed	0.00	0.00	0.00	5,890.59	5,890.59
Housing Stipend	0.00	0.00	0.00	149.82	149.82
Payments for abandoned ...	0.00	0.00	0.00	20,350.00	20,350.00
Payments for non-relocat...	456.00	0.00	0.00	535,356.91	535,812.91
Reimbursements for movi...	0.00	0.00	0.00	1,921.80	1,921.80
Total Relocation Assistance	456.00	0.00	0.00	563,669.12	564,125.12
Total Expense	407,272.01	636.92	3,965.00	771,674.71	1,183,548.64
Net Income	-47,272.01	-636.92	-3,965.00	1,472,778.92	1,420,904.99

Delaware Manufactured Home Relocation Authority
Profit & Loss - Since Inception
April 2004 through February 2026

	Operating	Petty Cash	Stipend	Trust	TOTAL
Income					
Arbitration	8,166.98	0.00	0.00	0.00	8,166.98
Assessments	4,500.00	0.00	0.00	20,409,436.68	20,413,936.68
Interest Income	0.00	0.00	0.00	2,882,922.03	2,882,922.03
Other Income	3.00	0.00	0.00	0.00	3.00
Special Collection	8,050.00	0.00	0.00	0.00	8,050.00
Total Income	20,719.98	0.00	0.00	23,292,358.71	23,313,078.69
Cost of Goods Sold					
DRAWS	-3,451,086.54	-9,613.46	0.00	3,460,700.00	0.00
Total COGS	-3,451,086.54	-9,613.46	0.00	3,460,700.00	0.00
Gross Profit	3,471,806.52	9,613.46	0.00	19,831,658.71	23,313,078.69
Expense					
General & Administrative					
Accounting/Auditing fees	423,125.24	0.00	0.00	0.00	423,125.24
Advertising	2,770.78	0.00	0.00	0.00	2,770.78
Arbitration Costs	380,323.19	5.00	0.00	3,000.00	383,328.19
Auditing	9,000.00	0.00	0.00	0.00	9,000.00
Bank Service Charges	386.50	0.00	0.00	0.00	386.50
Board Member Stipend	-3,600.00	0.00	2,200.00	0.00	-1,400.00
Bookkeeping/Payroll Processing	267,274.12	0.00	0.00	0.00	267,274.12
Collection Fees	705.00	0.00	0.00	0.00	705.00
Computer, Printer, Copier	33,448.12	0.00	0.00	0.00	33,448.12
Consulting	2,175.00	0.00	0.00	0.00	2,175.00
Consulting Fees	11,145.00	0.00	0.00	4,200.00	15,345.00
Copying	-598.97	63.00	0.00	0.00	-535.97
DOJ Legal Fund	0.00	0.00	0.00	729,617.92	729,617.92
Embezzlement (Willie Savage)	2,412.81	440.50	0.00	0.00	2,853.31
Furniture	2,982.00	0.00	0.00	0.00	2,982.00
Gifts	0.00	76.50	0.00	0.00	76.50
Insurance	1,094.00	0.00	0.00	0.00	1,094.00
Insurance-Dental for Willie	93.92	0.00	0.00	0.00	93.92
Insurance-Medical for Willie	1,955.72	0.00	0.00	0.00	1,955.72
Legal Fees	561,264.15	0.00	0.00	0.00	561,264.15
Office Expense	111,944.99	970.86	0.00	0.00	112,915.85
Postage	9,223.55	6,946.19	0.00	0.00	16,169.74
Supplies	25,476.15	3,072.64	0.00	0.00	28,548.79
Travel-Administrative	26,409.74	0.00	0.00	0.00	26,409.74
Travel-Compliance	38,047.95	13.75	136.64	0.00	38,198.34
General & Administrative - Other	24.59	0.00	0.00	0.00	24.59
Total General & Administrative	1,907,083.55	11,588.44	2,336.64	736,817.92	2,657,826.55
Miscellaneous	90.00	0.00	0.00	0.00	90.00
Occupancy					
Rent	171,020.78	0.00	0.00	0.00	171,020.78
Utilities	70,605.83	0.00	0.00	0.00	70,605.83
Total Occupancy	241,626.61	0.00	0.00	0.00	241,626.61
Personnel					
Payroll Taxes	93,392.16	0.00	0.00	0.00	93,392.16
Wages-Administrative	1,150,299.83	0.00	0.00	0.00	1,150,299.83
Wages-Compliance	28,961.03	0.00	0.00	0.00	28,961.03
Total Personnel	1,272,653.02	0.00	0.00	0.00	1,272,653.02
Relocation Assistance					
Delinquent taxes owed	0.00	0.00	0.00	57,317.54	57,317.54
Housing Stipend	0.00	0.00	0.00	4,127.03	4,127.03
Payments for abandoned homes	673.02	0.00	0.00	392,138.30	392,811.32
Payments for non-relocatable ho	17,540.80	0.00	0.00	1,709,162.71	1,726,703.51
Reimbursements for moving c...	931.91	0.00	0.00	1,798,355.52	1,799,287.43

Delaware Manufactured Home Relocation Authority

Profit & Loss - Since Inception

April 2004 through February 2026

	Operating	Petty Cash	Stipend	Trust	TOTAL
Total Relocation Assistance	19,145.73	0.00	0.00	3,961,101.10	3,980,246.83
Total Expense	3,440,598.91	11,588.44	2,336.64	4,697,919.02	8,152,443.01
Net Income	<u>31,207.61</u>	<u>-1,974.98</u>	<u>-2,336.64</u>	<u>15,133,739.69</u>	<u>15,160,635.68</u>

