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DELRAY BEACH COMMUNITY LAND TRUST (DBCLT)
SECTION 1: NARRATIVE/EXECUTIVE SUMMARY
1-INTRODUCTION STATEMENT

To the Commission of the Delray Beach Community Redevelopment Agency (CRA) Board:

Since our inception in January 2006, the Delray Beach Community Land Trust (DBCLT) has remained steadfast in its commitment to creating and stewarding a supply of permanently affordable housing for very low- and moderate-income households within the CRA target area and throughout the City of Delray Beach. Our work is grounded in a mission-driven approach that prioritizes long-term affordability, community stability, and sustainable development.

The DBCLT continues to advance its primary goals of expanding and preserving affordable housing opportunities while developing projects that are responsive to the evolving needs of the community. We share the CRA's vision of promoting equitable growth, supporting upward mobility, and advancing the socioeconomic redevelopment of Delray Beach. Our affordable housing program has been recognized both statewide and nationally as innovative and effective, and we remain committed to delivering quality affordable and workforce housing aligned with the CRA's Redevelopment Plans.

Mission Statement
To create healthy communities through the provision and preservation of affordable housing for very low- to moderate-income households.

Core Operating Values
The DBCLT is guided by a commitment to:

- Providing opportunities for very low- to moderate-income households to secure quality, affordable housing with long-term resident control.
- Preserving the affordability and quality of housing for future generations.
- Combating community deterioration by promoting development, rehabilitation, and maintenance of quality housing and economic opportunities.
- Securing and making land available for initiatives that enhance neighborhood quality of life.
- Protecting the natural environment through responsible land use and sustainable development practices that ensure the long-term health and safety of the community.

Qualifications, Experience, and Understanding of CRA Redevelopment Objectives

The Delray Beach Community Land Trust brings nearly two decades of direct experience in the development, stewardship, and preservation of affordable housing within the City of Delray Beach. The DBCLT possesses a comprehensive understanding of the unique housing challenges within the CRA district and has consistently demonstrated the capacity to deliver projects that align with the goals and priorities outlined in the CRA Redevelopment Plan.

Our qualifications are rooted in a proven track record of successfully implementing affordable and workforce housing initiatives that respond to local market conditions while maintaining long-term affordability. The DBCLT has extensive experience in all phases of development, including site acquisition, due diligence, financing, entitlement, permitting, construction oversight, and long-term asset management.

The DBCLT has cultivated strong working relationships with the CRA, the City of Delray Beach, and other key stakeholders, allowing for effective coordination and successful project delivery. Our ability to leverage public and private funding sources ensures that developments are both financially feasible and impactful to the community.

We understand that the CRA Redevelopment Plan emphasizes not only the expansion of affordable housing, but also the stabilization of neighborhoods, elimination of slum and blight, and creation of sustainable, mixed-income communities. The DBCLT's community land trust model directly supports these objectives by:

- Ensuring permanent affordability through long-term ground lease structures.
- Promoting homeownership opportunities that support wealth-building and upward mobility.
- Delivering high-quality housing that enhances neighborhood character and stability; and
- Incorporating sustainable development practices that contribute to the long-term viability of the community.

Our experience also includes both new construction and the acquisition/rehabilitation of existing properties, allowing us to employ a flexible and strategic approach to meeting the diverse housing needs within the CRA

district. The DBCLT remains committed to advancing innovative housing solutions that directly support the CRA's mission and long-term redevelopment vision.

Housing Production and Development Approach
The DBCLT is committed to addressing the full spectrum of affordable housing needs within its service area through strategic acquisition, development, and preservation efforts. This includes:

- Acquiring vacant land and existing units to expand future affordable housing opportunities.
- Increasing the local supply of affordable housing units.
- Diversifying housing types and tenure options, including lease-purchase opportunities; and
- Exploring alternative strategies such as acquisition and rehabilitation of existing properties to complement new construction.

Proposed Development – RFP 2026-01
Through this proposal, the DBCLT intends to acquire and develop the three (3) CRA-owned vacant lots identified in RFP 2026-01 for the creation of affordable workforce housing. The proposed development will consist of a mix of two (2) two-story units and one (1) single-story unit, each offering three (3) bedrooms and two (2) two-and-one-half (2.5) bathrooms and designed in full compliance with the RFP requirements.

The DBCLT hereby commits to performing all work necessary to successfully deliver this project in alignment with the CRA's goals and objectives. We look forward to continuing our partnership in advancing high-quality, sustainable, and permanently affordable housing opportunities within the community.

Thais Sullivan, President

DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 2: PROPOSER'S INFORMATION
2A: Proposal Acknowledgement Form and Proposer's Information Form

Attached please find forms separated by yellow sheet:

- Proposal Acknowledgement Form
- Proposer's Information Form

PROPOSAL ACKNOWLEDGEMENT FORM

The Proposer hereby acknowledges and affirms to the contents of this RFP, its response thereto, including without limitation, all addenda have been read, understood, and agreed to by assigning and completing the spaces provided below:

A. RFP Addendum Acknowledgment

Addendum No. 1, Dated March 3rd, 2026
Addendum No. 2, Dated _____
Addendum No. 3, Dated _____
Addendum No. 4, Dated _____
Addendum No. 5, Dated _____

B. The undersigned certifies that they are authorized to sign for the Proposer (additional proof shall be submitted as required in this RFP).

C. The undersigned certifies that any and all information contained in response to this RFP is true and correct.

D. The Proposer certifies, by submission of a response to this solicitation, that neither it nor its principals or subcontractors are presently debarred or suspended by any Federal, State or City department or agency.

E. THE EXECUTION OF THIS FORM CONSTITUTES THE UNEQUIVOCAL OFFER OF PROPOSER TO BE BOUND BY THE TERMS OF ITS PROPOSAL, FOR NOT LESS THAN 90 DAYS, AND THE PROPOSER'S UNEQUIVOCAL OFFER TO BE BOUND BY THE TERMS AND CONDITIONS SET FORTH IN THIS SOLICITATION. FAILURE TO SIGN THIS SOLICITATION WHERE INDICATED, BY AN AUTHORIZED AGENT, SHALL RENDER THE PROPOSAL NON-RESPONSIVE. THE CRA MAY, HOWEVER, IN ITS SOLE DISCRETION, ACCEPT ANY PROPOSAL THAT INCLUDES AN EXECUTED DOCUMENT WHICH UNEQUIVOCALLY BINDS THE PROPOSER TO THE TERMS OF ITS PROPOSAL.

RFP CRA NO. 2026-01: FOR THE DISPOSITION OF THREE CRA-OWNED VACANT LOTS FOR THE DEVELOPMENT OF AFFORDABLE/WORKFORCE HOUSING

Proposer's Name: Delray Beach Community Land Trust Inc.

Principal Business Address: 141 SW 12th Ave

Mailing Address: Delray Beach FL 33444

Telephone Number(s): 561-243-7500

Fax Number(s): 561-243-7501

Email Address: delraybeachlandtrust.org

Authorized Agent Name and Title: Evelyn S. Dobson - CEO

Evelyn S. Dobson
(Signature of Authorized Agent)

Date: 3/30/2026

PROPOSER INFORMATION FORM

Provide all requested information below and review all requirements listed in RFP to ensure all necessary information is submitted with the Proposal.

PROPOSER NAME: Delray Beach Community Land Trust Inc

PRINCIPAL OFFICE ADDRESS: 141 SW 12th Ave

LOCAL OFFICE ADDRESS: 141 SW 12th Ave

MAILING ADDRESS: Delray Beach FL 33444

PHONE NUMBER: 561-243-7500

AUTHORIZED AGENT: 561-243-7501

AUTHORIZED AGENT TITLE: Evelyn J. Dobson - CEO

AUTHORIZED AGENT EMAIL: dobson@mydelraybeach.com

PROPOSER REPRESENTATIVE NAME (if different from Authorized Agent): N/A

PROSOSER REPRESENTATIVE EMAIL (if different from Authorized Agent): N/A

PROPOSER REPRESENTATIVE PHONE NUMBER: (if different from Authorized Agent): N/A

FEDERAL EMPLOYER IDENTIFICATION NUMBER: 20-4142352

LEGAL STRUCTURE: Non-profit Corporation

ATTACH: A COMPLETE LIST OF NON-PROFIT ENTITY'S BOARD OF DIRECTORS INCLUDING NAMES, ADDRESSES, PHONE NUMBERS AND THE NAME OF THE NON-PROFIT ENTITY'S EXECUTIVE DIRECTOR. ADDITIONAL INFORMATION MAY BE REQUIRED WITHIN SECTION VI, SUBMITTAL REQUIREMENTS.

ATTACH: LEGAL EVIDENCE OF SIGNATURE AUTHORITY FOR AUTHORIZED AGENT

ATTACH: NOT-FOR-PROFIT DETERMINATION LETTER, OR COPY OF APPLICATION FOR 501(c)(3) TAX EXEMPT STATUS SUBMITTED TO IRS

ATTACH: AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

PROPOSER IS RESPONSIBLE FOR REVIEWING SECTION VI, SUBMITTAL REQUIREMENTS, FOR ALL INFORMATION REQUIRED TO BE SUBMITTED AS PART OF A PROPOSAL.

DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 2: PROPOSER'S INFORMATION
2B: IRS Determination Letter

Attached please see copy of IRS Determination as required

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 4529

DEPARTMENT OF THE TREASURY

Date: NOV 2 2 2006

DELRAY BEACH CRA

Employer Identification Number:
20-1362352
DLN:
17053172022006
Contact Person:
DAVID A DOEKER ID# 31168
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
September 30
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
January 17, 2006
Contribution Deductibility:
Yes
Advance Ruling Ending Date:
September 30, 2010

DELRAY BEACH COMMUNITY LAND TRUST INC
20 N SWINTON AVE
DELRAY, FL 33444

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. During your advance ruling period, you will be treated as a public charity. Your advance ruling period begins with the effective date of your exemption and ends with advance ruling ending date shown in the heading of the letter.

Shortly before the end of your advance ruling period, we will send you Form 8734, Support Schedule for Advance Ruling Period. You will have 90 days after the end of your advance ruling period to return the completed form. We will then notify you, in writing, about your public charity status.

Please see enclosed Information for Exempt Organizations Under Section 501(c)(3) for some helpful information about your responsibilities as an exempt organization.

If you distribute funds to other organizations, your records must show whether they are exempt under section 501(c)(3). In cases where the recipient organization is not exempt under section 501(c)(3), you must have evidence the funds will be used for section 501(c)(3) purposes.

DELRAY BEACH COMMUNITY LAND TRUST

If you distribute funds to individuals, you should keep case histories showing the recipient's name and address; the purpose of the award; the manner of selection; and the relationship of the recipient to any of your officers, directors, trustees, members, or major contributors.

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

Enclosures: Information for Organizations Exempt Under Section 501(c)(3)
Statute Extension

IRS Department of the Treasury
Internal Revenue Service
P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248556166
Aug. 11, 2010 LTR 4168C E0
20-4162352 000000 00
00015698
BODC: TE

DELRAY BEACH COMMUNITY LAND TRUST
INC
145 SW 12TH AVE
DELRAY BEACH FL 33444

003300

Employer Identification Number: 20-4162352
Person to Contact: Mr Galluppi
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Aug. 02, 2010, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in November 2006.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Michele M. Sullivan

Michele M. Sullivan, Oper. Mgr.
Accounts Management Operations I

RECEIVED AUG 16 2010

DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 2: PROPOSER'S INFORMATION
2BB: Board of Directors List & CEO

Attached please see copy of Board & CEO list as required

BOARD of DIRECTORS LIST & CEO

Thais Sullivan-President
Valley Bank-1st VP, Regional CRA Officer
1700 Palm Beach Lakes Blvd Ste 600
West Palm Beach, FL 33401
Phone 561-685-6881

Shelia Townsend -Treasurer
PBC School District Finance
200 NW 5th Ave C
Delray Beach, FL 33444
Phone 773-655-3384

Gary Eliopoulos-Vice President
GE Architecture, Inc./Owner
1045 East Atlantic Ave St 303
Delray Beach, FL 33483
Phone 561-276-6011

Pamela Brinson-Secretary
Consultant
406 SW 15th Terrace
Delray Beach, FL 33444
Phone 561-577-8770

Jakeleen Fernandez
Delray Beach Housing Group
Administrative/Vice Pres. of Operations
82 NW 5th Avenue
Delray Beach, FL 33444
Phone 561-305-6586

Vicki Hill
Boynton Beach CRA- Dir. Of Finance
13870 Oneida Drive B1
Delray Beach, FL 33446
Phone 561-908-4491

Elton McGowan
Palm Beach County/Technician
214 NW 8th Avenue
Delray Beach, FL 33444
Phone 561-860-4302

Charles West
Senior Institutional Consultant/Morgan Stanley
463 Reach Drive
Birmingham, AL 35242
Phone 305-332-8662

Columbus Rollins
Veteran-VA Medical Support Asst.
326 SW 7th Ave
Delray Beach, FL 33444
Phone 561-352-8746

Chief Executive Officer
Evelyn S. Dobson
130 NW 3rd Ave
Delray Beach, FL 33444
Phone 561-573-8656

DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 2: PROPOSER'S INFORMATION
2C: Signature Authority

Attached please see confirmation of signature authority as approved by DBCLT Board of Directors

Prepared by and return to:
David W. Schmidt, Esq.
Simon and Schmidt, P.A.
766 S.E. Fifth Avenue
Delray Beach, Florida 33483

CERTIFIED COPY OF RESOLUTION

I, PAMELA BRINSON, Secretary of DELRAY BEACH COMMUNITY LAND TRUST, INC., a Florida corporation (hereinafter "DBCLT"), whose principal office is in Delray Beach, Florida, do hereby certify that the following is a full, true and correct copy of a Resolution duly passed by the Board of Directors of said corporation in a meeting duly assembled and held on October 23rd, 2026.

"RESOLVED, that from October 1, 2025, through and including September 30, 2026, the officers of the corporation are as follows:

President – Thais Sullivan
Vice President – Gary P. Eliopoulos
Secretary - Pamela Brinson
Treasurer – Shelia Townsend

FURTHER RESOLVED, that the President of the corporation be and is hereby authorized and directed to execute and deliver such documentation as (s)he shall deem necessary to effectuate the closings of real estate sale or purchase transactions or entering into leases for the DBCLT for the period of October 1, 2025, through September 30, 2026. During that said time period, the Vice President of the corporation is authorized to execute and deliver the documents if the President is unable to do so; the Treasurer of the corporation is authorized to execute and deliver the documents if the Vice President is unable to do so; Evelyn Dobson, the Chief Executive Officer of this corporation, is authorized to execute and deliver the documents if no officers of the corporation are able to do so."

"RESOLVED, that from October 1, 2025 through September 30, 2026, Evelyn Dobson, the Chief Executive Officer of this corporation, be and is hereby authorized and directed to execute and deliver contracts for the sale and purchase of real property owned by the DBCLT, or to purchase real property' for the DBCLT, so long as language is contained in the contract that the contract is contingent upon approval of the Board of Directors of the DBCLT."

WITNESS my hand and official seal of DELRAY BEACH COMMUNITY LAND TRUST, INC., this 24th day of October, 2026.

Pamela Brinson

Pamela Brinson, Secretary

DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 2: PROPOSER'S INFORMATION
2D: State of Florida Division of Corporations Status (past five years)

Attached please see confirmation status for years:

- 2022
- 2023
- 2024
- 2025
- 2026

State of Florida
Department of State

I certify from the records of this office that DELRAY BEACH COMMUNITY LAND TRUST, INC. is a corporation organized under the laws of the State of Florida, filed on January 17, 2006.

The document number of this corporation is N06000000620.

I further certify that said corporation has paid all fees due this office through December 31, 2022, that its most recent annual report/uniform business report was filed on April 7, 2022, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Seventh day of April, 2022

Secretary of State

Tracking Number: 5536878913CC

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

State of Florida
Department of State

I certify from the records of this office that DELRAY BEACH COMMUNITY LAND TRUST, INC. is a corporation organized under the laws of the State of Florida, filed on January 17, 2006.

The document number of this corporation is N06000000620.

I further certify that said corporation has paid all fees due this office through December 31, 2023, that its most recent annual report/uniform business report was filed on February 14, 2023, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourteenth day of February, 2023



Secretary of State

Tracking Number: 9614397349CC

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

State of Florida
Department of State

I certify from the records of this office that DELRAY BEACH COMMUNITY LAND TRUST, INC. is a corporation organized under the laws of the State of Florida, filed on January 17, 2006.

The document number of this corporation is N06000000620.

I further certify that said corporation has paid all fees due this office through December 31, 2024, that its most recent annual report/uniform business report was filed on February 15, 2024, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-sixth day of March, 2024



Secretary of State

Tracking Number: 8945423297CU

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

2025 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

FILED
Mar 17, 2025
Secretary of State
0895691604CC

DOCUMENT# N06000000620

Entity Name: DELRAY BEACH COMMUNITY LAND TRUST, INC.

Current Principal Place of Business:

141 SW 12TH AVENUE
DELRAY BEACH, FL 33444

Current Mailing Address:

141 SW 12TH AVENUE
DELRAY BEACH, FL 33444 US

FEI Number: 20-4162352

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

SCHMIDT, DAVID W.
500 GULFSTREAM BLVD.
SUITE 201
DELRAY BEACH, FL 33483 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	CEO, DIRECTOR
Name	DOBSON, EVELYN S.
Address	130 NW 5TH AVE
City-State-Zip:	DELRAY BEACH FL 33444

Title	TREASURER
Name	TOWNSEND, SHELIA
Address	200 NW 5TH AVE C
City-State-Zip:	DELRAY BEACH FL 33444

Title	P
Name	SULLIVAN, THAIS
Address	1700 PALM BEACH LAKES BLVD STE 600
City-State-Zip:	WEST PALM BEACH FL 33401

Title	DIRECTOR
Name	ROLLINS, COLUMBUS
Address	326 SW 7TH AVE
City-State-Zip:	DELRAY BEACH FL 33444

Title	DIRECTOR
Name	MCGOWAN JR, ELTON T
Address	214 NW 8TH AVENUE
City-State-Zip:	DELRAY BEACH FL 33444

Title	DIRECTOR
Name	HILL, VICKI
Address	13870 ONEIDA DRIVE B1
City-State-Zip:	DELRAY BEACH FL 33446

Title	VP
Name	ELIOPOULOS, GARY
Address	1045 EAST ATLANTIC AVE STE 303
City-State-Zip:	DELRAY BEACH FL 33483

Title	SECRETARY
Name	BRINSON, PAMELA
Address	406 SW 15TH TERRACE
City-State-Zip:	DELRAY BEACH FL 33444

Continues on page 2

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: EVELYN S DOBSON — CEO — 03/17/2025

Electronic Signature of Signing Officer/Director Detail — Date

Officer/Director Detail Continued :

Title	DIRECTOR
Name	FERNANDEZ, JAKELEEN
Address	631 LAKE OSBORNE TERR
City-State-Zip:	LAKE WORTH BEACH FL 33461

Title	DIRECTOR
Name	WEST, CHARLES S
Address	4776 TEMPLE DRIVE
City-State-Zip:	DELRAY BEACH FL 33445

Title	DIRECTOR
Name	WEST, CHARLES
Address	463 RANCH ROAD
City-State-Zip:	BIRMINGHAM AL 35242

2026 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N06000000620

Entity Name: DELRAY BEACH COMMUNITY LAND TRUST, INC.