ARBITRATION INVOICES

DOCKET	INVOICE DATE	INVOICE AMOUNT
Ridgewood Manor	2/14/25	\$80.00
	3/19/25	\$150.00
	6/3/25	\$265.00
	7/31/25	\$80.00
	10/16/25	\$150.00

TOTAL \$725.00

Delaware Manufactured Home Relocation Authority

03/06/26

Board Member Stipend

Accrual Basis

July 2025 through February 2026

Type	Date	Name	Memo	Amount
General & Administrative				
Board Member Stipend				
Bill	07/03/2025	Jerome J. Rogers	6/26/25 Board Member Stipend	100.00
Bill	07/03/2025	Richard Hrycyshyn	6/26/25 Board Member Stipend	100.00
Bill	07/03/2025	George Meldrum	6/26/25 Board Member Stipend	100.00
Bill	07/03/2025	William H. Dunn	6/26/25 Board Member Stipend	100.00
Bill	07/30/2025	Jerome J. Rogers	7/24/25 Board Member Stipend	100.00
Bill	07/30/2025	Richard Hrycyshyn	7/24/25 Board Member Stipend	100.00
Bill	07/30/2025	George Meldrum	7/24/25 Board Member Stipend	100.00
Deposit	07/31/2025	State of Delaware	Deposit	-4,100.00
Deposit	08/27/2025	Richard Hrycyshyn	5/22/25 Board Member Stipend-check retu...	-100.00
Check	08/27/2025	Richard Hrycyshyn	5/22/25 Board Member Stipend (check ne...	100.00
Bill	08/29/2025	George Meldrum	8/28/25 Board Member Stipend	100.00
Bill	08/29/2025	Jerome J. Rogers	8/28/25 Board Member Stipend	100.00
Bill	08/29/2025	Richard Hrycyshyn	8/28/25 Board Member Stipend	100.00
Bill	08/29/2025	William H. Dunn	8/28/25 Board Member Stipend	100.00
Bill	10/08/2025	Jerome J. Rogers	9/25 Board Member Stipend	100.00
Bill	10/08/2025	Richard Hrycyshyn	9/25/25 Board Member Stipend	100.00
Bill	10/08/2025	George Meldrum	9/25/25 Board Member Stipend	100.00
Bill	10/08/2025	William H. Dunn	9/25/25 Board Member Stipend	100.00
Bill	10/31/2025	William H. Dunn	10/30/25 Board Member Stipend	100.00
Bill	10/31/2025	Jerome J. Rogers	10/30/25 Board Member Stipend	100.00
Bill	10/31/2025	Richard Hrycyshyn	10/30/25 Board Member Stipend	100.00
Bill	10/31/2025	George Meldrum	10/30/25 Board Member Stipend	100.00
Bill	12/17/2025	Jerome J. Rogers	12/11/25 Board Member Stipend	100.00
Bill	12/17/2025	Richard Hrycyshyn	12/11/25 Board Member Stipend	100.00
Bill	12/17/2025	George Meldrum	12/11/25 Board Member Stipend	100.00
Bill	12/17/2025	William H. Dunn	12/11/25 Board Member Stipend	100.00
Deposit	02/02/2026	Richard Hrycyshyn	5/22/25 check never cleared acct	-100.00
Bill	02/17/2026	Jerome J. Rogers	2/5/26 Board Member Stipend	100.00
Bill	02/17/2026	Richard Hrycyshyn	2/5/26 Board Member Stipend	100.00
Bill	02/17/2026	George Meldrum	2/5/26 Board Member Stipend	100.00
Bill	02/17/2026	William H. Dunn	2/5/26 Board Member Stipend	100.00
Total Board Member Stipend				-1,500.00
Total General & Administrative				-1,500.00
TOTAL				-1,500.00

Delaware Manufactured Home Relocation Authority

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Register: Petty Cash

From 07/01/2025 through 02/28/2026

Sorted by: Cleared status

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/09/2025		U S Postal Service	General & Administrati...	certified metter...	9.68	X		190.20
07/23/2025		Food Lion	General & Administrati...	refreshments fo...	24.85	X		165.35
08/27/2025		Redners	General & Administrati...	refreshments fo...	11.48	X		153.87
09/12/2025		USPS	General & Administrati...	certified mail t...	10.48	X		143.39
09/16/2025		Greg Sutton	Accounts Payable	Petty Cash Rei...		X	346.13	489.52
09/19/2025		Dollar General	General & Administrati...	heavy duty AA ...	16.95	X		472.57
09/24/2025		DAFB Commissary	General & Administrati...	Refreshments f...	13.56	X		459.01
10/06/2025		Food Lion	General & Administrati...	refreshments fo...	21.63	X		437.38
10/30/2025		Food Lion	General & Administrati...	refreshments fo...	29.90	X		407.48
11/17/2025		Staples	General & Administrati...	misc office sup...	88.92	X		318.56
12/08/2025		Dominoes Pizza	General & Administrati...	farewell lunche...	94.64	X		223.92
12/08/2025		Dover Main Exchange	General & Administrati...	\$50 Gift card ...	54.49	X		169.43
12/11/2025		Food Lion	General & Administrati...	refreshments fo...	16.65	X		152.78
02/10/2026		Greg Sutton	Accounts Payable	Petty Cash Rep...		X	347.22	500.00
02/24/2026		Food Lion	General & Administrati...	supplies for the...	45.03	X		454.97