FILED
Feb 05, 2026
Secretary of State
6216527418CC

Current Principal Place of Business:

141 SW 12TH AVENUE
DELRAY BEACH, FL 33444

Current Mailing Address:

141 SW 12TH AVENUE
DELRAY BEACH, FL 33444 US

FEI Number: 20-4162352

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SCHMIDT, DAVID W.
500 GULFSTREAM BLVD.
SUITE 201
DELRAY BEACH, FL 33483 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	CEO, DIRECTOR
Name	DOBSON, EVELYN S.
Address	130 NW 5TH AVE
City-State-Zip:	DELRAY BEACH FL 33444

Title	TREASURER
Name	TOWNSEND, SHELIA
Address	200 NW 5TH AVE C
City-State-Zip:	DELRAY BEACH FL 33444

Title	P
Name	SULLIVAN, THAIS
Address	1700 PALM BEACH LAKES BLVD STE 600
City-State-Zip:	WEST PALM BEACH FL 33401

Title	DIRECTOR
Name	ROLLINS, COLUMBUS
Address	326 SW 7TH AVE
City-State-Zip:	DELRAY BEACH FL 33444

Title	DIRECTOR
Name	MCGOWAN JR, ELTON T
Address	214 NW 8TH AVENUE
City-State-Zip:	DELRAY BEACH FL 33444

Title	DIRECTOR
Name	HILL, VICKI
Address	13870 ONEIDA DRIVE B1
City-State-Zip:	DELRAY BEACH FL 33446

Title	VP
Name	ELIOPOULOS, GARY
Address	1045 EAST ATLANTIC AVE STE 303
City-State-Zip:	DELRAY BEACH FL 33483

Title	SECRETARY
Name	BRINSON, PAMELA
Address	406 SW 15TH TERRACE
City-State-Zip:	DELRAY BEACH FL 33444

Continues on page 2

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: EVELYN S DOBSON — CEO — 02/05/2026

Electronic Signature of Signing Officer/Director Detail — Date

Officer/Director Detail Continued :

Title	DIRECTOR
Name	FERNANDEZ, JAKELEEN
Address	631 LAKE OSBORNE TERR
City-State-Zip:	LAKE WORTH BEACH FL 33461

Title	DIRECTOR
Name	WEST, CHARLES
Address	463 RANCH ROAD
City-State-Zip:	BIRMINGHAM AL 35242

DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 2: PROPOSER'S INFORMATION
2E: Key Personnel

The success of any organization relies on a staff that demonstrates the necessary professional skills, knowledge, shared core values, discipline, self-motivation, maturity, and commitment to execute program services in alignment with the organization's mission and goals.

The Delray Beach Community Land Trust (DBCLT) is supported by a dedicated team of three (3) professionals who exemplify these qualities. Collectively, the staff brings extensive experience across multiple disciplines, including affordable and workforce housing development, property management, mortgage processing, banking, and related fields. Their combined expertise ensures that DBCLT has the capacity, knowledge, and operational competency to successfully implement the programs and projects outlined in RFP No. 2026-01.

Each team member contributes unique skills and professional experience, working collaboratively to deliver high-quality housing services, maintain compliance with regulatory and funding requirements, and advance the organization's mission of providing sustainable, affordable housing opportunities to the community. This well-rounded team structure positions DBCLT to meet and exceed the expectations set forth in the RFP, ensuring effective program delivery and measurable community impact.

1. Evelyn S. Dobson, Chief Executive Officer
Role and Responsibilities:
Evelyn S. Dobson serves as Chief Executive Officer of the Delray Beach Community Land Trust (DBCLT) and provides overall leadership and strategic direction for the organization's affordable and workforce housing initiatives. As a Founder of DBCLT, established during her tenure as a CRA Commissioner, she plays a central role in guiding the planning, development, and implementation of residential projects on subject properties.

Ms. Dobson is responsible for overseeing all day-to-day operations, ensuring projects are executed in alignment with organizational goals, funding requirements, and community needs. She works closely with the Board of Directors to implement policy directives and exercises independent judgment in advancing development activities. Her responsibilities include coordinating with development partners, contractors, financial institutions, and public agencies, maintaining strong relationships with

housing stakeholders; and ensuring compliance with applicable regulations and program requirements.

Qualifications and Experience:
Ms. Dobson joined DBCLT in January 2007 and has held several leadership roles, demonstrating a strong track record in organizational management and housing development. She is an accessible and results-driven leader who fosters a culture of professionalism and accountability among staff while ensuring high-quality program delivery that reflects current housing trends and best practices.

She holds multiple industry-specific certifications and has more than 18 years of experience in property management and private development, along with eight years of experience in banking. This combined expertise provides her with a comprehensive understanding of housing finance, real estate development, and asset management.

Ms. Dobson has extensive experience supervising staff and managing organizational operations, having previously overseeing a team of more than twenty-seven employees and currently supervising a staff of two full-time employees. Her leadership ensures that DBCLT effectively delivers sustainable, affordable housing solutions while maintaining strong partnerships and fiscal responsibility.

2. Gerecia Edmond, Housing Manager
Role and Responsibilities:
Gerecia Edmond serves as Housing Manager for the Delray Beach Community Land Trust (DBCLT), where she is responsible for administering affordable and workforce housing program services in support of the organization's development and property management activities. In this role, she oversees both rental housing operations and homebuyer/homeowner services, ensuring seamless coordination from applicant intake through closing and ongoing occupancy.

Mrs. Edmond manages the full lifecycle of homebuyer engagement, including application processing, income qualification, financing coordination, and closing. She works closely with lenders, subsidy providers, closing agents, and public partners to facilitate successful homeownership outcomes. Additionally, she prepares and executes purchase and sale contracts, residential lease agreements, and reservation documents, while maintaining compliance with all applicable program requirements.

Her responsibilities also include oversight of rental property operations, such as coordinating inspections, scheduling maintenance and repairs, and addressing tenant concerns, including enforcement actions when necessary. She serves as a key liaison between DBCLT, homeowners, tenants, and the Delray Beach Community Redevelopment Agency (CRA) and City departments, ensuring adherence to regulatory and funding requirements.

Mrs. Edmond plays a vital role in programming outreach and education by coordinating pre- and post-purchase workshops, supporting marketing initiatives, and assisting in the development of outreach materials. She also supports organizational operations through administrative functions, including HR and payroll processing, and assumes management responsibilities in the absence of the Chief Executive Officer.

Qualifications and Experience:
Mrs. Edmond has been engaged with DBCLT since 2006, initially serving as a leased employee through the Delray Beach CRA before becoming a full-time employee in 2007. She brings extensive experience in affordable housing program administration, property management, and homebuyer services.

She is result-oriented with strong communication skills and a demonstrated ability to work collaboratively with internal teams, government agencies, and community partners. Her expertise includes staying current with affordable and workforce housing trends, evolving income qualification requirements, and mortgage financing options for low- and moderate-income households.

Mrs. Edmond has completed multiple professional training programs and holds several certificates related to mortgage lending and housing through the NeighborWorks Training Institute and the Florida Housing Coalition. Her knowledge and experience are instrumental in ensuring compliance, efficiency, and high-quality service delivery across DBCLT's housing programs.

3. Snevly Noel, Housing Coordinator
Role and Responsibilities:
Snevly Noel serves as Housing Coordinator for the Delray Beach Community Land Trust (DBCLT), where she supports the administration and delivery of affordable and workforce housing programs. Employed since April 2016 and promoted from

DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 2: PROPOSER'S INFORMATION
2E: Key Personnel

Administrative Assistant to Housing Coordinator in 2019, Mrs. Noel plays a key role in managing the homebuyer intake and qualification process.

Her primary responsibilities include reviewing and processing intake applications, conducting preliminary credit and income analyses to support mortgage prequalification, and maintaining accurate and up-to-date applicant files. She tracks applicant progress from initial inquiry through program participation, ensuring all required documentation and case notes are complete and compliant with program guidelines.

Mrs. Noel works closely with lenders and the City of Delray Beach Community Improvement Department to verify income certifications and ensure adherence to regulatory requirements. She also coordinates homebuyer education activities, including credit counseling sessions, workshops, and presentations, and provides referrals to supportive services as needed to help applicants achieve homeownership readiness.

Mrs. Noel also plays a vital role in programming outreach and education by coordinating pre- and post-purchase workshops, supporting marketing initiatives, and assisting in the development of outreach materials.

In addition, Mrs. Noel provides administrative and programmatic support to the Chief Executive Officer and Housing Manager, contributing to the overall efficiency and effectiveness of DBCLT's housing operations.

Qualifications and Experience:
Mrs. Noel is a bilingual, detail-oriented professional with strong analytical and organizational skills. She is highly proficient in computer systems and data management, enabling her to effectively track and manage client information and program requirements.

Known for her professionalism, dependability, and collaborative approach, Mrs. Noel is a valued member of the DBCLT team. Her ability to manage multiple responsibilities while maintaining accuracy and compliance supports the successful delivery of housing services and enhances the organization's capacity to serve low- and moderate-income households.

DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 2: PROPOSER'S INFORMATION
2F: Sub-Consultants/Sub-Contractors Information Form-N/A

Please know that there will be no Sub-Consultant or Sub-Contractor working with the DBCLT. Our new construction is assigned to a General Contractor.

SUB-CONTRACTOR/SUB-CONSULTANT INFORMATION FORM

Instructions
This form is to be completed and submitted in accordance with the requirements of the RFP to which the Proposer is responding. Do not leave any blanks or fail to provide any information or details that are required. Failure to submit this form or the use of any other form will result in the rejection of a proposal as non-responsive. The failure to provide the information or details required by the form may result in the rejection of a proposal as non-responsive.

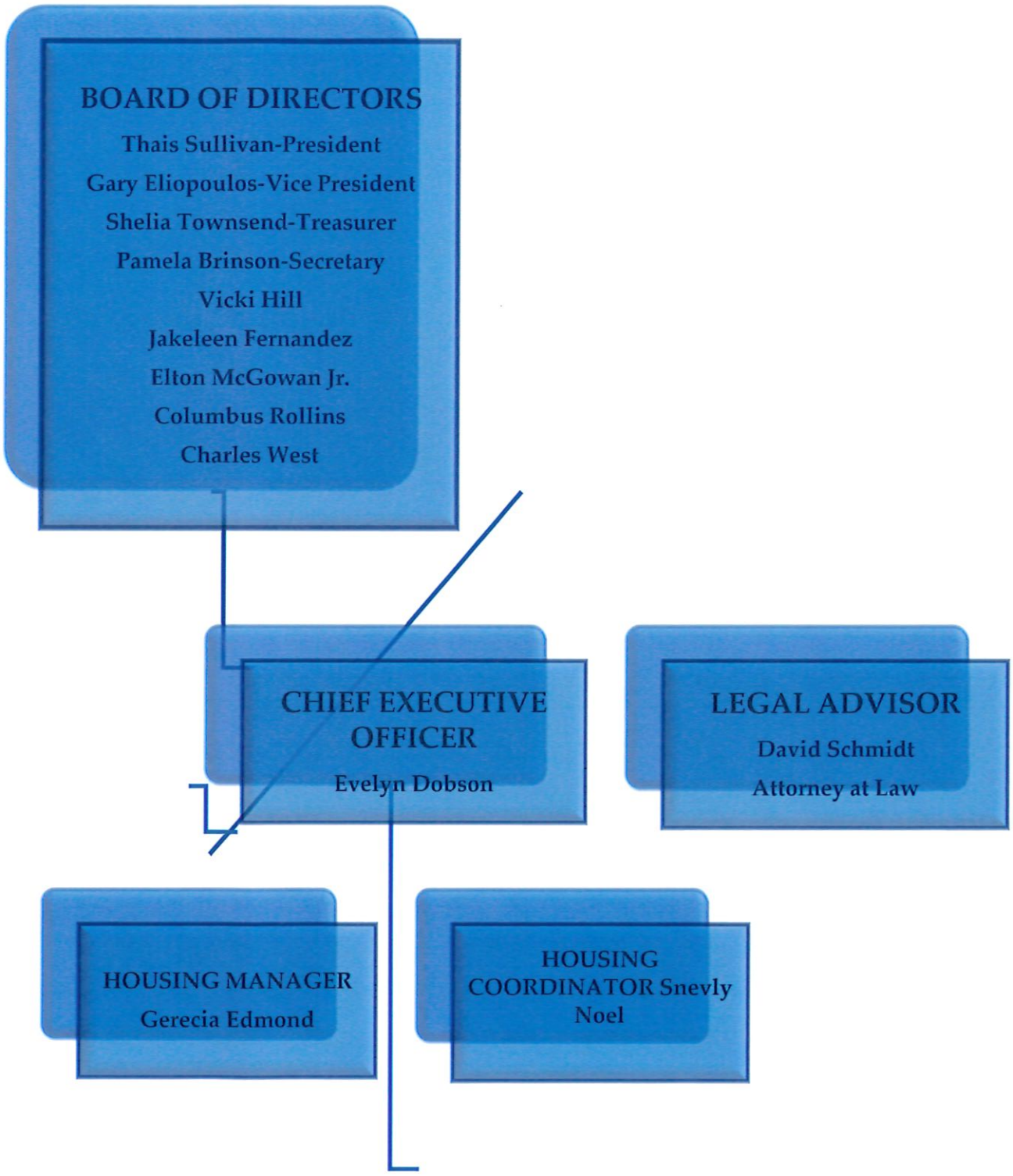
RFP CRA No. and Title: 2026-01 for the Disposition of Three Workforce CRA-Owned Housing Vacant Lots for the Development of Affordable
Proposer: Delray Beach Community Land Trust

Name of Sub-Consultant /Sub-Contractor	Address of Office Providing Services	Services to be Provided	License Numbers	Team Members from Sub-Consultant /Sub-Contractor

DELRAY BEACH COMMUNITY LAND TRUST (DBCLT)

SECTION 2: PROPOSER'S INFORMATION

2G-Organizational Chart as of March 31st, 2026



DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 2: PROPOSER'S INFORMATION
2H: Conflict of Interest Statement/Form

Please know that there are no directors, staff, or agents that may pose a conflict of interest related to this RFP No. 2026-01.

The Conflict-of-Interest Form is attached

CONFLICT OF INTEREST DISCLOSURE FORM

The award of this contract is subject to the provisions of Chapter 112, *Florida Statutes*. All Proposers must disclose within their Proposals: the name of any officer, director, or agent who is also an employee of Delray Beach Community Redevelopment Agency ("CRA").

Furthermore, all Proposers must disclose the name of any CRA employee who owns, directly, or indirectly, an interest of more than five percent (5%) in the Proposer's firm, partnership, company, or corporation or any of its branches.

The purpose of this disclosure form is to give the CRA the information needed to identify potential conflicts of interest for evaluation team members and other key personnel involved in the award of this contract.

The term "conflict of interest" refers to situations in which financial or other personal considerations may adversely affect, or have the appearance of adversely affecting, an employee's professional judgment in exercising any CRA duty or responsibility in administration, management, instruction, research or other professional activities.

Please check one of the following statements and attach additional documentation if necessary:

✓ To the best of our knowledge, the undersigned Proposer has no potential conflict of interest due to any other Cities, Counties, contracts, or property interest for this Proposal.

_____ The undersigned Proposer, by attachment to this form, submits information which may be a potential conflict of interest due to other Cities, Counties, contracts, or property interest for this Proposal.

Acknowledged by:

Delray Beach Community Land Trust
Proposer Name

Evelyn A. Dobson
Authorized Agent Signature

Evelyn S. Dobson - CEO
Authorized Agent Name and Title (Print or Type)

3/30/2024
Date

DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 3: PROPOSER'S FINANCIAL INFORMATION
3ai: Audited Financial Statements

Audited Financial Statements (Past Three Fiscal Years) prepared by:
Cassells & Associates, CPA
P.O. Box 820297
Pembroke Pines, FL 33082
561-954-889-5828

In compliance with the RFP requirements, please find enclosed the financial statements audited for the immediate past three fiscal years. Each year is clearly separated with yellow divider sheets for ease of reference.

The submitted audited financial statements include the following components for each fiscal year:

- Statement of Financial Position
- Statement of Activities
- Statement of Cash Flows
- Accompanying Notes to the Financial Statements

The reports provided are as follows:

1. **Audited Financial Report – Fiscal Year Ending September 30, 2025**
   This report is scheduled to be presented to the Board of Directors for approval at its regular meeting to be held on April 23, 2026.
2. **Audited Financial Report – Fiscal Year Ending September 30, 2023**
3. **Audited Financial Report – Fiscal Year Ending September 30, 2022**

Delray Beach Community Land Trust, Inc.
Audited Financial Statements

For the Year Ended September 30, 2025

PRELIMINARY DRAFT FOR DISCUSSION PURPOSE ONLY

Delray Beach Community Land Trust, Inc.
Audited Financial Statements

For the Year Ended September 30, 2025

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PRELIMINARY DRAFT FOR DISCUSSION PURPOSE ONLY

INDEPENDENT AUDITORS' REPORT

To the Board of Directors
Delray Beach Community Land Trust, Inc.

Opinion

We have audited the accompanying financial statements of Delray Beach Community Land Trust, Inc. (a nonprofit organization), which comprise the statement of financial position as of September 30, 2025, and the related statements of activities, functional expenses 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 Delray Beach Community Land Trust, Inc. as of September 30, 2025, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

PRELIMINARY DRAFT FOR DISCUSSION PURPOSE ONLY

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 Delray Beach Community Land Trust, 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.

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 Delray Beach Community Land Trust, 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, including omissions, 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 Delray Beach Community Land Trust, 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 Delray Beach Community Land Trust, 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.

Other Matters

In accordance with *Government Auditing Standards*, we have also issued our report dated February 26, 2026, on our consideration of the Organization's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

PRELIMINARY DRAFT FOR DISCUSSION PURPOSE ONLY

Cassells & Associates, CPA, P.A.
Certified Public Accountants
Pembroke Pines, Florida
February 26, 2026

Delray Beach Community Land Trust, Inc.
Statement of Financial Position
For the Year Ended September 30, 2025

ASSETS

	Without Donor Restrictions	With Donor Restrictions	TOTAL
CURRENT ASSETS			
Cash & Cash Equivalents (Note 1)	$ 1,269,801	$ -	$ 1,269,801
Grant & Account Receivable	94,065	-	94,065
Interfund Transfer	(910,174)	910,174	-
Prepaid Expense & Other Current Assets	47,211	-	47,211
TOTAL CURRENT ASSETS	$ 500,903	$ 910,174	$ 1,411,077
OTHER ASSETS			
Leased Land - Restricted (Note 2 & Note 3)	$ -	$ 4,320,539	$ 4,320,539
Other Land - Restricted (Note 2 & Note 3)	-	883,860	883,860
Work In Progress (Note 2 & Note 3)	-	308,725	308,725
Leased Property Improvements (Note 2)	1,229,206	484,689	1,713,895
TOTAL OTHER ASSETS	$ 1,229,206	$ 5,997,813	$ 7,227,019
TOTAL ASSETS	$ 1,730,109	$ 6,907,987	$ 8,638,096

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES			
Accounts Payable and Accrued Expenses	$ 68,081	$ -	$ 68,081
Line of Credit (Note 10)	210,817	-	210,817
Security Deposits	206,161	-	206,161
TOTAL CURRENT LIABILITIES	$ 485,059	$ -	$ 485,059
LONG-TERM LIABILITIES			
DBCRA Note Payable (Note 5)	$ 175,249		$ 175,249
TOTAL LONG-TERM LIABILITIES	$ 175,249	$ -	175,249
TOTAL LIABILITIES	$ 660,308	$ -	$ 660,308
NET ASSETS			
Without Donor Restrictions (Note 1)	$ 1,069,801		$ 1,069,801
With Donor Restrictions (Note 1)		6,907,987	6,907,987
TOTAL NET ASSETS	$ 1,069,801	$ 6,907,987	$ 7,977,788
TOTAL LIABILITIES AND NET ASSETS	$ 1,730,109	$ 6,907,987	$ 8,638,096

PRELIMINARY DRAFT FOR DISCUSSION PURPOSE ONLY

The Accompanying Notes Are an Integral Part of These Financial Statements

Delray Beach Community Land Trust, Inc.
Statement of Activities
For the Year Ended September 30, 2025

	Without Donor Restrictions	With Donor Restrictions	Total
GRANTS, GAINS AND OTHER SUPPORT			
Public Support			
Grants (Note 4)	$ 238,067	$ 12,144	$ 250,211
Contributions & Donations	18,500		18,500
Revenues:			
Management Fee & Rental Income (Palm Manor)	379,703		379,703
Management Fee & Rental Income (SW 12th Ave)	173,180		173,180
Leased Property Rental Income	150,725		150,725
Ground Lease Fees	46,120		46,120
Donated Facility	36,000		36,000
Developer Fees	17,550		17,550
Other Income	10,882		10,882
Proceeds from Sale	2,260		2,260
Interest Income	26,430		26,430
TOTAL REVENUE, GAINS, AND OTHER SUPPORT WITHOUT (WITH) DONOR RESTRICTION	$ 1,099,417	$ 12,144	$ 1,111,561
EXPENSE			
Program Services	$ 920,392	$ -	$ 920,392
Support Services	81,100		81,100
TOTAL EXPENSES	$ 1,001,492	$ -	$ 1,001,492
INCREASE IN NET ASSETS WITHOUT (WITH) DONOR RESTRICTIONS	$ 97,925	$ 12,144	$ 110,069
NET ASSETS AT BEGINNING OF YEAR	971,876	6,895,843	7,867,719
NET ASSETS AT END OF YEAR	$ 1,069,801	$ 6,907,987	$ 7,977,788

PRELIMINARY DRAFT FOR DISCUSSION PURPOSE ONLY

The Accompanying Notes Are an Integral Part of These Financial Statements

Delray Beach Community Land Trust, Inc.
Schedule of Functional Expense
For the Year Ended September 30, 2025

	PROGRAM SERVICES	SUPPORT SERVICES	TOTAL
Personnel Cost	$ 385,148	$ 42,794	427,942
Program Services	354,104	-	354,104
Repairs and Maintenance	39,016	4,335	43,351
Administrative Expense	38,773	4,308	43,081
Professional Service	35,605	3,956	39,561
Insurance	13,363	1,485	14,848
Rent	32,985	3,665	36,650
Other Taxes	489	54	543
Contingency Reserves	3,345	372	3,717
Interest Expense	-	18,824	18,824
Telephone	5,796	-	5,796
Advertising Expense	7,688	854	8,542
Travel and Entertainment	4,080	453	4,533
TOTAL EXPENSES	$ 920,392	$ 81,100	$ 1,001,492

PRELIMINARY DRAFT FOR DISCUSSION PURPOSE ONLY

The Accompanying Notes Are an Integral Part of These Financial Statements

Delray Beach Community Land Trust, Inc.
Statement of Cash Flows
For the Year Ended September 30, 2025

CASH FLOWS FROM OPERATING ACTIVITIES:		
Increase (Decrease) in Net Assets	$	110,069
Adjustments to Reconcile Increase in Net Assets to		
Net Cash Provided by Operating Activities:		
(Increase) Decrease in Operating Activities:		
Grant & Accounts Receivable		(3,025)
Prepaid and Other Assets		(13,003)
Increase (Decrease) in Operating Liabilities:		
Accounts Payable & Accrued Expense		(836)
Security Deposit		61,733
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	$	154,938
CASH FLOWS FROM INVESTING ACTIVITIES:		
(Increase) Decrease in Leased Land	$	(16,191)
(Increase) Decrease in Work in Progress		26,756
(Increase) Decrease to Other Land		33,226
(Increase) Decrease in Leased Property Improvements		(17,034)
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES:	$	26,757
CASH FLOWS FROM FINANCING ACTIVITIES:		
Repayment of Line of Credit	$	(45,000)
NET CASH FINANCING PROVIDED (USED) BY INVESTING ACTIVITIES:	$	(45,000)
NET INCREASE (DECREASE) IN CASH & CASH EQUIVALENTS	$	136,695
CASH & CASH EQUIVALENTS AT THE BEGINNING OF YEAR		1,133,106
CASH & CASH EQUIVALENTS AT END OF YEAR	$	1,269,801
SUPPLEMENTAL DISCLOSURES		
Interest Paid	$	18,824

PRELIMINARY DRAFT FOR DISCUSSION PURPOSE ONLY

The Accompanying Notes Are an Integral Part of These Financial Statements

Delray Beach Community Land Trust, Inc.
Notes to the Financial Statements
For the Year Ended September 30, 2025

NOTE 1 - NATURE OF ACTIVITIES AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Activities: Delray Beach Community Land Trust, Inc. (the "Organization") is a not-for-profit corporation organized in January 2006 under the laws of the State of Florida for the general purpose of creating healthy communities through the provision and preservation of affordable housing for very low to moderate income households.

Support and revenue are obtained primarily from local government grants, contributions from local governments and other private developers, memberships, and the sale and leasing of property. Property consists of land and property improvements (homes).

Since January 1, 2006, the Delray Beach Community Land Trust, Inc. operated as an independent private not-for-profit Organization and was not considered a component of the Delray Beach Community Redevelopment Agency (CRA) relative to the issuance of financial statements. Prior to that period, the Organization was considered a component unit of the CRA. The financial statements for the period from inception to September 30, 2006, of the Organization were included in the CRA's financial statements.

Appropriations of Net Assets without Donor Restrictions: The Board of Directors voted to designate $80,220 of net assets without donor restrictions to provide capital for unexpected needs in the future.

Real Estate Property Sales: The difference between the proceeds received and the carrying value of property improvements is recognized as a gain or loss at the time the home is sold. In addition, at the time of sales, the Organization receives a 10% developer fee, which is separately recorded as revenue by the Organization.

Use of Estimates in the Preparation of Financial Statements: The preparation of financial statements in conformity with generally accepted accounting principles 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, support, and expenses during the period.

Promises to Give: Contributions are recognized when the donor makes a promise to give; that is, in substance, unconditional. Contributions that are received subject to certain donor stipulations are reported as increases in unrestricted net assets if the restrictions expire in the fiscal year in which contributions are recognized. All other donor-restricted contributions are reported as increases in temporarily or permanently restricted net assets depending on the nature of the restrictions. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets. Conditional promises to give are recognized when the conditions on which they depend are substantially met.

Other Assets: Other assets which are principally land, homes, and other assets held by the Organization for future sales are recorded at cost, if purchased by the Organization or at fair value at the date of the gift, if received as a donation. Constructed assets are recorded at cost, including all project costs for construction and development. Donations are reported as unrestricted support unless the donor has restricted the donated asset to a specific purpose. Assets donated with explicit restrictions regarding their use and contributions of cash that must be used to acquire assets are reported as restricted support. Absent donor stipulations regarding how long those donated assets must be maintained, the Organization reports expirations of donor restricted assets when the donated or acquired assets are placed in service as instructed by the donor. The Organization reclassifies temporarily restricted net assets to net assets without donor restriction at that time.

PRELIMINARY DRAFT FOR DISCUSSION PURPOSE ONLY

NOTE 1 - NATURE OF ACTIVITIES AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Donated Use of Assets and Donated Services: The estimated fair value of the free use of assets owned by others, and the estimated fair value of contributed services of individuals with special skills over which the Organization exercises control, and which constitute a part of the normal program or services that would otherwise be performed by paid personnel, the amount of which is clearly measurable, are also recorded and reflected in the accompanying financial statements.

Income Taxes: The Organization is exempt from federal income taxes under the provisions of the Internal Revenue Code Section 501(c)(3).

Cash and Cash Equivalents: For the purpose of reporting cash flows, the Organization considers all money market funds with an original maturity of three months or less to be cash equivalents.

Concentration of Credit Risk: The Organization occasionally maintains deposits in excess of federally insured limits. Statement of Financial Accounting Standards No. 105 identifies these items as a concentration of credit risk requiring disclosure, regardless of the degree of risk. The risk is managed by maintaining all deposits in high-quality financial institutions.

The Organization maintains its excess cash in Insured Cash Sweep Accounts (ICS). Insured Cash Sweep Accounts are banking solutions that help depositors exceeding the standard $250,000.00 limit per depositor, per bank. ICS programs typically work by distributing funds across multiple FDIC-insured banks, ensuring that each deposit remains within the individual insurance limit. This allows the Organization to access insurance coverage for larger balances without needing to open accounts at multiple institutions. At September 30, 2025, cash deposited in the ICS account was $595,356.

Compensated Absences: The Organization permits employees to accumulate earned but unused personal time off (PTO) benefits. All PTO is accrued when earned. Any PTO unused at the end of the fiscal year is shown as a liability and is reported in the statement of financial position as an accrued expense. Any amounts unused when an employee is terminated or retires are paid out of operating funds.

Employees who are eligible and give a minimum of two weeks' advance notice of their resignation will receive payment for earned but unused PTO, up to 450 hours for those with more than 10 years of service, unless otherwise required by state law.

Held for Sale Assets: The Organization holds assets for sale. These assets are to be sold to low-to-moderate households. The assets include land and improvements upon the land (houses) which are recorded at historical cost. Once the assets are sold the improvements are no longer recorded; however, the land which is subject to a 99-year ground lease is held by the organization. The leased land is shown as permanently restricted assets, while the improvements are unrestricted upon sale.

PRELIMINARY DRAFT FOR DISCUSSION PURPOSES ONLY

NOTE 2 - OTHER ASSETS

The Organization maintains ownership of the land for which the homes have been sold to individual homeowners. Individual homeowners are required to enter 99-year ground leases on the land to ensure that the property is retained for affordable housing purposes. These lands have been classified as leased land and are considered permanently restricted.

A portion of the land acquired was donated by the City of Delray Beach (the "City") and the Delray Beach Community Redevelopment Agency. All land acquired is considered permanently restricted.

Land contributed by the City of Delray Beach and the Delray Beach Community Redevelopment Agency are to be used for affordable housing programs in accordance with the Delray Beach Master Plan. The value of these lands is shown as permanently restricted net assets on the statement of financial position.

NOTE 2 - OTHER ASSETS (continued)

Improvements to property for sale and leased buildings represent homes that the Organization is holding for sale/resale to very-low, low, and moderate-income individuals.

Other assets activities as of September 30, 2025, are as follows:

Description	September 30, 2024	Addition	Sold	Land Leased	September 30, 2025
Leased Land – Restricted	$ 4,304,348	$ 172,521	$ (156,329)	-	$ 4,320,540
Other Land – Restricted	900,052	156,329	(172,521)		883,860
Work in Progress – Restricted	335,481	662,521	(689,277)		308,725
Leased Property Improvement	1,713,895				1,713,895
Total Other Assets	$ 7,253,776	$ 991,371	$(1,018,127)	-	$ 7,227,020

Conditions in the real estate market in Florida fluctuate and may result in potential declines in the value of property held by the Organization.

DRAFT PRELIMINARY DRAFT FOR DISCUSSION PURPOSE ONLY

NOTE 3 - NET ASSETS WITH DONOR RESTRICTIONS

Land purchased or donated with donor restrictions requiring the land to be used for the general purpose of providing affordable housing opportunities for low and moderate-income individuals in Delray Beach, Florida, has been reported as Net Assets with Donor Restrictions.

NOTE 4 - GRANTS

Grants are subject to annual renewal and periodic amendments and require the fulfillment of certain conditions as set forth in the instrument of the grant. Failure to fulfill the conditions could result in the return of the funds to grantors. Although that is a possibility, the Organization deems the contingency remote, since by accepting the contracts and their terms it has accommodated the objectives of the grantors to the provisions of these contracts.

For the year ended September 30, 2025, the Organization received an operating grant of $238,067 from the Delray Beach Community Redevelopment Agency.

On May 22, 2022, the Organization received a grant award with donor restriction from the Delray Beach CRA (DBCRA) in the amount of $1,224,650 to further affordable housing, acquiring property for new construction and acquiring or redeveloping affordable rental housing property within the CRA target area. The DBCRA board found that the services provided by the DBCLT further the goals and objectives of the CRA as contained in the CRA's Redevelopment Plan by providing affordable housing. For the year ended September 30, 2025, $12,144 was recognized as support with donor restriction for the pre-development of 308 SW 3rd Street..

As of September 30, 2025, $1,224,650 of the $1,224,650 grant award was funded for the development of four affordable homes located at 246 and 248 NW 8th Ave, 102 NW 13th Ave, and 21 SW 13th Ave. Funding also supported the acquisition of rental properties at 202 SW 11th Ave and 25 SW 13th Ave.

NOTE 5 - ADVANCE & LOAN PAYABLE

Acquisition Advances: The Organization obtained various loans from the Delray Beach Community Redevelopment Agency. The advances are non-interest bearing and are repayable at the time the property improvements are sold to qualified individuals. Generally, the land acquisition advances are considered a contribution at the time it is made as repayment is not expected and the amount of the repayment cannot be determined at the time of the advance. The loan agreements restrict the use of the real property acquired by the organization to be used for affordable housing programs in perpetuity.

	September 30, 2024	Addition	Repayment	Write off	September 30, 2025
Advance Payable:					
DBCRA	$ 175,249	$	$ -	$ -	$ 175,249
Total Advance Payable	$ 175,249	$ -	$ -	$ -	$ 175,249

NOTE 6 - EMPLOYEE BENEFIT PLAN

Employees of the Organization are eligible to participate in a 401(K) plan. In order to be eligible, the employee must have reached the age of 21 and have completed three months of service with the Organization. The plan establishes 100% matching contribution up to 7% of eligible salaries and 3%-10% qualified non-elected contribution, which was approximately $38,127 for the year ended September 30, 2025. Employees may contribute up to the maximum established by law. The plan vests as follows:

Years of Service	Percent Vested
0-1	0%
1-2	20%
2-3	40%
3-4	60%
4-5	80%
5+	100%

Employees additionally received a qualified non-elected contribution of 3% or 10% of gross salaries.

PRELIMINARY DRAFT FOR DISCUSSION PURPOSE ONLY

NOTE 7 - IN-KIND CONTRIBUTIONS

During the year ended September 30, 2025, the City provided the Organization with office space for use in its programs. The Organization recognized revenue and expense in the amount of $36,000 in conjunction with the donation.

The City also provides certain computer services to the Organization. These services are considered professional and are not recorded in the financial statements.

NOTE 8 - CONCENTRATIONS

To date, the Organization obtains a substantial portion of its advances and operating grants from the Delray Beach Community Redevelopment Agency (CRA). Loss of funding from the CRA could significantly affect the Organization's operating ability. During the year ended September 30, 2025, the Organization, through its efforts, has increased its revenue from the properties under management, therefore reducing the extent of the revenue concentration.

NOTE 9 - COMMITMENTS

Lease of Properties Owned by the Organization: The Organization has entered into several lease agreements whereby the Organization has leased several properties to individuals under 1-year renewable leases. Total rental income for the year ended September 30, 2025, was approximately $150,725.

Ground Lease Fees: The Organization also leases residential housing and land to various individuals to further its mission of providing low-cost housing. The leases are made for varying periods. The ground leases include use restrictions. Due to the uncertainty of future rental collections, no amounts are disclosed for future rental income. For the most recent fiscal year the Organization had ground lease revenues of approximately $46,120.

Atlantic Park Square Project: The Organization had an agreement with the CRA to acquire and develop improvements on 17 vacant lots located on the east and west side of SW 14th Avenue within the 100 block, in addition to three (3) lots donated by the City of Delray Beach. Under the agreement, the Organization was required to manage and finance the development of the project. The project expanded to 25 lots through Letters of Request with the Intent to develop the conveyance of additional lots at a price ranging from $500 to $1,000 each, with a commitment to develop within two years. Three (3) of the 25 lots were donated by the City of Delray Beach. As of September 30, 2025, all 25 lots have been developed.

NOTE 10 - LINE OF CREDITS

The Organization has a $500,000 bank line of credit, which matures on June 5, 2025. The amounts borrowed under this agreement bear interest at the bank's prime rate (7.25% at September 30, 2024). At September 30, 2025, $210,817 was outstanding on this line.

NOTE 11 - CONTINGENCIES

Land Mortgage Loans: The Organization has recognized contributions of various land mortgage advances that are not expected to be repaid. In the event that property improvements on the land are sold at a price exceeding any associated construction obligation, a portion of this balance may be subject to repayment to the Delray Beach Community Redevelopment Agency. Management believes that this event is unlikely given the restriction of property improvement sales to low to moderate-income individuals.

State Initiatives Housing Program (SHIP) Loans: The Organization has received certain subsidy funds from the City of Delray Beach which are considered non-interest-bearing loans. The loans require no principal or interest payment unless a qualifying event occurs. Qualifying events include: a) sale or transfer of the property in such a manner that it is no longer held in trust for affordable housing programs; b) the Organization dissolves and/or ceases to exist as a 501(c)(3) not-for-profit corporation; c) the unit is rented without prior authorization from the grantor; d) the unit is refinanced with prior authorization from the grantor; e) failure to follow guidelines of the Community Land Trust and the Local Housing Assistance Plan; f) failure to follow guidelines of the sub-recipient agreement; and g) failure to follow the requirements of the City. If a qualifying event occurs, the loans will become due and payable on the demand of the City. The total SHIP funds received through September 30, 2010, by the Organization is approximately $1.85 million, with $0.00 received as of September 30, 2025.

NOTE 12 - UNCERTAIN TAX POSITIONS

The Organization is exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code. The Organization believes that it has appropriate support for any tax positions taken, and as such, does not have any uncertain tax positions that are material to the financial statements.

PRELIMINARY DRAFT FOR DISCUSSION PURPOSES ONLY

NOTE 13 - GROUND LEASE-PROPERTY MANAGEMENT AGREEMENT

Palm Manor Apartments - 31, 39, 45 SW 9th Ave; 47 SW 8th Ave; and 121 SW 10th Ave Duplex (A & B)
On January 25, 2022, the organization entered into a 5-year Property Management Agreement for 28 units ending January 25, 2027, with the option to renew for one (1) additional five (5) year period. For the year ended September 30, 2025, the total revenue recognized in the accompanying financial statements was $379,703.

The Courtyards at SW 12th - 6 Duplexes, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235 SW 12th Ave
On June 27, 2013, The Organization entered into a 5-year Ground Lease-Property Management Agreement with the Delray Beach Community Redevelopment Agency to manage five (5) Duplexes located in the City of Delray (SW 12th Avenue Duplexes). The Delray Beach Community Redevelopment Agency may renew the lease for up to one (1) five (5) year term. On May 7, 2018, The Organization exercised its option to renew the management agreement for an additional five (5) year term expiring on August 22, 2028.

On August 25, 2016, The Organization entered into a second Ground Lease-Property Management Agreement with the Delray Beach Community Redevelopment Agency to manage an additional Duplex located in the City of Delray on SW 12th Avenue. The lease expires on June 27, 2018, and the Delray Beach Community Redevelopment Agency may renew the lease for up to one (1) five (5) year term. The Organization exercised its option to renew the management agreement for an additional five (5) year term expiring on August 22, 2028.

For the year ended September 30, 2025, a total of 12 units on SW 12th Avenue are under management by the Organization. Total revenue recognized in the accompanying financial statements was $173,180.

NOTE 14 - LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS

The following reflects the Organization's financial assets as of the balance sheet date, reduced by amounts not available for general use because of contractual or donor-imposed restrictions within one year of the balance sheet date.

Financial assets at year-end	$ 1,269,801
Less those unavailable for general expenditures within one year, due to restrictions:	(144,733)
Financial assets available to meet cash needs for general expenditures within one year	$ 1,125,068

PRELIMINARY DRAFT FOR DISCUSSION PURPOSE ONLY

NOTE 15 - SUBSEQUENT EVENTS

The Organization has evaluated subsequent events through February 26, 2026, the date on which the financial statements were available to be issued, noting no significant events that did not exist as of the date of the statements of financial position.

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Directors
Delray Beach Community Land Trust, Inc.

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Delray Beach Community Land Trust, Inc., which comprise the statement of financial position as of September 30, 2025, and the related statements of activities, functional expenses and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated February 26, 2026.

DRAFT DOCUMENT FOR DISCUSSION PURPOSES ONLY

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Delray Beach Community Land Trust, Inc.'s internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Delray Beach Community Land Trust, Inc.'s internal control. Accordingly, we do not express an opinion on the effectiveness of Delray Beach Community Land Trust, Inc.'s internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Delray Beach Community Land Trust, Inc.'s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Cassells & Associates, CPA, P.A.
Certified Public Accountants
Pembroke Pines, Florida
February 26, 2026

PRELIMINARY DRAFT FOR DISCUSSION PURPOSE ONLY

Delray Beach Community Land Trust, Inc.
Audited Financial Statements

For the Year Ended September 30, 2024

Delray Beach Community Land Trust, Inc.
Audited Financial Statements

For the Year Ended September 30, 2024

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors
Delray Beach Community Land Trust, Inc.

Opinion

We have audited the accompanying financial statements of Delray Beach Community Land Trust, Inc. (a nonprofit organization), which comprise the statement of financial position as of September 30, 2024, and the related statements of activities, functional expenses 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 Delray Beach Community Land Trust, Inc. as of September 30, 2024, and the changes in its net assets 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 Delray Beach Community Land Trust, 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.

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 Delray Beach Community Land Trust, 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, including omissions, 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 Delray Beach Community Land Trust, 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 Delray Beach Community Land Trust, 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.

Other Matters

In accordance with *Government Auditing Standards*, we have also issued our report dated May 5, 2025, on our consideration of the Organization's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

Cassells & Associates, CPA, P.A.

Cassells & Associates, CPA, P.A.
Certified Public Accountants
Miramar, Florida
May 5, 2025

Delray Beach Community Land Trust, Inc.
Statement of Financial Position
For the Year Ended September 30, 2024

ASSETS

	Without Donor Restrictions	With Donor Restrictions	TOTAL
CURRENT ASSETS			
Cash & Cash Equivalents (Note 1)	$ 1,133,106	$ -	$ 1,133,106
Grant & Account Receivable	91,040	-	91,040
Interfund Transfer	(871,906)	871,906	-
Prepaid Expense & Other Current Assets	34,208	-	34,208
TOTAL CURRENT ASSETS	$ 386,448	$ 871,906	$ 1,258,354
OTHER ASSETS			
Leased Land - Restricted (Note 2 & Note 3)	$ -	$ 4,304,348	$ 4,304,348
Other Land - Restricted (Note 2 & Note 3)	-	917,086	917,086
Work In Progress (Note 2 & Note 3)		335,481	335,481
Leased Property Improvements (Note 2)	1,212,172	484,689	1,696,861
TOTAL OTHER ASSETS	$ 1,212,172	$ 6,041,604	$ 7,253,776
TOTAL ASSETS	$ 1,598,620	$ 6,913,510	$ 8,512,130

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES			
Accounts Payable and Accrued Expenses	$ 68,917	$ -	$ 68,917
Line of Credit (Note 10)	255,817		255,817
Prepaid Membership/Life	-		-
Security Deposits	144,428		144,428
TOTAL CURRENT LIABILITIES	$ 469,162	$ -	$ 469,162
LONG-TERM LIABILITIES			
DBCRA Note Payable (Note 5)	$ 175,249		$ 175,249
TOTAL LONG-TERM LIABILITIES	$ 175,249	$ -	175,249
TOTAL LIABILITIES	$ 644,411	$ -	$ 644,411
NET ASSETS			
Without Donor Restrictions (Note 1)	$ 954,209		$ 954,209
With Donor Restrictions (Note 1)		6,913,510	6,913,510
TOTAL NET ASSETS	$ 954,209	$ 6,913,510	$ 7,867,719
TOTAL LIABILITIES AND NET ASSETS	$ 1,598,620	$ 6,913,510	$ 8,512,130

The Accompanying Notes Are an Integral Part of These Financial Statements

Delray Beach Community Land Trust, Inc.
Statement of Activities
For the Year Ended September 30, 2024

	Without Donor Restrictions	With Donor Restrictions	Total
GRANTS, GAINS AND OTHER SUPPORT			
Public Support			
Grants (Note 4)	$ 213,710	$ 61,296	$ 275,006
Contributions & Donations	37,500		37,500
Revenues:			
Management Fee & Rental Income (Palm Manor)	297,847		297,847
Management Fee & Rental Income (SW 12th Ave)	149,576		149,576
Leased Property Rental Income	165,646		165,646
Ground Lease Fees	46,008		46,008
Donated Facility	36,000		36,000
Developer Fees	59,155		59,155
Other Income	10,609		10,609
Proceeds from Sale	12,375		12,375
Interest Income	23,383		23,383
TOTAL REVENUE, GAINS, AND OTHER SUPPORT WITHOUT (WITH) DONOR RESTRICTION	$ 1,051,809	$ 61,296	$ 1,113,105
EXPENSE			
Program Services	$ 986,060	$ -	$ 986,060
Support Services	83,416		83,416
TOTAL EXPENSES	$ 1,069,476	$ -	$ 1,069,476
INCREASE IN NET ASSETS WITHOUT (WITH) DONOR RESTRICTIONS	$ (17,667)	$ 61,296	$ 43,629
NET ASSETS AT BEGINNING OF YEAR	971,876	6,852,214	7,824,090
NET ASSETS AT END OF YEAR	$ 954,209	$ 6,913,510	$ 7,867,719

The Accompanying Notes Are an Integral Part of These Financial Statements

Delray Beach Community Land Trust, Inc.
Schedule of Functional Expense
For the Year Ended September 30, 2024

	PROGRAM SERVICES	SUPPORT SERVICES	TOTAL
Personnel Cost	$ 397,501	$ 44,167	441,668
Program Services	350,314	-	350,314
Repairs and Maintenance	46,155	5,128	51,283
Administrative Expense	30,149	3,350	33,499
Professional Service	63,348	7,039	70,387
Insurance	41,564	4,618	46,182
Rent	32,985	3,665	36,650
Other Taxes	4,455	495	4,950
Contingency Reserves	4,725	525	5,250
Interest Expense	-	13,495	13,495
Telephone	6,462	-	6,462
Advertising Expense	6,651	739	7,390
Travel and Entertainment	1,751	195	1,946
TOTAL EXPENSES	$ 986,060	$ 83,416	$ 1,069,476

The Accompanying Notes Are an Integral Part of These Financial Statements

Delray Beach Community Land Trust, Inc.
Statement of Cash Flows
For the Year Ended September 30, 2024

CASH FLOWS FROM OPERATING ACTIVITIES:		
Increase (Decrease) in Net Assets	$	43,629
Adjustments to Reconcile Increase in Net Assets to		
Net Cash Provided by Operating Activities:		
(Increase) Decrease in Operating Activities:		
Grant & Accounts Receivable		(37,294)
Prepaid and Other Assets		(1,265)
Increase (Decrease) in Operating Liabilities:		
Accounts Payable & Accrued Expense		(32,681)
Security Deposit		77,955
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	$	50,344
CASH FLOWS FROM INVESTING ACTIVITIES:		
(Increase) Decrease in Leased Land	$	70,700
(Increase) Decrease in Work in Progress		(67,122)
(Increase) Decrease to Other Land		(347,734)
(Increase) Decrease in Leased Property Improvements		(484,689)
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES:	$	(828,845)
CASH FLOWS FROM FINANCING ACTIVITIES:		
Repayment of Note Payable	$	-
Forgiveness of PPP loan		-
Proceeds from Line of Credit		135,000
NET CASH FINANCING PROVIDED (USED) BY INVESTING ACTIVITIES:	$	135,000
NET INCREASE (DECREASE) IN CASH & CASH EQUIVALENTS	$	(643,501)
CASH & CASH EQUIVALENTS AT THE BEGINNING OF YEAR		1,776,607
CASH & CASH EQUIVALENTS AT END OF YEAR	$	1,133,106
SUPPLEMENTAL DISCLOSURES		
Interest Paid	$	13,495

The Accompanying Notes Are an Integral Part of These Financial Statements

Delray Beach Community Land Trust, Inc.
Notes to the Financial Statements
For the Year Ended September 30, 2024

NOTE 1 - NATURE OF ACTIVITIES AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Activities: Delray Beach Community Land Trust, Inc. (the "Organization") is a not-for-profit corporation organized in January 2006 under the laws of the State of Florida for the general purpose of to create healthy communities through the provision and preservation of affordable housing for very low to moderate income households.

Support and revenue are obtained primarily from local government grants, contributions from local governments and other private developers, memberships, and the sale and leasing of property. Property consists of land and property improvements (homes).

Since January 1, 2006, the Delray Beach Community Land Trust, Inc. operated as an independent private not-for-profit Organization and was not considered a component of the Delray Beach Community Redevelopment Agency (CRA) relative to the issuance of financial statements. Prior to that period, the Organization was considered a component unit of the CRA. The financial statements for the period from inception to September 30, 2006, of the Organization were included in the CRA's financial statements.

Appropriations of Net Assets without Donor Restrictions: The Board of Directors voted to designate $30,207 of net assets without donor restrictions to provide capital for unexpected needs in the future.

Real Estate Property Sales: The difference between the proceeds received and the carrying value of property improvements is recognized as a gain or loss at the time the home is sold. In addition, at the time of sales, the Organization receives a 10% developer fee which is separately recorded as revenue by the Organization.

Use of Estimates in the Preparation of Financial Statements: The preparation of financial statements in conformity with generally accepted accounting principles 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, support, and expenses during the period.

Promises to Give: Contributions are recognized when the donor makes a promise to give; that is, in substance, unconditional. Contributions that are received subject to certain donor stipulations are reported as increases in unrestricted net assets if the restrictions expire in the fiscal year in which contributions are recognized. All other donor-restricted contributions are reported as increases in temporarily or permanently restricted net assets depending on the nature of the restrictions. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets. Conditional promises to give are recognized when the conditions on which they depend are substantially met.

Other Assets: Other assets which are principally land, homes, and other assets held by the Organization for future sales are recorded at cost, if purchased by the Organization or at fair value at the date of the gift, if received as a donation. Constructed assets are recorded at cost, including all project costs for construction and development. Donations are reported as unrestricted support unless the donor has restricted the donated asset to a specific purpose. Assets donated with explicit restrictions regarding their use and contributions of cash that must be used to acquire assets are reported as restricted support. Absent donor stipulations regarding how long those donated assets must be maintained, the Organization reports expirations of donor restricted assets when the donated or acquired assets are placed in service as instructed by the donor. The Organization reclassifies temporarily restricted net assets to net assets without donor restriction at that time.

NOTE 1 - NATURE OF ACTIVITIES AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Donated Use of Assets and Donated Services: The estimated fair value of the free use of assets owned by others, and the estimated fair value of contributed services of individuals with special skills over which the Organization exercises control, and which constitute a part of the normal program or services that would otherwise be performed by paid personnel, the amount of which is clearly measurable, are also recorded and reflected in the accompanying financial statements.

Income Taxes: The Organization is exempt from federal income taxes under the provisions of the Internal Revenue Code Section 501(c)(3).

Cash and Cash Equivalents: For the purpose of reporting cash flows, the Organization considers all money market funds with an original maturity of three months or less to be cash equivalents.

Concentration of Credit Risk: The Organization occasionally maintains deposits in excess of federally insured limits. Statement of Financial Accounting Standards No. 105 identifies these items as a concentration of credit risk requiring disclosure, regardless of the degree of risk. The risk is managed by maintaining all deposits in high-quality financial institutions.

The Organization maintains its excess cash in Insured Cash Sweep Accounts (ICS). Insured Cash Sweep Accounts are banking solutions that help depositors exceeding the standard $250,000.00 limit per depositor, per bank. ICS programs typically work by distributing funds across multiple FDIC-insured banks, ensuring that each deposit remains within the individual insurance limit. This allows the Organization to access insurance coverage for larger balances without needing to open accounts at multiple institutions. At September 30, 2024, cash deposited in the ICS account was $605,242.

Compensated Absences: The Organization permits employees to accumulate earned but unused personal time off (PTO) benefits. All PTO is accrued when earned. Any PTO unused at the end of the fiscal year is shown as a liability and is reported in the statement of financial position as an accrued expense. Any amounts unused when an employee is terminated or retires are paid out of operating funds.

Employees who are eligible and give a minimum of two weeks' advance notice of their resignation will receive payment for earned but unused PTO, up to 450 hours for those with more than 10 years of service, unless otherwise required by state law.

Held for Sale Assets: The Organization holds assets for sale. These assets are to be sold to low-to-moderate households. The assets include land and improvements upon the land (houses) which are recorded at historical cost. Once the assets are sold the improvements are no longer recorded; however, the land which is subject to a 99-year ground lease is held by the organization. The leased land is shown as permanently restricted assets, while the improvements are unrestricted upon sale.

NOTE 2 - OTHER ASSETS

The Organization maintains ownership of the land for which the homes have been sold to individual homeowners. Individual homeowners are required to enter 99-year ground leases on the land to ensure that the property is retained for affordable housing purposes. These lands have been classified as leased land and are considered permanently restricted.

A portion of the land acquired was donated by the City of Delray Beach (the "City") and the Delray Beach Community Redevelopment Agency. All land acquired is considered permanently restricted.

Land contributed by the City of Delray Beach and the Delray Beach Community Redevelopment Agency are to be used for affordable housing programs in accordance with the Delray Beach Master Plan. The value of these lands is shown as permanently restricted net assets on the statement of financial position.

NOTE 2 - OTHER ASSETS (continued)

Improvements to property for sale and leased buildings represent homes that the Organization is holding for sale/resale to very-low, low, and moderate-income individuals.

Other assets activities as of September 30, 2024, are as follows:

Description	September 30, 2023	Addition	Sold	Land Leased	September 30, 2024
Leased Land – Restricted	$ 4,375,048	$ 11,000	$ (81,700)	-	$ 4,304,348
Other Land – Restricted	569,352	358,734	(11,000)		917,086
Work in Progress – Restricted	268,359	335,481	(268,359)		335,481
Leased Property Improvement	1,212,172	484,689			1,696,861
Total Other Assets	$ 6,424,931	$ 1,189,904	$ (361,059)	-	$ 7,253,776

Conditions in the real estate market in Florida fluctuate and may result in potential declines in the value of property held by the Organization.

NOTE 3 - NET ASSETS WITH DONOR RESTRICTIONS

Land purchased or donated with donor restrictions requiring the land to be used for the general purpose of providing affordable housing opportunities for low and moderate-income individuals in Delray Beach, Florida has been reported as Net Assets with Donor Restrictions.

NOTE 4 - GRANTS

Grants are subject to annual renewal and periodic amendments and require the fulfillment of certain conditions as set forth in the instrument of the grant. Failure to fulfill the conditions could result in the return of the funds to grantors. Although that is a possibility, the Organization deems the contingency remote, since by accepting the contracts and their terms it has accommodated the objectives of the grantors to the provisions of these contracts.

For the year ended September 30, 2024, the Organization received an operating grant of $213,710 from the Delray Beach Community Redevelopment Agency.

On May 22, 2022, the Organization received a grant award with donor restriction from the Delray Beach CRA (DBCRA) in the amount of $1,224,650 to further affordable housing, acquiring property for new construction and acquiring or redeveloping affordable rental housing property within the CRA target area. The DBCRA board found that the services provided by the DBCLT further the goals and objectives of the CRA as contained in the CRA's Redevelopment Plan by providing affordable housing. For the year ended September 30, 2024, $61,296 was recognized as support with donor restriction.

As of September 30, 2024, $1,224,650 of the $1,224,650 grant award was funded for the development of four affordable homes located at 246 and 248 NW 8th Ave, 102 NW 13th Ave, and 21 SW 13th Ave. Funding also supported the acquisition of rental properties at 202 SW 11th Ave and 25 SW 13th Ave.

NOTE 5 - ADVANCE & LOAN PAYABLE

Acquisition Advances: The Organization obtained various loans from the Delray Beach Community Redevelopment Agency. The advances are non-interest bearing and are repayable at the time the property improvements are sold to qualified individuals. Generally, the land acquisition advances are considered a contribution at the time it is made as repayment is not expected and the amount of the repayment cannot be determined at the time of the advance. The loan agreements restrict the use of the real property acquired by the organization to be used for affordable housing programs in perpetuity.

	September 30, 2023	Addition	Repayment	Write off	September 30, 2024
Advance Payable:					
DBCRA	$ 175,249	$	$ -	$ -	$ 175,249
Total Advance Payable	$ 175,249	$ -	$ -	$ -	$ 175,249

NOTE 6 - EMPLOYEE BENEFIT PLAN

Employees of the Organization are eligible to participate in a 401(K) plan. In order to be eligible, the employee must have reached the age of 21 and have completed three months of service with the Organization. The plan establishes 100% matching contribution up to 7% of eligible salaries and 3%-10% qualified non-elected contribution, which was approximately $40,833 for the year ended September 30, 2024. Employees may contribute up to the maximum established by law. The plan vests as follows:

Years of Service	Percent Vested
0-1	0%
1-2	20%
2-3	40%
3-4	60%
4-5	80%
5+	100%

Employees additionally received a qualified non-elected contribution of 3% or 10% of gross salaries.

NOTE 7 - IN-KIND CONTRIBUTIONS

During the year ended September 30, 2024, the City provided the Organization with office space for use in its programs. The Organization recognized revenue and expense in the amount of $36,000 in conjunction with the donation.

The City also provides certain computer services to the Organization. These services are considered professional and are not recorded in the financial statements.

NOTE 8 - CONCENTRATIONS

To date, the Organization obtains a substantial portion of its advances and operating grant from the Delray Beach Community Redevelopment Agency (CRA). Loss of funding from the CRA could significantly affect the Organization's operating ability. During the year ended September 30, 2024, the Organization through its efforts has increased its revenue from the properties under management, therefore reducing the extent of the revenue concentration.

NOTE 9 - COMMITMENTS

Lease of Properties Owned by the Organization: The Organization has entered into several lease agreements whereby the Organization has leased several properties to individuals under 1-year renewable leases. Total rental income for the year ended September 30, 2024, was approximately $165,646.

Ground Lease Fees: The Organization also leases residential housing and land to various individuals to further its mission of providing low-cost housing. The leases are made for varying periods. The ground leases include use restrictions. Due to the uncertainty of future rental collections, no amounts are disclosed for future rental income. For the most recent fiscal year the Organization had ground lease revenues of approximately $46,008.

Atlantic Park Square Project: The Organization had an agreement with the CRA to acquire and develop improvements on 17 vacant lots located on the east and west side of SW 14th Avenue within the 100 block. Under the agreement, the Organization was required to manage and finance the development of the project. The project has expanded to 25 lots through Letters of Request with the Intent to Develop the conveyance of additional lots at a price ranging from $500 to $1,000 each with a commitment to develop within two years. Three (3) of the 25 lots were donated by the City of Delray Beach. As of September 30, 2024, all 25 lots have been developed.

NOTE 10 - LINE OF CREDITS

The Organization has a $500,000 bank line of credit, which matures on June 5, 2025. The amounts borrowed under this agreement bear interest at the bank's prime rate (7.50% at September 30, 2024). At September 30, 2024, $255,817 was outstanding on this line.

NOTE 11 - CONTINGENCIES

Land Mortgage Loans: The Organization has recognized contributions of various land mortgage advances that are not expected to be repaid. In the event that property improvements on the lands are sold at a price exceeding any associated construction obligation, a portion of this balance may be subject to repayment to the Delray Beach Community Redevelopment Agency. Management believes that this event is unlikely given the restriction of property improvement sales to low to moderate-income individuals.

State Initiatives Housing Program (SHIP) Loans: The Organization has received certain subsidy funds from the City of Delray Beach which are considered non-interest-bearing loans. The loans require no principal or interest payment unless a qualifying event occurs. Qualifying events include: a) sale or transfer of the property in such a manner that it is no longer held in trust for affordable housing programs; b) the Organization dissolves and/or ceases to exist as a 501(c)(3) not-for-profit corporation; c) the unit is rented without prior authorization from the grantor; d) the unit is refinanced with prior authorization from the grantor; e) failure to follow guidelines of the Community Land Trust and the Local Housing Assistance Plan; f) failure to follow guidelines of the sub-recipient agreement; and g) failure to follow the requirements of the City. If a qualifying event occurs, the loans will become due and payable on the demand of the City. The total SHIP funds received through September 30, 2010, by the Organization is approximately $1.85 million, with $0.00 received as of September 30, 2024.

NOTE 12 - UNCERTAIN TAX POSITIONS

The Organization is exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code. The Organization believes that it has appropriate support for any tax positions taken, and as such, does not have any uncertain tax positions that are material to the financial statements.

NOTE 13 - GROUND LEASE-PROPERTY MANAGEMENT AGREEMENT

Palm Manor Apts-31, 39, 45 SW 9th Ave; 47 SW 8th Ave; and 121 SW 10th Ave Duplex (A & B)
On January 25, 2022, the organization entered into a 5-year Property Management Agreement for 28 units ending January 25, 2027, with the option to renew for one (1) additional five (5) year period. For the year ended September 30, 2024, the total revenue recognized in the accompanying financial statements was $297,847.

The Courtyards at SW 12th-6 Duplexes, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235 SW 12th Ave
On June 27, 2013, The Organization entered into a 5-year Ground Lease-Property Management Agreement with the Delray Beach Community Redevelopment Agency to manage five (5) Duplexes located in the City of Delray (SW 12th Avenue Duplexes). The Delray Beach Community Redevelopment Agency may renew the lease for up to one (1) five (5) year term. On May 7, 2018, The Organization exercised its option to renew the management agreement for an additional five (5) year term expiring on August 22, 2028.

On August 25, 2016, The Organization entered into a second Ground Lease-Property Management Agreement with the Delray Beach Community Redevelopment Agency to manage an additional Duplex located in the City of Delray on SW 12th Avenue. The lease expires on June 27, 2018, and the Delray Beach Community Redevelopment Agency may renew the lease for up to one (1) five (5) year term. The Organization exercised its option to renew the management agreement for an additional five (5) year term expiring on August 22, 2028.

For the year ended September 30, 2024, a total of 12 units on SW 12th Avenue are under management by the Organization. Total revenue recognized in the accompanying financial statements was $149,576.

NOTE 14 - LITIGATION

The Organization is a defendant in a legal action filed in Palm Beach County Circuit Court. Circuit court cases are for claims with damages in excess of $50,000.

On July 25, 2024, the board of directors approved a settlement of $30,000.

NOTE 15 - LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS

The following reflects the Organization's financial assets as of the balance sheet date, reduced by amounts not available for general use because of contractual or donor-imposed restrictions within one year of the balance sheet date.

Financial assets at year-end	$ 1,133,106
Less those unavailable for general expenditures within one year, due to restrictions:	(87,327)
Financial assets available to meet cash needs for general expenditures within one year	$ 1,045,779

NOTE 16 - SUBSEQUENT EVENTS

The Organization has evaluated subsequent events through May 5, 2025, the date which the financial statements were available to be issued, noting no significant events that did not exist as of the date of the statements of financial position.

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REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Directors
Delray Beach Community Land Trust, Inc.

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Delray Beach Community Land Trust, Inc., which comprise the statement of financial position as of September 30, 2024, and the related statements of activities, functional expenses and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated May 5, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Delray Beach Community Land Trust, Inc.'s internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Delray Beach Community Land Trust, Inc.'s internal control. Accordingly, we do not express an opinion on the effectiveness of Delray Beach Community Land Trust, Inc.'s internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Delray Beach Community Land Trust, Inc.'s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Cassells & Associates, CPA, P.A.

Cassells & Associates, CPA, P.A.
Certified Public Accountants
Miramar, Florida
May 5, 2025

Delray Beach Community Land Trust, Inc.
Audited Financial Statements

For the Year Ended September 30, 2023

Delray Beach Community Land Trust, Inc.
Audited Financial Statements

For the Year Ended September 30, 2023

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors
Delray Beach Community Land Trust, Inc.

Opinion

We have audited the accompanying financial statements of Delray Beach Community Land Trust, Inc. (a nonprofit organization), which comprise the statement of financial position as of September 30, 2023, and the related statements of activities, functional expenses 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 Delray Beach Community Land Trust, Inc. as of September 30, 2023, and the changes in its net assets 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 Delray Beach Community Land Trust, 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.

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 Delray Beach Community Land Trust, 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, including omissions, 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 Delray Beach Community Land Trust, 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 Delray Beach Community Land Trust, 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.

Other Matters

In accordance with *Government Auditing Standards*, we have also issued our report dated May 31, 2024, on our consideration of the Organization's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

Cassells & Associates, CPA, P.A.

Cassells & Associates, CPA, P.A.
Certified Public Accountants
Miramar, Florida
May 31, 2024

Delray Beach Community Land Trust, Inc.
Statement of Financial Position
For the Year Ended September 30, 2023

ASSETS

	Without Donor Restrictions	With Donor Restrictions	TOTAL
CURRENT ASSETS			
Cash & Cash Equivalents (Note 1)	$ 1,776,607	$ -	$ 1,776,607
Grant & Account Receivable	53,746	-	53,746
Interfund Transfer	(1,639,455)	1,639,455	-
Prepaid Expense & Other Current Assets	32,943	-	32,943
TOTAL CURRENT ASSETS	$ 223,841	$ 1,639,455	$ 1,863,296
OTHER ASSETS			
Leased Land - Restricted (Note 2 & Note 3)	$ -	$ 4,375,048	$ 4,375,048
Other Land - Restricted (Note 2 & Note 3)	-	569,352	569,352
Work In Progress (Note 2 & Note 3)	-	268,359	268,359
Leased Property Improvements (Note 2)	1,212,172	-	1,212,172
TOTAL OTHER ASSETS	$ 1,212,172	$ 5,212,759	$ 6,424,931
TOTAL ASSETS	$ 1,436,013	$ 6,852,214	$ 8,288,227

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES			
Accounts Payable and Accrued Expenses	$ 101,598	$ -	$ 101,598
Line of Credit (Note 10)	120,817		120,817
Prepaid Membership/Life	-		-
Security Deposits	66,473		66,473
TOTAL CURRENT LIABILITIES	$ 288,888	$ -	$ 288,888
LONG-TERM LIABILITIES			
DBCRA Note Payable (Note 5)	$ 175,249		$ 175,249
TOTAL LONG-TERM LIABILITIES	$ 175,249	$ -	175,249
TOTAL LIABILITIES	$ 464,137	$ -	$ 464,137
NET ASSETS			
Without Donor Restrictions (Note 1)	$ 971,876		$ 971,876
With Donor Restrictions (Note 1)		6,852,214	6,852,214
TOTAL NET ASSETS	$ 971,876	$ 6,852,214	$ 7,824,090
TOTAL LIABILITIES AND NET ASSETS	$ 1,436,013	$ 6,852,214	$ 8,288,227

The Accompanying Notes Are an Integral Part of These Financial Statements

Delray Beach Community Land Trust, Inc.
Statement of Activities
For the Year Ended September 30, 2023

	Without Donor Restrictions	With Donor Restrictions	Total
GRANTS, GAINS AND OTHER SUPPORT			
Public Support			
Grants (Note 4) .	$ 161,000	$ 644,929	$ 805,929
Contributions & Donations	46,043	-	46,043
Revenues:			
Management Fee & Rental Income (Palm Manor)	284,876		284,876
Management Fee & Rental Income (SW 12th Ave)	143,327		143,327
Leased Property Rental Income	130,878		130,878
Ground Lease Fees	44,921		44,921
Donated Facility	36,000		36,000
Developer Fees	50,760		50,760
Other Income	8,768		8,768
Proceeds from Sale	17,662		17,662
Interest Income	11,840		11,840
TOTAL REVENUE, GAINS, AND OTHER SUPPORT WITHOUT (WITH) DONOR RESTRICTION	$ 936,075	$ 644,929	$ 1,581,004
EXPENSE			
Program Services	$ 917,983		$ 917,983
Support Services	70,260		70,260
TOTAL EXPENSES	$ 988,243	$ -	$ 988,243
INCREASE IN NET ASSETS WITHOUT (WITH) DONOR RESTRICTIONS	$ (52,168)	$ 644,929	$ 592,761
NET ASSETS AT BEGINNING OF YEAR	1,024,044	6,207,285	7,231,329
NET ASSETS AT END OF YEAR	$ 971,876	$ 6,852,214	$ 7,824,090

The Accompanying Notes Are an Integral Part of These Financial Statements

Delray Beach Community Land Trust, Inc.
Schedule of Functional Expense
For the Year Ended September 30, 2023

	PROGRAM SERVICES	SUPPORT SERVICES	TOTAL
Personnel Cost	$ 379,990	$ 42,221	422,211
Program Services	347,958	-	347,958
Repairs and Maintenance	34,103	3,789	37,892
Administrative Expense	38,189	4,243	42,432
Professional Service	27,897	3,100	30,997
Insurance	32,744	3,638	36,382
Rent	32,963	3,663	36,626
Other Taxes	3,520	391	3,911
Contingency Reserves	4,631	515	5,146
Interest Expense	-	7,629	7,629
Telephone	6,349	-	6,349
Advertising Expense	8,366	930	9,296
Travel and Entertainment	1,273	141	1,414
TOTAL EXPENSES	$ 917,983	$ 70,260	$ 988,243

The Accompanying Notes Are an Integral Part of These Financial Statements

Delray Beach Community Land Trust, Inc.
Statement of Cash Flows
For the Year Ended September 30, 2023

CASH FLOWS FROM OPERATING ACTIVITIES:		
Increase (Decrease) in Net Assets	$	592,761
Adjustments to Reconcile Increase in Net Assets to		
Net Cash Provided by Operating Activities:		
(Increase) Decrease in Operating Activities:		
Grant & Accounts Receivable		(240)
Prepaid and Other Assets		13,914
Increase (Decrease) in Operating Liabilities:		
Accounts Payable & Accrued Expense		45,388
Security Deposit		11,049
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	$	662,872
CASH FLOWS FROM INVESTING ACTIVITIES:		
(Increase) Decrease in Leased Land	$	(1,001)
(Increase) Decrease in Work in Progress		(38,578)
(Increase) Decrease to Other Land		(159,000)
(Increase) Decrease in Leased Property Improvements		(251,020)
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES:	$	(449,599)
CASH FLOWS FROM FINANCING ACTIVITIES:		
Repayment of Note Payable	$	(150,000)
Forgiveness of PPP loan		-
Repayment of Line of Credit		120,000
NET CASH FINANCING PROVIDED (USED) BY INVESTING ACTIVITIES:	$	(30,000)
NET INCREASE (DECREASE) IN CASH & CASH EQUIVALENTS	$	183,273
CASH & CASH EQUIVALENTS AT THE BEGINNING OF YEAR		1,593,334
CASH & CASH EQUIVALENTS AT END OF YEAR	$	1,776,607
SUPPLEMENTAL DISCLOSURES		
Interest Paid	$	7,629

The Accompanying Notes Are an Integral Part of These Financial Statements

Delray Beach Community Land Trust, Inc.
Notes to the Financial Statements
For the Year Ended September 30, 2023

NOTE 1 - NATURE OF ACTIVITIES AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Activities: Delray Beach Community Land Trust, Inc. (the "Organization") is a not-for-profit corporation organized in January 2006 under the laws of the State of Florida for the general purpose of to create healthy communities through the provision and preservation of affordable housing for very low to moderate income households.

Support and revenue are obtained primarily from local government grants, contributions from local governments and other private developers, memberships, and the sale and leasing of property. Property consists of land and property improvements (homes).

Since January 1, 2006, the Delray Beach Community Land Trust, Inc. operated as an independent private not-for-profit Organization and was not considered a component of the Delray Beach Community Redevelopment Agency (CRA) relative to the issuance of financial statements. Prior to that period, the Organization was considered a component unit of the CRA. The financial statements for the period from inception to September 30, 2006, of the Organization were included in the CRA's financial statements.

Appropriations of Net Assets without Donor Restrictions: The Board of Directors voted to designate $75,312 of net assets without donor restrictions to provide capital for unexpected needs in the future.

Real Estate Property Sales: The difference between the proceeds received and the carrying value of property improvements is recognized as a gain or loss at the time the home is sold. In addition, at the time of sales, the Organization receives a 10% developer fee which is separately recorded as revenue by the Organization.

Use of Estimates in the Preparation of Financial Statements: The preparation of financial statements in conformity with generally accepted accounting principles 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, support, and expenses during the period.

Promises to Give: Contributions are recognized when the donor makes a promise to give; that is, in substance, unconditional. Contributions that are received subject to certain donor stipulations are reported as increases in unrestricted net assets if the restrictions expire in the fiscal year in which contributions are recognized. All other donor-restricted contributions are reported as increases in temporarily or permanently restricted net assets depending on the nature of the restrictions. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets. Conditional promises to give are recognized when the conditions on which they depend are substantially met.

Other Assets: Other assets which are principally land, homes, and other assets held by the Organization for future sales are recorded at cost, if purchased by the Organization or at fair value at the date of the gift, if received as a donation. Constructed assets are recorded at cost, including all project costs for construction and development. Donations are reported as unrestricted support unless the donor has restricted the donated asset to a specific purpose. Assets donated with explicit restrictions regarding their use and contributions of cash that must be used to acquire assets are reported as restricted support. Absent donor stipulations regarding how long those donated assets must be maintained, the Organization reports expirations of donor restricted assets when the donated or acquired assets are placed in service as instructed by the donor. The Organization reclassifies temporarily restricted net assets to net assets without donor restriction at that time.

NOTE 1 - NATURE OF ACTIVITIES AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Donated Use of Assets and Donated Services: The estimated fair value of the free use of assets owned by others, and the estimated fair value of contributed services of individuals with special skills over which the Organization exercises control, and which constitute a part of the normal program or services that would otherwise be performed by paid personnel, the amount of which is clearly measurable, are also recorded and reflected in the accompanying financial statements.

Income Taxes: The Organization is exempt from federal income taxes under the provisions of the Internal Revenue Code Section 501(c)(3).

Cash and Cash Equivalents: For the purpose of reporting cash flows, the Organization considers all money market funds with an original maturity of three months or less to be cash equivalents.

Concentration of Credit Risk: The Organization occasionally maintains deposits in excess of federally insured limits. Statement of Financial Accounting Standards No. 105 identifies these items as a concentration of credit risk requiring disclosure, regardless of the degree of risk. The risk is managed by maintaining all deposits in high quality financial institutions. At September 30, 2023, cash in excess of the federal insured limit was $487,183.

Compensated Absences: The Organization permits employees to accumulate earned but unused personal time off (PTO) benefits. All PTO is accrued when earned. Any PTO unused at the end of the fiscal year is shown as a liability and is reported in the statement of financial position as an accrued expense. Any amounts unused when an employee is terminated or retires are paid out of operating funds.

Held for Sale Assets: The Organization holds assets for sale. These assets are to be sold to low to moderate income households. The assets include land and improvements upon the land (houses) which are recorded at historical cost. Once the assets are sold the improvements are no longer recorded; however, the land which is subject to a 99-year ground lease is held by the organization. The leased land is shown as permanently restricted assets, while the improvements are unrestricted upon sale.

NOTE 2 - OTHER ASSETS

The Organization maintains ownership of the land for which the homes have been sold to individual homeowners. Individual homeowners are required to enter 99-year ground leases on the land to ensure that the property is retained for affordable housing purposes. These lands have been classified as leased land and are considered permanently restricted.

A portion of the land acquired was donated by the City of Delray Beach (the "City") and the Delray Beach Community Redevelopment Agency. All land acquired is considered permanently restricted.

Land contributed by the City of Delray Beach and the Delray Beach Community Redevelopment Agency are to be used for affordable housing programs in accordance with the Delray Beach Master Plan. The value of these lands is shown as permanently restricted net assets on the statement of financial position.

NOTE 2 - OTHER ASSETS (continued)

Improvements property for sale and leased buildings represent homes that are being held by the Organization for sale/resale to very-low, low, and moderate-income individuals.

Other assets activities as of September 30, 2023, are as follows:

Description	September 30, 2022	Addition	Sold	Land Leased	September 30, 2023
Leased Land – Restricted	$ 4,374,047	$ 1,001	$	-	$ 4,375,048
Other Land – Restricted	410,352	159,000			569,352
Work in Progress – Restricted	229,781	482,073	(443,495)		268,359
Leased Property Improvement	961,152	251,020			1,212,172
Total Other Assets	$ 5,975,332	$ 893,094	$ (443,495)	-	$ 6,424,931

Conditions in the real estate market in Florida fluctuate and may result in potential declines in the value of property held by the Organization.

NOTE 3 - NET ASSETS WITH DONOR RESTRICTIONS

Land purchased or donated with donor restrictions requiring the land to be used for the general purpose of providing affordable housing opportunities for low and moderate-income individuals in Delray Beach, Florida has been reported as Net Assets with Donor Restrictions.

NOTE 4 - GRANTS

Grants are subject to annual renewal and periodic amendments and require the fulfillment of certain conditions as set forth in the instrument of the grant. Failure to fulfill the conditions could result in the return of the funds to grantors. Although that is a possibility, the Organization deems the contingency remote, since by accepting the contracts and their terms it has accommodated the objectives of the grantors to the provisions of these contracts.

For the year ended September 30, 2023, the Organization received an operating grant of $161,000 from the Delray Beach Community Redevelopment Agency.

On May 22, 2022, the Organization received a grant award with donor restriction from the Delray Beach CRA (DBCRA) in the amount of $1,224,650 to further affordable housing, acquiring property for new construction and acquiring or redeveloping affordable rental housing property within the CRA target area. The DBCRA board found that the services provided by the DBCLT further the goals and objectives of the CRA as contained in the CRA's Redevelopment Plan by providing affordable housing. For the year ended September 30, 2023, $644,929 was recognized as support with donor restriction.

As of September 30, 2023, $1,168,448 of the $1,224,650 grant award was funded for the development of four affordable homes located at 246 and 248 NW 8th Ave and 21 SW 13th Ave and the acquisition located at 202 SW 11th Ave.

NOTE 5 - ADVANCE & LOAN PAYABLE

Acquisition Advances: The Organization obtained various loans from the Delray Beach Community Redevelopment Agency. The advances are non-interest bearing and are repayable at the time the property improvements are sold to qualified individuals. Generally, the land acquisition advances are considered a contribution at the time it is made as repayment is not expected and the amount of the repayment cannot be determined at the time of the advance. The loan agreements restrict the use of the real property acquired by the organization to be used for affordable housing programs in perpetuity.

	September 30, 2022	Addition	Repayment	Write off	September 30, 2023
Advance Payable:					
DBCRA	$ 325,249	$	$ 150,000	$ -	$ 175,249
Total Advance Payable	$ 325,249	$ -	$ 150,000	$ -	$ 175,249

NOTE 6 - EMPLOYEE BENEFIT PLAN

Employees of the Organization are eligible to participate in a 401(K) plan. In order to be eligible, the employee must have obtained the age of 21 and have completed three months of service with the Organization. The plan establishes 100% matching contribution up to 7% of eligible salaries and 3%-10% qualified non-elected contribution which was approximately $37,033 for the year ended September 30, 2023. Employees may contribute up to the maximum established by law. The plan vests as follows:

Years of Service	Percent Vested
0-1	0%
1-2	20%
2-3	40%
3-4	60%
4-5	80%
5+	100%

Employees additionally received a qualified non-elected contribution of 3% or 10% of gross salaries.

NOTE 7 - IN-KIND CONTRIBUTIONS

During the year ended September 30, 2023, the City provided the Organization with office space for use in its programs. The Organization recognized revenue and expense in the amount of $36,000 in conjunction with the donation.

The City also provides certain computer services to the Organization. These services are considered professional and are not recorded in the financial statements.

NOTE 8 - CONCENTRATIONS

To date, the Organization obtains a substantial portion of its advances and operating grant from the Delray Beach Community Redevelopment Agency (CRA). Loss of funding from the CRA could significantly affect the Organization's operating ability. During the year ended September 30, 2023, the Organization through its efforts has increased its revenue from the properties under management, therefore reducing the extent of the revenue concentration.

NOTE 9 - COMMITMENTS

Lease of Properties Owned by the Organization: The Organization has entered into several lease agreements whereby the Organization has leased several properties to individuals under 1-year renewable leases. Total rental income for the year ended September 30, 2023, was approximately $130,878.

Ground Lease Fees: The Organization also leases residential housing and land to various individuals to further its mission of providing low-cost housing. The leases are made for varying periods. The ground leases include use restrictions. Due to the uncertainty of future rental collections, no amounts are disclosed for future rental income. For the most recent fiscal year the Organization had ground lease revenues of approximately $44,921.

Atlantic Park Square Project: The Organization had an agreement with the CRA to acquire and develop improvements on 17 vacant lots located on the east and west side of SW 14th Avenue within the 100 block. Under the agreement, the Organization was required to manage and finance the development of the project. The project has expanded to 25 lots through Letters of Request with the Intent to Develop the conveyance of additional lots at a price ranging from $500 to $1,000 each with a commitment to develop within two years. Three (3) of the 25 lots were donated by the City of Delray Beach. As of September 30, 2023, all 25 lots have been developed.

NOTE 10 - LINE OF CREDITS

The Organization has a $225,000 unsecured bank line of credit which matures on June 5, 2023. Amounts borrowed under this agreement bear interest at the bank's prime rate (3.25% at September 30, 2023). At September 30, 2023, $120,817 was outstanding on this line.

NOTE 11 - CONTINGENCIES

Land Mortgage Loans: The Organization has recognized contributions of various land mortgage advances that are not expected to be repaid. In the event that property improvements on the lands are sold at a price exceeding any associated construction obligation, a portion of this balance may be subject to repayment to the Delray Beach Community Redevelopment Agency. Management believes that this event is unlikely given the restriction of property improvement sales to low to moderate-income individuals.

State Initiatives Housing Program (SHIP) Loans: The Organization has received certain subsidy funds from the City of Delray Beach which are considered non-interest-bearing loans. The loans require no principal or interest payment unless a qualifying event occurs. Qualifying events include: a) sale or transfer of the property in such a manner that it is no longer held in trust for affordable housing programs; b) the Organization dissolves and/or ceases to exist as a 501(c)(3) not-for-profit corporation; c) the unit is rented without prior authorization from the grantor; d) the unit is refinanced with prior authorization from the grantor; e) failure to follow guidelines of the Community Land Trust and the Local Housing Assistance Plan; f) failure to follow guidelines of the sub-recipient agreement; and g) failure to follow the requirements of the City. If a qualifying event occurs, the loans will become due and payable on the demand of the City. The total SHIP funds received through September 30, 2010, by the Organization is approximately $1.85 million, with $0.00 received as of September 30, 2023.

NOTE 12 - UNCERTAIN TAX POSITIONS

The Organization is exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code. The Organization believes that it has appropriate support for any tax positions taken, and as such, does not have any uncertain tax positions that are material to the financial statements.

NOTE 13 - GROUND LEASE-PROPERTY MANAGEMENT AGREEMENT

Palm Manor Apts-31, 39, 45 SW 9th Ave; 47 SW 8th Ave; and 121 SW 10th Ave Duplex (A & B)
On January 25, 2022, the organization entered into a 5-year Property Management Agreement for 28 units ending January 25, 2027, with the option to renew for one (1) additional five (5) year period. For the year ended September 30, 2023, the total revenue recognized in the accompanying financial statements was $284,876.

The Courtyards at SW 12th-6 Duplexes, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235 SW 12th Ave
On June 27, 2013, The Organization entered into a 5-year Ground Lease-Property Management Agreement with the Delray Beach Community Redevelopment Agency to manage five (5) Duplexes located in the City of Delray (SW 12th Avenue Duplexes). The Delray Beach Community Redevelopment Agency may renew the lease for up to one (1) five (5) year term. On May 7, 2018, The Organization exercised its option to renew the management agreement for an additional five (5) year term expiring on June 27, 2023.

On August 25, 2016, The Organization entered into a second Ground Lease-Property Management Agreement with the Delray Beach Community Redevelopment Agency to manage an additional Duplex located in the City of Delray on SW 12th Avenue. The lease expires on June 27, 2018, and the Delray Beach Community Redevelopment Agency may renew the lease for up to one (1) five (5) year term. The Organization exercised its option to renew the management agreement for an additional five (5) year term expiring on August 22, 2028.

For the year ended September 30, 2023, a total of 12 units on SW 12th Avenue are under management by the Organization. Total revenue recognized in the accompanying financial statements was $143,327.

NOTE 14 - LITIGATION

The Organization is a defendant in a legal action filed in Palm Beach County Circuit Court. Circuit court cases are for claims with damages in excess of $50,000. The Organization is vigorously contesting the suit. While the final outcome cannot be determined at this time, management is of the opinion that the ultimate liability, if any, from the final resolution of these matters will not have a material effect on the Organization's financial statements.

NOTE 15 - SUBSEQUENT EVENTS

The Organization has evaluated subsequent events through May 31, 2024, the date which the financial statements were available to be issued, noting no significant events that did not exist as of the date of the statements of financial position.

CASSELLS & ASSOCIATES, C.P.A., P.A.
Certified Public Accountants

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REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Directors
Delray Beach Community Land Trust, Inc.

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Delray Beach Community Land Trust, Inc., which comprise the statement of financial position as of September 30, 2023, and the related statements of activities, functional expenses and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated May 31, 2024.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Delray Beach Community Land Trust, Inc.'s internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Delray Beach Community Land Trust, Inc.'s internal control. Accordingly, we do not express an opinion on the effectiveness of Delray Beach Community Land Trust, Inc.'s internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Delray Beach Community Land Trust, Inc.'s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Cassells & Associates, CPA, P.A.

Cassells & Associates, CPA, P.A.
Certified Public Accountants
Miramar, Florida
May 31, 2024

DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 3: PROPOSER'S FINANCIAL INFORMATION
3aii: Current Financial Statement

Please find enclosed the most recent reconciled financial statement, which includes the Balance Sheet and Revenue and Expense (Profit and Loss) Statement for the period ending January 31, 2026.

DELRAY BEACH COMMUNITY LAND TRUST

Statement of Financial Position-Balance Sheet
As of January 31,2026

CASH:	
City National Oper-6436	153,450.63
BankUnited - Mkt.	39,568.25
Valley National Bank-Mkt	250,000.00
Valley-ICS Acct (Sweep)	601,586.89
FineMark Bank - Mkt	54,100.29
Petty Cash	250.00
TOTAL	$ 1,098,956.06
CASH-RESERVES:	
*PNC Bank - Mkt. 8575	64,213.77
TOTAL	$ 64,213.77
CASH-RESTRICTED	
*PNC MKT-8575 SHIP	49,727.29
BankUnited-Graham	5,126.44
BankUnited-Sec Dep DBCLT	20,780.00
City National-PM Sec Dep-	35,762.00
**City National-47 SW 8th	1,150.00
**City National-121 SW 10	3,075.00
**City National-SW 12th D	27,587.50
TOTAL	$ 143,208.23
TOTAL ALL CASH	$ 1,306,378.06
ACCOUNTS RECEIVABLE:	
Exchange	1,681.93
Accounts Receivable	126,125.00
Total Receivables	127,806.93
PREPAIDS:	
Prepaid Exp-ECM Maint DBC	3,375.00
PREPAID INSURANCE:	
Prepaid Ins-Liability DBC	1,145.20
Prepaid Ins-Liab DBCLT La	1,163.52
Prepaid Ins-Liab Prop Mgm	1,851.04
Prepaid Ins- Errors & Omi	860.64
Prepaid Ins-D & O	293.74
Prepaid Ins-Homes	27,181.33
OTHER:	
Prepaid Exp-Copier	462.27
Prepaid Exp-Postage	572.76
Prepaids-Acquisitions	1,000.00

DELRAY BEACH COMMUNITY LAND TRUST

Statement of Financial Position-Balance Sheet
As of January 31,2026

Total Prepaids	$ 37,905.50
DEVELOPMENT/REHAB PROJECT	
Resale-1012 NE 3rd Ave/Ba	292,602.06
250 NW 8th-Lot 1/Monarch	7,218.00
250 NW 8th-Lot 2/Monarch	9,618.00
250 NW 8th-Lot 3/Royal Ch	8,925.00
256 NW 8th-Lot 4/The Orch	8,662.00
Total Resales/Development	327,025.06
DBCLT LEASED PROPERTIES:	
313 SE 5th Street	210,151.76
208 SW 15th Ave	295,450.32
115 SW 9th Ave	110,216.93
808 SW 3rd Ct	136,932.96
36 NW 13th Ave Duplex	225,604.59
202 SW 11th Ave	255,849.18
25 SW 13th Ave-Duplex	479,688.94
Total Leased Properties	1,713,894.68
LAND/OTHER:	
208 SW 15th Ave-L	88,531.00
313 SE 5th Street-L	90,821.00
115 SW 9th Ave-L	25,000.00
Southridge/Zeder Ave-V	20,000.00
25 SW 13th Ave Duplex-L	180,000.00
129 NW 4th Ave-V	104,000.00
308 SW 3rd Street-V	70,000.00
202 SW 11th Ave-L	160,000.00
124 SW 4th Ave-V	80,000.00
1012 NE 3rd Ave-Resale	65,508.00
Total Land/Other	883,860.00
LAND/LEASED:	
214 NW 8th Ave/McGowan	68,688.00
33 SW 13th Ave/Thereciel	85,860.00
40 SW 13th Ave/Hazel	87,132.00
119 SW 9th Ave/Strowbridg	91,012.00
37 NW 10th Ave/E. Rosy	85,860.00
202 SW 15th Ave/Applewhit	89,422.00
225 SW 7th Ave/Mitchell	85,860.00
320 NW 4th Ave/Acelouis	85,860.00
347 SW 5th Ave/Anderson	57,240.00
220 SW 4th Ave/Saunders	68,688.00

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DELRAY BEACH COMMUNITY LAND TRUST

Statement of Financial Position-Balance Sheet
As of January 31,2026

29 SW 13th Ave/Stephens	$	85,860.00
245 NW 5th Ave/C. Rosy		102,062.95
413 SW 6th Ave/Mathis		60,000.00
352 NW 7th Ave/Matthews		98,152.55
17 SW 13th Ave/Graham		87,132.00
46 NW 11th Ave/Bienaime		46,528.00
241 NW 5th Ave/Banks		101,792.00
231 NW 5th Ave/Miller		80,000.00
322 NW 5th Ave/Coleman		80,000.00
641 SW 6th Ave/Bland		36,333.33
643 SW 6th Ave/Correa		36,333.33
346 NW 7th Ave/Straghn		91,012.00
47 NW 10th Ave/Laze		82,000.00
303 SW 2nd St/Hickman		57,240.00
202 SW 12th Ave/Rawlins		85,860.00
115 SW 2nd Ave/Singer		110,000.00
645 SW 6th Ave/Green		36,333.34
42 SW 14th Ave/Campbell		172,331.00
46 SW 14th Ave/Casseus		74,160.00
243 SW 4th Ave/Thomas		56,512.50
101 SW 14th Ave/Strowbri		35,000.00
105 SW 14th Ave/San&Nels		35,000.00
105 SW 2nd Ave/Ferrer		110,000.00
107 SW 2nd Ave/Tessino		110,000.00
113 SW 14th Ave/Ogenor		35,000.00
114 SW 14th Ave/Penn		35,000.00
117 SW 14th Ave/Smith		35,000.00
118 SW 14th Avenue/Jean		40,000.00
122 SW 14th Ave/McKennon		35,000.00
137 SW 14th Ave/Cadet		48,000.00
140 SW 14th Ave/Marc		40,000.00
141 SW 14th Ave/Brown		35,000.00
144 SW 14th Ave/Obee		35,000.00
1023 Mango Drive/Hill		65,508.00
1025 Mango Drive/Cotton		65,727.00
321 SW 7th Ave/YME		85,000.00
3619 Ave Montressor/Dest		25,000.00
48 NW 11th Ave/Civil		46,528.00
2216 NE 3rd Ave-Julien		54,000.00
310 Southridge Rd-Eugene		20,000.00
110 SW 14th Ave/Succes		500.00
40 NW 12th Ave/Lewis		85,860.00
127 SW 14th Ave/Dorsina		43,000.00
202 SW 14th Ave/Arne		500.00
145 SW 14th Ave/Emilcar's		40,000.00
232 NW 8th Ave/Leonard		21,000.00
129 SW 14th Ave/Philistin		48,000.00
131 SW 14th Ave/Mincey		48,000.00

DELRAY BEACH COMMUNITY LAND TRUST

Statement of Financial Position-Balance Sheet
As of January 31,2026

132 SW 14th Ave/Auguste	$ 48,043.74	
200 NW 5th Ave B/Guervil	1,189.95	
200 NW 5th Ave C/Townsend	1,189.96	
35 NW 13th Ave/Saintfort	87,847.00	
126 SW 124th Ave/Valery	48,727.73	
200 NW 5th Ave A/Labbe	1,000.00	
706 SW 2nd St/Guy 10/2018	500.00	
710 SW 2nd St/Garcon 11/2	500.00	
111 NW 12th Ave/Wimberly	500.00	
49 NW 13th Ave/Edmond 11/	87,132.00	
103 SW 14th Ave/Maceus 02	35,000.00	
27 SW 14th Ave/Pryor 04/2	1,000.00	
23 SW 14th Ave/Gordon 05/	1,000.00	
108 NW 14th Ave/Cadet 6/1	20,500.00	
106 SW 14th Ave/Edmond	1,000.00	
309 SW 5th Ave-WFH/Dortil	50,000.00	
237 NW 5th Ave-WFH/Demps	1,000.00	
109 SW 14th Ave/Joseph Re	35,000.00	
229 SW 14th Ave/Paul 6/25	1,000.00	
233 SW 14th Ave-DeLeon	1,000.00	
328 SW 7th Ave/Henrius	500.00	
326 SW 7th Ave-Dorsanvil	500.00	
324 SW 7th Ave/Rollins	500.00	
322 SW 7th Ave/Williams	500.00	
320 SW 7th Ave/Edmond	500.00	
318 SW 7th Ave/Philistine	500.00	
316 SW 7th Ave-Smith	500.00	
314 SW 7th Ave-Pitts	500.00	
312 SW 7th Ave-Denoual	500.00	
238 SW 6th Ave-Nestant	500.00	
203 NW 5th Ave-Muratt/Olm	45,000.00	
215 NW 8th Ave/Noel	1,000.00	
246 NW 8th Ave-Pierre	500.00	
248 NW 8th Ave-Sherman	500.00	
21 SW 13th Ave/Williams	1,000.00	
102 NW 13th Ave/Joachin	10,000.00	
47 SW 14th Ave/St Hilliar	81,700.00	
317 SE 5th St/Jean	90,821.00	
Total Land/Leased	4,320,539.38	
DEPOSITS:		
TOTAL ASSETS		8,717,409.61
	LIABILITIES	
CURRENT LIABILITIES:		
Accounts Payable	7,714.51	

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DELRAY BEACH COMMUNITY LAND TRUST

Statement of Financial Position-Balance Sheet
As of January 31,2026

A/Payable-Accrued PTO	$ 35,561.00	
Graham-Taxes/Insurance	5,126.44	
Total Accounts Payables	48,401.95	
OTHER LIABILITIES:		
Prepaid Ground Lease/Rent	15,217.00	
Deferred Revenue	40,333.32	
Insurance Reim-PM	38,741.08	
Insurance Reim-SW 12th A	33,856.00	
Insurance Reim-47 SW 8th	5,328.00	
Insurance Reim-121 SW 10t	5,328.00	
Refundable Dep-PM	35,817.00	
Refundable Dep-SW 12th	25,112.50	
Refundable Dep-47 SW 8th	1,250.00	
Refundable Dep-121 SW 10t	2,400.00	
Deposits/Last Rnt - DBCLT	16,525.00	
Last Month Rent-Dixon	1,200.00	
Total Other Liabilities	221,107.90	
DEBT:		
Long Term-Unrestricted:		
Notes/DBCRA	175,249.47	
Ttl Restricted/Unrestrict	175,249.47	
LINE OF CREDIT:		
Note/PNC Credit Line	210,816.68	
Total-Line of Credit	210,816.68	
EQUITY:		
Without Donor Restriction	971,875.59	
With Donor Restrictions	7,055,639.58	
Net Assets	$ 34,318.44	
TOTAL EQUITY BALANCE	8,061,833.61	
TOTAL LIABILITIES AND EQUITY BALANCE		8,717,409.61

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DELRAY BEACH COMMUNITY LAND TRUST

Statement of Activities-Revenue and Expense Statement

As of January 31,2026

	Current Month	Current Budget	Y.T.D. Actual	Y.T.D. Budget	Annual Budget	Variance
Grants, Support & Revenue						
C.R.A. Grant	$ 20,166.68	$ 20,166.66	$ 80,666.68	$ 80,667	$ 242,000	$ (0.32)
Grant Funds/Charitable Do	0.00	2,083.33	32,500.00	8,333	25,000	24,167.00
Member Donations	0.00	41.67	0.00	167	500	(167.00)
Total Public Support	20,166.68	22,291.66	113,166.68	89,167	267,500	23,999.68
Program Earned Revenue:						
Application Fees	391.00	666.66	2,474.00	2,667	8,000	(193.00)
Merchant Fees	180.00	200.00	665.00	800	2,400	(135.00)
Ground Lease Fees	3,840.00	3,958.33	15,350.00	15,833	47,500	(483.00)
Legal Fees	0.00	41.67	0.00	167	500	(167.00)
Developer Fees	0.00	5,416.66	0.00	21,667	65,000	(21,667.00)
Membership Fees	4.00	41.67	26.00	167	500	(141.00)
Proceeds From Sales	0.00	1,250.00	0.00	5,000	15,000	(5,000.00)
313 SE 5th Street	1,300.00	1,250.00	5,200.00	5,000	15,000	200.00
208 SW 15th Ave	1,500.00	1,475.00	6,000.00	5,900	17,700	100.00
115 SW 9th Avenue	1,450.00	1,408.33	5,800.00	5,633	16,900	167.00
808 SW 3rd Ct	1,450.00	1,408.33	7,125.00	5,633	16,900	1,492.00
36 NW 13th Ave Duplex	2,700.00	2,583.33	10,750.00	10,333	31,000	417.00
202 SW 11th Ave	1,325.00	1,308.33	3,975.00	5,233	15,700	(1,258.00)
1012 NE 3rd Ave	0.00	0.00	1,900.00	0	0	1,900.00
25 SW 13th Ave-Duplex	2,900.00	2,833.33	11,650.00	11,333	34,000	317.00
Late Fees/Other	205.00	100.00	420.00	400	1,200	20.00
Palm Manor-Rent	29,050.00	26,666.66	113,125.00	106,667	320,000	6,458.00
Palm Manor-Late Fees	90.00	145.83	630.01	583	1,750	47.01
Palm Manor-Laundry	282.25	416.67	1,084.50	1,667	5,000	(582.50)
Palm Manor-Keys/Locks	0.00	16.67	0.00	67	200	(67.00)
SW 12th-Rents	15,000.00	14,166.66	58,500.00	56,667	170,000	1,833.00
SW 12th-Late Fees/Other	60.00	20.83	110.00	83	250	27.00
121 SW 10th Ave Rent	2,800.00	2,666.66	11,200.00	10,667	32,000	533.00
121 SW 10th Ave Late Fees	0.00	33.33	205.00	133	400	72.00
47 SW 8th Ave Rent	1,350.00	1,250.00	5,400.00	5,000	15,000	400.00
Ttl Program Earned Rev.	65,877.25	69,324.95	261,589.51	277,300	831,900	(15,710.49)
In-Kind:						
Office Rent/Utilities	3,000.00	3,000.00	12,000.00	12,000	36,000	0.00
Total In-Kind	3,000.00	3,000.00	12,000.00	12,000	36,000	0.00
Other Revenue:						
Investmnt Income/Interest	1,052.98	1,000.00	5,938.13	4,000	12,000	1,938.13
Miscellaneous	615.00	66.66	505.00	267	800	238.00
Total Other Revenue	1,667.98	1,066.66	6,443.13	4,267	12,800	2,176.13
Total Revenue & Support	90,711.91	95,683.27	393,199.32	382,734	1,148,200	10,465.32

DELRAY BEACH COMMUNITY LAND TRUST

Statement of Activities-Revenue and Expense Statement

As of January 31,2026

	Current Month	Current Budget	Y.T.D. Actual	Y.T.D. Budget	Annual Budget	Variance
PROGRAM SERVICE EXPENSES						
Operations:						
Office Operating Expense	472.55	541.66	2,092.20	2,167	6,500	74.80
Bank Charges	200.00	291.66	800.00	1,167	3,500	367.00
Printing & Copying	377.85	208.33	1,375.30	833	2,500	(542.30)
Copier/Lease	462.27	500.00	1,935.84	2,000	6,000	64.16
Postage & Delivery	36.00	233.33	894.13	933	2,800	38.87
Postage Meter	286.38	141.66	653.39	567	1,700	(86.39)
License/Permits/Fees	0.00	22.91	1.00	92	275	91.00
Dues/Subscriptions	0.00	391.66	705.00	1,567	4,700	862.00
Training/Conferences/Wrks	0.00	750.00	1,105.84	3,000	9,000	1,894.16
Office Equip/Software/Fur	0.00	1,041.66	6,400.00	4,167	12,500	(2,233.00)
Telephone	515.25	479.16	1,960.61	1,917	5,750	(43.61)
Miscellaneous	0.00	41.67	0.00	167	500	167.00
Total Operating Expense	$ 2,350.30	$ 4,643.70	$ 17,923.31	$ 18,577	$ 55,725	$ 653.69
Interest:						
Loan Interest	1,047.77	2,083.33	4,301.32	8,333	25,000	4,031.68
Total Interest Expense	$ 1,047.77	$ 2,083.33	$ 4,301.32	$ 8,333	$ 25,000	$ 4,031.68
Travel:						
Travel/Mileage	0.00	375.00	30.48	1,500	4,500	1,469.52
Meals	0.00	208.33	0.00	833	2,500	833.00
Total Travel Expense	0.00	583.33	30.48	2,333	7,000	2,302.52
Personnel:						
Salaries/Wages	22,597.18	24,916.66	101,687.30	99,667	299,000	(2,020.30)
Payroll Taxes	2,098.55	2,083.33	8,550.19	8,333	25,000	(217.19)
Employee Benefits	5,749.42	4,166.66	20,865.37	16,667	50,000	(4,198.37)
Employee Benefits/Retirem	1,588.80	3,500.00	7,335.66	14,000	42,000	6,664.34
Insurance-Workers Comp	179.96	541.66	786.88	2,167	6,500	1,380.12
Total Personnel Expense	32,213.91	35,208.31	139,225.40	140,834	422,500	1,608.60
Occupancy:						
Rent-InKind	3,000.00	3,000.00	12,000.00	12,000	36,000	0.00
Total Occupancy Expense	3,000.00	3,000.00	12,000.00	12,000	36,000	0.00
Professional Fees & Serv:						
Website Services	289.87	333.33	1,398.61	1,333	4,000	(65.61)
Appraisal Fees	0.00	125.00	0.00	500	1,500	500.00
Inspections/Environmental	0.00	50.00	0.00	200	600	200.00
Marketing/Advertising/Eve	0.00	583.33	2,477.16	2,333	7,000	(144.16)

DELRAY BEACH COMMUNITY LAND TRUST

Statement of Activities-Revenue and Expense Statement

As of January 31,2026

	Current Month	Current Budget	Y.T.D. Actual	Y.T.D. Budget	Annual Budget	Variance
Legal Services	0.00	500.00	262.50	2,000	6,000	1,737.50
Payroll Services	696.44	650.00	1,594.12	2,600	7,800	1,005.88
Merchant Services	657.09	600.00	2,358.15	2,400	7,200	41.85
Professional Services	0.00	400.00	980.11	1,600	4,800	619.89
Accounting/Audit Fees	0.00	1,333.33	2,000.00	5,333	16,000	3,333.00
Ttl Professional Fees/Ser	1,643.40	4,574.99	11,070.65	18,299	54,900	7,228.35
Insurance:						
Insurance-Liability	143.15	333.33	572.60	1,333	4,000	760.40
Insurance-Errors & Omissi	286.86	416.66	1,147.44	1,667	5,000	519.56
Insurance-Directors & Off	293.66	333.33	1,174.64	1,333	4,000	158.36
Insurance-Surety Bond	0.00	41.66	0.00	167	500	167.00
Total Insurance Expense	723.67	1,124.98	2,894.68	4,500	13,500	1,605.32
Program Services:						
Insurance-Homes/Duplex	2,883.57	3,333.33	11,534.28	13,333	40,000	1,798.72
Property Taxes	0.00	541.66	1,888.48	2,167	6,500	278.52
Closing Cost	0.00	1,375.00	2,025.00	5,500	16,500	3,475.00
Landscape Maintenance	2,780.00	1,833.33	8,497.35	7,333	22,000	(1,164.35)
Pest Control	120.00	291.66	780.00	1,167	3,500	387.00
Repairs/Maintenance	2,485.38	833.33	7,673.10	3,333	10,000	(4,340.10)
Storage Fees	255.00	300.00	696.00	1,200	3,600	504.00
Development Cost	0.00	1,250.00	0.00	5,000	15,000	5,000.00
Development Cost-DBCLT	0.00	1,666.66	201.95	6,667	20,000	6,465.05
Improvements	0.00	833.33	4,437.50	3,333	10,000	(1,104.50)
FPL-Electric	0.00	125.00	0.00	500	1,500	500.00
Water & Sewer	106.19	166.66	106.19	667	2,000	560.81
Total Program Expense	8,630.14	12,549.96	37,839.85	50,200	150,600	12,360.15
Program Expense-Palm Mano						
Telephone	50.00	58.33	305.00	233	700	(72.00)
Insurance (multi-peril)	2,566.08	2,916.67	10,264.32	11,667	35,000	1,402.68
Property/Business Taxes	368.76	166.66	2,744.85	667	2,000	(2,077.85)
Legal Services/Settlement	0.00	166.67	0.00	667	2,000	667.00
Professional Services	458.76	166.67	764.60	667	2,000	(97.60)
Landscape Maintenance	600.00	1,333.33	3,900.00	5,333	16,000	1,433.00
Pest Control	425.00	500.00	1,700.00	2,000	6,000	300.00
Repairs/Maintenance-31	665.42	1,250.00	3,966.64	5,000	15,000	1,033.36
Repairs/Maintenance-39	565.42	1,250.00	2,579.13	5,000	15,000	2,420.87
Repairs/Maintenance-45	627.71	500.00	1,493.89	2,000	6,000	506.11
Water/Sewer-Bldg 31	1,615.66	1,250.00	7,149.90	5,000	15,000	(2,149.90)
Water/Sewer-Bldg 39	2,728.16	1,916.66	8,945.60	7,667	23,000	(1,278.60)
Water/Sewer-Bldg 45	933.44	583.33	3,424.10	2,333	7,000	(1,091.10)
FPL-Bldg 31	85.87	104.16	813.78	417	1,250	(396.78)

DELRAY BEACH COMMUNITY LAND TRUST

Statement of Activities-Revenue and Expense Statement
As of January 31,2026

	Current Month	Current Budget	Y.T.D. Actual	Y.T.D. Budget	Annual Budget	Variance
FPL-Bldg 39	$ 182.98	$ 125.00	$ 517.88	$ 500	$ 1,500	$ (17.88)
FPL-Bldg 45	0.00	41.66	0.00	167	500	167.00
Replacement/Impr-Bldg 31	559.97	2,250.00	12,572.81	9,000	27,000	(3,572.81)
Replacement/Impr-Bldg 39	288.09	1,250.00	11,482.49	5,000	15,000	(6,482.49)
Replacement/Impr-Bldg 45	0.00	666.66	5,597.20	2,667	8,000	(2,930.20)
Laundry Rooms	3,229.90	0.00	4,449.87	0	0	(4,449.87)
Total Expenses-Palm Manor	15,951.22	16,495.80	82,672.06	65,985	197,950	(16,687.06)
Program Expense-SW 12th A						
Telephone	50.00	54.16	225.00	217	650	(8.00)
Professional Services	229.38	41.66	382.30	167	500	(215.30)
Legal	0.00	100.00	0.00	400	1,200	400.00
Insurance	2,185.48	2,250.00	8,741.92	9,000	27,000	258.08
Property Taxes	737.52	208.33	1,963.60	833	2,500	(1,130.60)
Repairs/Maintenance	692.52	1,666.66	4,838.30	6,667	20,000	1,828.70
Replacement/Imprvmnt Cost	0.00	2,083.33	4,399.62	8,333	25,000	3,933.38
Landscape Maintenance	635.00	1,166.66	4,128.00	4,667	14,000	539.00
Pest Control	180.00	208.33	720.00	833	2,500	113.00
Water & Sewer	2,689.85	2,666.66	10,594.36	10,667	32,000	72.64
FPL-Electric	225.05	291.66	834.88	1,167	3,500	332.12
Total Expense SW 12th Ave	7,624.80	10,737.45	36,827.98	42,951	128,850	6,123.02
Program-808 SW 3rd Ct:						
Professional Services	0.00	12.50	0.00	50	150	50.00
Insurancce	336.42	416.67	1,345.68	1,667	5,000	321.32
Property Taxes	0.00	25.00	339.16	100	300	(239.16)
Repairs/Maintenance	0.00	125.00	0.00	500	1,500	500.00
Replacement Cost	0.00	166.66	5,000.00	667	2,000	(4,333.00)
Landscape Maintenance	100.00	166.66	300.00	667	2,000	367.00
Pest Control	0.00	16.66	60.00	67	200	7.00
Water & Sewer-Irrigation	0.00	8.33	0.00	33	100	33.00
FPL-Electric	0.00	8.33	0.00	33	100	33.00
Improvements	0.00	250.00	0.00	1,000	3,000	1,000.00
Total Expense 808 SW 3rd	436.42	1,195.81	7,044.84	4,784	14,350	(2,260.84)
Other Expenses:						
Contingency (unanticipate	0.00	833.33	0.00	3,333	10,000	3,333.00
Total Other Expenses	0.00	833.33	0.00	3,333	10,000	3,333.00
Program Srvs: 121 SW 10t						
Professional Services	0.00	29.17	0.00	117	350	117.00
Legal	0.00	20.83	0.00	83	250	83.00
Insurance	344.58	500.00	1,378.32	2,000	6,000	621.68
Property Taxes	0.00	41.66	361.24	167	500	(194.24)

DELRAY BEACH COMMUNITY LAND TRUST

Statement of Activities-Revenue and Expense Statement

As of January 31,2026

	Current Month	Current Budget	Y.T.D. Actual	Y.T.D. Budget	Annual Budget	Variance
Repairs/Maintenace	$ 25.00	$ 250.00	$ 1,600.00	$ 1,000	$ 3,000	$ (600.00)
Replacement/Improvements	0.00	500.00	0.00	2,000	6,000	2,000.00
Landscaping	115.00	208.33	635.00	833	2,500	198.00
Pest Control	60.00	62.50	240.00	250	750	10.00
Water & Sewer	0.00	16.66	0.00	67	200	67.00
FPL	0.00	16.66	0.00	67	200	67.00
Total Expense 121 SW 10th	544.58	1,645.81	4,214.56	6,584	19,750	2,369.44
Program Srvs-47 SW 8th Av						
Legal	0.00	16.67	0.00	67	200	67.00
Professional Services	0.00	16.67	0.00	67	200	67.00
Insurance	338.99	416.66	1,355.96	1,667	5,000	311.04
Property Taxes	0.00	18.75	339.16	75	225	(264.16)
Repairs/Maintenance	160.63	83.33	710.63	333	1,000	(377.63)
Replacement/Improvements	0.00	250.00	0.00	1,000	3,000	1,000.00
Landscaping	100.00	166.67	400.00	667	2,000	267.00
Pest control	0.00	20.83	30.00	83	250	53.00
Water & Sewer	0.00	8.33	0.00	33	100	33.00
FPL	0.00	8.33	0.00	33	100	33.00
Total Expense-47 SW 8th A	599.62	1,006.24	2,835.75	4,025	12,075	1,189.25
TOTAL PROGRAM EXPENSES	74,765.83	95,683.04	358,880.88	382,738	1,148,200	23,857.12
Net Revenue/Expenses	15,946.08	0.23	34,318.44	(4)	0	34,322.44

For additional information please call (561) 243-7500

Skyline for Windows Accounting Software

DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 3: PROPOSER'S FINANCIAL INFORMATION
3aiii: Projected Income Statement

Please see the Projected Income Statement for the current fiscal year ending September 30, 2026.

DELRAY BEACH COMMUNITY LAND TRUST

Current Year Projected Income Statement-2025/2026

	Period 1-12
Grants, Support & Revenue	
C.R.A. Grant	$ 242,000
Grant Funds/Charitable Do	25,000
Member Donations	500
Total Public Support	267,500
Program Earned Revenue:	
Application Fees	8,000
Merchant Fees	2,400
Ground Lease Fees	47,500
Legal Fees	500
Developer Fees	65,000
Membership Fees	500
Proceeds From Sales	15,000
313 SE 5th Street	15,000
208 SW 15th Ave	17,700
115 SW 9th Avenue	16,900
808 SW 3rd Ct	16,900
36 NW 13th Ave Duplex	31,000
202 SW 11th Ave	15,700
25 SW 13th Ave-Duplex	34,000
Late Fees/Other	1,200
Palm Manor-Rent	320,000
Palm Manor-Late Fees	1,750
Palm Manor-Laundry	5,000
Palm Manor-Keys/Locks	200
SW 12th-Rents	170,000
SW 12th-Late Fees/Other	250
121 SW 10th Ave Rent	32,000
121 SW 10th Ave Late Fees	400
47 SW 8th Ave Rent	15,000
Ttl Program Earned Rev.	831,900
In-Kind:	
Office Rent/Utilities	36,000
Total In-Kind	36,000
Other Revenue:	
Investmnt Income/Interest	12,000
Miscellaneous	800
Total Other Revenue	12,800
Total Revenue & Support	1,148,200

DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 3: PROPOSER'S FINANCIAL INFORMATION
3B: Tax Returns-990 (past three (3) years)

Please see copies of the organization's completed IRS Form 990 returns for the past three fiscal years. Each year's return should be clearly separated by a yellow divider sheet.

- Fiscal Year Ending September 30, 2024
- Fiscal Year Ending September 30, 2023
- Fiscal Year Ending September 30, 2022

COPY

Form **8879-TE**

Department of the Treasury
Internal Revenue Service

IRS E-file Signature Authorization for a Tax Exempt Entity

For calendar year 2023, or fiscal year beginning 10/01, 2023, and ending 9/30, 20 24

Do not send to the IRS. Keep for your records.
Go to *www.irs.gov/Form8879TE* for the latest information.

OMB No. 1545-0047

2023

Name of filer: Delray Beach Community Land Trust, Inc.

EIN or SSN: 20-4162352

Name and title of officer or person subject to tax: Evelyn S Dobson
Chief Exe Officer

Part I Type of Return and Return Information

Check the box for the return for which you are using this Form 8879-TE and enter the applicable amount, if any, from the return. Form 8038-CP and Form 5330 filers may enter dollars and cents. For all other forms, enter whole dollars only. If you check the box on line **1a, 2a, 3a, 4a, 5a, 6a, 7a, 8a, 9a,** or **10a** below, and the amount on that line for the return being filed with this form was blank, then leave line **1b, 2b, 3b, 4b, 5b, 6b, 7b, 8b, 9b,** or **10b,** whichever is applicable, blank (do not enter -0-). But, if you entered -0- on the return, then enter -0- on the applicable line below. **Do not** complete more than one line in Part I.

1a	**Form 990** check here	[X]	**b Total revenue,** if any (Form 990, Part VIII, column (A), line 12)	1b	1,113,105
2a	**Form 990-EZ** check here	[ ]	**b Total revenue,** if any (Form 990-EZ, line 9)	2b	
3a	**Form 1120-POL** check here	[ ]	**b Total tax** (Form 1120-POL, line 22)	3b	
4a	**Form 990-PF** check here	[ ]	**b Tax based on investment income** (Form 990-PF, Part V, line 5)	4b	
5a	**Form 8868** check here	[ ]	**b Balance due** (Form 8868, line 3c)	5b	
6a	**Form 990-T** check here	[ ]	**b Total tax** (Form 990-T, Part III, line 4)	6b	
7a	**Form 4720** check here	[ ]	**b Total tax** (Form 4720, Part III, line 1)	7b	
8a	**Form 5227** check here	[ ]	**b FMV of assets at end of tax year** (Form 5227, Item D)	8b	
9a	**Form 5330** check here	[ ]	**b Tax due** (Form 5330, Part II, line 19)	9b	
10a	**Form 8038-CP** check here	[ ]	**b Amount of credit payment requested** (Form 8038-CP, Part III, line 22)	10b	

Part II Declaration and Signature Authorization of Officer or Person Subject to Tax

Under penalties of perjury, I declare that [X] I am an officer of the above entity or [ ] I am a person subject to tax with respect to (name of entity) _____, (EIN) _____ and that I have examined a copy of the 2023 electronic return and accompanying schedules and statements, and, to the best of my knowledge and belief, they are true, correct, and complete. I further declare that the amount in Part I above is the amount shown on the copy of the electronic return. I consent to allow my intermediate service provider, transmitter, or electronic return originator (ERO) to send the return to the IRS and to receive from the IRS **(a)** an acknowledgement of receipt or reason for rejection of the transmission, **(b)** the reason for any delay in processing the return or refund, and **(c)** the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the electronic return and, if applicable, the consent to electronic funds withdrawal.

PIN: check one box only

[X] I authorize Cassells & Associates CPA PA (**ERO firm name**) to enter my PIN 08018 as my signature
Enter five numbers, but do not enter all zeros

on the tax year 2023 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I also authorize the aforementioned ERO to enter my PIN on the return's disclosure consent screen.

[ ] As an officer or person subject to tax with respect to the entity, I will enter my PIN as my signature on the tax year 2023 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I will enter my PIN on the return's disclosure consent screen.

Signature of officer or person subject to tax _____ Date 06/11/24

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit electronic filing identification number (EFIN) followed by your five-digit self-selected PIN. 61927400605
Do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2023 electronically filed return indicated above. I confirm that I am submitting this return in accordance with the requirements of **Pub. 4163,** Modernized e-File (MeF) Information for Authorized IRS *e-file* Providers for Business Returns.

ERO's signature _____ Date 06/11/24

ERO Must Retain This Form — See Instructions
Do Not Submit This Form to the IRS Unless Requested To Do So

Form **990**

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)
Do not enter social security numbers on this form as it may be made public.
Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047
2023
Open to Public Inspection

A For the 2023 calendar year, or tax year beginning 10/01/23 , and ending 09/30/24

B Check if applicable:
- ☐ Address change
- ☐ Name change
- ☐ Initial return
- ☐ Final return/ terminated
- ☐ Amended return
- ☐ Application pending

C Name of organization: Delray Beach Community Land Trust, Inc.

Doing business as:

Number and street (or P.O. box if mail is not delivered to street address): 141 SW 12th Avenue

Room/suite:

City or town, state or province, country, and ZIP or foreign postal code: Delray Beach FL 33444

D Employer identification number: 20-4162352

E Telephone number: 561-243-7500

G Gross receipts$ 1,113,105

F Name and address of principal officer:
Evelyn S Dobson
141 SW 12th Ave
Delray Beach FL 33444-1533

H(a) Is this a group return for subordinates? ☐ Yes ☒ No

H(b) Are all subordinates included? ☐ Yes ☐ No
If "No," attach a list. See instructions

I Tax-exempt status: ☒ 501(c)(3) ☐ 501(c) ( ) (insert no.) ☐ 4947(a)(1) or ☐ 527

J Website: N/A

H(c) Group exemption number

K Form of organization: ☒ Corporation ☐ Trust ☐ Association ☐ Other

L Year of formation: 2006

M State of legal domicile: FL

Part I Summary

1 Briefly describe the organization's mission or most significant activities:
To Provide affordable housing for very low to moderate income individuals.

2 Check this box ☐ if the organization discontinued its operations or disposed of more than 25% of its net assets.

3 Number of voting members of the governing body (Part VI, line 1a)	3	12
4 Number of independent voting members of the governing body (Part VI, line 1b)	4	12
5 Total number of individuals employed in calendar year 2023 (Part V, line 2a)	5	4
6 Total number of volunteers (estimate if necessary)	6	0
7a Total unrelated business revenue from Part VIII, column (C), line 12	7a	0
b Net unrelated business taxable income from Form 990-T, Part I, line 11	7b	0

	Prior Year	Current Year
8 Contributions and grants (Part VIII, line 1h)	888,529	349,342
9 Program service revenue (Part VIII, line 2g)	680,635	740,380
10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	11,840	23,383
11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)		0
12 Total revenue – add lines 8 through 11 (must equal Part VIII, column (A), line 12)	1,581,004	1,113,105
13 Grants and similar amounts paid (Part IX, column (A), lines 1–3)		0
14 Benefits paid to or for members (Part IX, column (A), line 4)		0
15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	422,211	441,668
16a Professional fundraising fees (Part IX, column (A), line 11e)		0
b Total fundraising expenses (Part IX, column (D), line 25) 0		
17 Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	566,032	627,808
18 Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)	988,243	1,069,476
19 Revenue less expenses. Subtract line 18 from line 12	592,761	43,629

	Beginning of Current Year	End of Year
20 Total assets (Part X, line 16)	8,288,227	8,512,130
21 Total liabilities (Part X, line 26)	464,137	644,411
22 Net assets or fund balances. Subtract line 21 from line 20	7,824,090	7,867,719

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

Signature of officer — Date

Evelyn S Dobson Chief Exe Officer
Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
Annette Cassells-Wilson		06/18/25		P00672565

Firm's name: Cassells & Associates CPA PA — Firm's EIN: 65-0524519

Firm's address: 3600 Red Rd Ste 407 Miramar, FL 33025 — Phone no. 954-362-1811

May the IRS discuss this return with the preparer shown above? See instructions ☒ Yes ☐ No

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III ☐

1 Briefly describe the organization's mission:

To Provide affordable housing for very low to moderate income individuals.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? ☐ Yes ☒ No

If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? ☐ Yes ☒ No

If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses $ 986,060 including grants of $) (Revenue $)

To Provide affordable housing for very low to moderate income individuals.

4b (Code:) (Expenses $ including grants of $) (Revenue $)

N/A

4c (Code:) (Expenses $ including grants of $) (Revenue $)

N/A

4d Other program services (Describe on Schedule O.)

(Expenses $ including grants of $) (Revenue $)

4e Total program service expenses 986,060

Part IV Checklist of Required Schedules

			Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? *If "Yes," complete Schedule A*	1	X	
2	Is the organization required to complete Schedule B, Schedule of Contributors? See instructions	2	X	
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? *If "Yes," complete Schedule C, Part I*	3		X
4	**Section 501(c)(3) organizations.** Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? *If "Yes," complete Schedule C, Part II*	4		X
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Rev. Proc. 98-19? *If "Yes," complete Schedule C, Part III*	5		X
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? *If "Yes," complete Schedule D, Part I*	6		X
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? *If "Yes," complete Schedule D, Part II*	7		X
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? *If "Yes," complete Schedule D, Part III*	8		X
9	Did the organization report an amount in Part X, line 21, for escrow or custodial account liability; serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? *If "Yes," complete Schedule D, Part IV*	9	X	
10	Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi-endowments? *If "Yes," complete Schedule D, Part V*	10		X
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X, as applicable.			
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? *If "Yes," complete Schedule D, Part VI*	11a	X	
b	Did the organization report an amount for investments—other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VII*	11b		X
c	Did the organization report an amount for investments—program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VIII*	11c		X
d	Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part IX*	11d		X
e	Did the organization report an amount for other liabilities in Part X, line 25? *If "Yes," complete Schedule D, Part X*	11e	X	
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? *If "Yes," complete Schedule D, Part X*	11f		X
12a	Did the organization obtain separate, independent audited financial statements for the tax year? *If "Yes," complete Schedule D, Parts XI and XII*	12a	X	
b	Was the organization included in consolidated, independent audited financial statements for the tax year? *If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional*	12b		X
13	Is the organization a school described in section 170(b)(1)(A)(ii)? *If "Yes," complete Schedule E*	13		X
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a		X
b	Did the organization have aggregate revenues or expenses of more than $10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at $100,000 or more? *If "Yes," complete Schedule F, Parts I and IV*	14b		X
15	Did the organization report on Part IX, column (A), line 3, more than $5,000 of grants or other assistance to or for any foreign organization? *If "Yes," complete Schedule F, Parts II and IV*	15		X
16	Did the organization report on Part IX, column (A), line 3, more than $5,000 of aggregate grants or other assistance to or for foreign individuals? *If "Yes," complete Schedule F, Parts III and IV*	16		X
17	Did the organization report a total of more than $15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? *If "Yes," complete Schedule G, Part I.* See instructions	17		X
18	Did the organization report more than $15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? *If "Yes," complete Schedule G, Part II*	18		X
19	Did the organization report more than $15,000 of gross income from gaming activities on Part VIII, line 9a? *If "Yes," complete Schedule G, Part III*	19		X
20a	Did the organization operate one or more hospital facilities? *If "Yes," complete Schedule H*	20a		X
b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b		
21	Did the organization report more than $5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? *If "Yes," complete Schedule I, Parts I and II*	21		X

Part IV Checklist of Required Schedules *(continued)*

			Yes	No
22	Did the organization report more than $5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? *If "Yes," complete Schedule I, Parts I and III*	22		X
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? *If "Yes," complete Schedule J*	23	X	
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than $100,000 as of the last day of the year, that was issued after December 31, 2002? *If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a*	24a		X
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b		
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c		
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d		
25a	**Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations.** Did the organization engage in an excess benefit transaction with a disqualified person during the year? *If "Yes," complete Schedule L, Part I*	25a		X
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? *If "Yes," complete Schedule L, Part I*	25b		X
26	Did the organization report any amount on Part X, line 5 or 22, for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? *If "Yes," complete Schedule L, Part II*	26		X
27	Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? *If "Yes," complete Schedule L, Part III*	27		X
28	Was the organization a party to a business transaction with one of the following parties? (See the Schedule L, Part IV, instructions for applicable filing thresholds, conditions, and exceptions).			
a	A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? *If "Yes," complete Schedule L, Part IV*	28a		X
b	A family member of any individual described in line 28a? *If "Yes," complete Schedule L, Part IV*	28b		X
c	A 35% controlled entity of one or more individuals and/or organizations described in line 28a or 28b? *If "Yes," complete Schedule L, Part IV*	28c		X
29	Did the organization receive more than $25,000 in noncash contributions? *If "Yes," complete Schedule M*	29	X	
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? *If "Yes," complete Schedule M*	30		X
31	Did the organization liquidate, terminate, or dissolve and cease operations? *If "Yes," complete Schedule N, Part I*	31		X
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? *If "Yes," complete Schedule N, Part II*	32		X
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? *If "Yes," complete Schedule R, Part I*	33		X
34	Was the organization related to any tax-exempt or taxable entity? *If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1*	34		X
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a		X
b	If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? *If "Yes," complete Schedule R, Part V, line 2*	35b		
36	**Section 501(c)(3) organizations.** Did the organization make any transfers to an exempt non-charitable related organization? *If "Yes," complete Schedule R, Part V, line 2*	36		X
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? *If "Yes," complete Schedule R, Part VI*	37		X
38	Did the organization complete Schedule O and provide explanations on Schedule O for Part VI, lines 11b and 19? **Note:** All Form 990 filers are required to complete Schedule O.	38	X	

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V ☐

				Yes	No
1a	Enter the number reported in box 3 of Form 1096. Enter -0- if not applicable	1a	0		
b	Enter the number of Forms W-2G included on line 1a. Enter -0- if not applicable	1b	0		
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	1c			

Part V Statements Regarding Other IRS Filings and Tax Compliance *(continued)*

			Yes	No
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return 2a 4			
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?	2b	X	
3a	Did the organization have unrelated business gross income of $1,000 or more during the year?	3a		X
b	If "Yes," has it filed a Form 990-T for this year? *If "No" to line 3b, provide an explanation on Schedule O*	3b		
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?	4a		X
b	If "Yes," enter the name of the foreign country See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).			
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?	5a		X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?	5b		X
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?	5c		
6a	Does the organization have annual gross receipts that are normally greater than $100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?	6a		X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	6b		
7	**Organizations that may receive deductible contributions under section 170(c).**			
a	Did the organization receive a payment in excess of $75 made partly as a contribution and partly for goods and services provided to the payor?	7a		X
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?	7b		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?	7c		X
d	If "Yes," indicate the number of Forms 8282 filed during the year 7d			
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	7e		X
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	7f		X
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?	7g		X
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?	7h		X
8	**Sponsoring organizations maintaining donor advised funds.** Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?	8		
9	**Sponsoring organizations maintaining donor advised funds.**			
a	Did the sponsoring organization make any taxable distributions under section 4966?	9a		
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?	9b		
10	**Section 501(c)(7) organizations.** Enter:			
a	Initiation fees and capital contributions included on Part VIII, line 12 10a			
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities 10b			
11	**Section 501(c)(12) organizations.** Enter:			
a	Gross income from members or shareholders 11a			
b	Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.) 11b			
12a	**Section 4947(a)(1) non-exempt charitable trusts.** Is the organization filing Form 990 in lieu of Form 1041?	12a		
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year 12b			
13	**Section 501(c)(29) qualified nonprofit health insurance issuers.**			
a	Is the organization licensed to issue qualified health plans in more than one state? **Note:** See the instructions for additional information the organization must report on Schedule O.	13a		
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans 13b			
c	Enter the amount of reserves on hand 13c			
14a	Did the organization receive any payments for indoor tanning services during the tax year?	14a		X
b	If "Yes," has it filed a Form 720 to report these payments? *If "No," provide an explanation on Schedule O*	14b		
15	Is the organization subject to the section 4960 tax on payment(s) of more than $1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see instructions and file Form 4720, Schedule N.	15		X
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.	16		X
17	**Section 501(c)(21) organizations.** Did the trust, any disqualified or other person engage in any activities that would result in the imposition of an excise tax under section 4951, 4952 or 4953? If "Yes," complete Form 6069.	17		

Part VI Governance, Management, and Disclosure *For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes on Schedule O. See instructions.*

Check if Schedule O contains a response or note to any line in this Part VI X

Section A. Governing Body and Management

				Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year	1a	12		
	If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain on Schedule O.				
b	Enter the number of voting members included on line 1a, above, who are independent	1b	12		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	2			X
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person?	3			X
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	4			X
5	Did the organization become aware during the year of a significant diversion of the organization's assets?	5			X
6	Did the organization have members or stockholders?	6		X	
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	7a			X
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	7b			X
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:				
a	The governing body?	8a		X	
b	Each committee with authority to act on behalf of the governing body?	8b		X	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? *If "Yes," provide the names and addresses on Schedule O*	9			X

Section B. Policies *(This Section B requests information about policies not required by the Internal Revenue Code.)*

			Yes	No
10a	Did the organization have local chapters, branches, or affiliates?	10a		X
b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	10b		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	11a		X
b	Describe on Schedule O the process, if any, used by the organization to review this Form 990.			
12a	Did the organization have a written conflict of interest policy? *If "No," go to line 13*	12a	X	
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	X	
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? *If "Yes," describe on Schedule O how this was done*	12c	X	
13	Did the organization have a written whistleblower policy?	13	X	
14	Did the organization have a written document retention and destruction policy?	14	X	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?			
a	The organization's CEO, Executive Director, or top management official	15a	X	
b	Other officers or key employees of the organization	15b		X
	If "Yes" to line 15a or 15b, describe the process on Schedule O. See instructions.			
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a		X
b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	16b		

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed None

18 Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.

☐ Own website ☐ Another's website ☒ Upon request ☐ Other *(explain on Schedule O)*

19 Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.

20 State the name, address, and telephone number of the person who possesses the organization's books and records.

Delray Beach Community Land Trust 141 SW 12th Avenue Delray Beach FL 33444 561-243-7500

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII ☐

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (box 5 of Form W-2, box 6 of Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than $100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than $100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than $10,000 of reportable compensation from the organization and any related organizations.

See the instructions for the order in which to list the persons above.

☒ Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/ 1099-MISC/ 1099-NEC)	(E) Reportable compensation from related organizations (W-2/ 1099-MISC/ 1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) Thais Sullivan President	0.00 0.00	X						0	0	0
(2) Gary Eliopoulos Vice President	0.00 0.00	X						0	0	0
(3) Shelia Townsend Treasurer	0.00 0.00	X						0	0	0
(4) Pamela Brinson Secretary	0.00 0.00	X						0	0	0
(5) Jakeleen Fernandez Board Memeber	0.00 0.00	X						0	0	0
(6) Vicki Hill Board Member	0.00 0.00	X						0	0	0
(7) Anthony Holliday, Jr. Board Member	0.00 0.00	X						0	0	0
(8) Elton McGowan Jr. Board Member	0.00 0.00	X						0	0	0
(9) Columbus Rollins Board Member	0.00 0.00	X						0	0	0
(10) Charles West Board Memeber	0.00 0.00	X						0	0	0
(11) Herman Stevens Jr. Board Member	0.00 0.00	X						0	0	0

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees *(continued)*

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/ 1099-MISC/ 1099-NEC)	(E) Reportable compensation from related organizations (W-2/ 1099-MISC/ 1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(12) Evelyn S Dobson (12) Chief Exe Officer	0.00 0.00			X				158,558	0	0
(13)										
(14)										
(15)										
(16)										
(17)										
(18)										
(19)										
1b Subtotal								158,558		
c Total from continuation sheets to Part VII, Section A										
d Total (add lines 1b and 1c)								158,558		

2 Total number of individuals (including but not limited to those listed above) who received more than $100,000 of reportable compensation from the organization 1

		Yes	No
3 Did the organization list any **former** officer, director, trustee, key employee, or highest compensated employee on line 1a? *If "Yes," complete Schedule J for such individual*	3		X
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than $150,000? *If "Yes," complete Schedule J for such individual*	4	X	
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? *If "Yes," complete Schedule J for such person*	5		X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than $100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation

2 Total number of independent contractors (including but not limited to those listed above) who received more than $100,000 of compensation from the organization 0

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII ☐

				(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514
Contributions, Gifts, Grants and Other Similar Amounts	1a Federated campaigns	1a					
	b Membership dues	1b	450				
	c Fundraising events	1c					
	d Related organizations	1d					
	e Government grants (contributions)	1e	251,210				
	f All other contributions, gifts, grants, and similar amounts not included above	1f	97,682				
	g Noncash contributions included in lines 1a-1f	1g	$ 36,000				
	h Total. Add lines 1a–1f			349,342			
Program Service Revenue		Business Code					
	2a Palm Manor-Rent	531110		297,847	297,847		
	b SW 12th-Rents	531110		149,576	149,576		
	c Developer Fees	531110		59,155	59,155		
	d Ground Lease Fees	531110		46,008	46,008		
	e 121 SW 10Th Ave/47 SW 8th Ave	531110		32,100	32,100		
	f All other program service revenue			155,694	155,694		
	g Total. Add lines 2a–2f			740,380			
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)			23,383			23,383
	4 Income from investment of tax-exempt bond proceeds						
	5 Royalties						
		(i) Real	(ii) Personal				
	6a Gross rents 6a						
	b Less: rental expenses 6b						
	c Rental inc. or (loss) 6c						
	d Net rental income or (loss)						
		(i) Securities	(ii) Other				
	7a Gross amount from sales of assets other than inventory 7a						
	b Less: cost or other basis and sales exps. 7b						
	c Gain or (loss) 7c						
	d Net gain or (loss)						
	8a Gross income from fundraising events (not including $ ... of contributions reported on line 1c). See Part IV, line 18 8a						
	b Less: direct expenses 8b						
	c Net income or (loss) from fundraising events						
	9a Gross income from gaming activities. See Part IV, line 19 9a						
	b Less: direct expenses 9b						
	c Net income or (loss) from gaming activities						
	10a Gross sales of inventory, less returns and allowances 10a						
	b Less: cost of goods sold 10b						
	c Net income or (loss) from sales of inventory						
Miscellaneous Revenue		Business Code					
	11a						
	b						
	c						
	d All other revenue						
	e Total. Add lines 11a–11d						
	12 Total revenue. See instructions			1,113,105	740,380	0	23,383

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX ☐

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21				
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	158,559	142,703	15,856	
6 Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	142,430	128,187	14,243	
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits	117,945	106,151	11,794	
10 Payroll taxes	22,734	20,461	2,273	
11 Fees for services (nonemployees):				
a Management				
b Legal	55,387	49,737	5,650	
c Accounting	15,000	13,500	1,500	
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O.)				
12 Advertising and promotion	7,390	6,651	739	
13 Office expenses	33,499	30,259	3,240	
14 Information technology				
15 Royalties				
16 Occupancy	36,650	32,985	3,665	
17 Travel	1,946	1,751	195	
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest	13,495		13,495	
21 Payments to affiliates				
22 Depreciation, depletion, and amortization				
23 Insurance	46,182	41,564	4,618	
24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a Program Services Expense	350,314	350,314		
b Repairs & Maintenance	51,283	46,155	5,128	
c Telephone	6,462	6,462		
d Contingency Reserves	5,250	4,725	525	
e All other expenses	4,950	4,455	495	
25 Total functional expenses. Add lines 1 through 24e	1,069,476	986,060	83,416	0
26 **Joint costs.** Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here ☐ if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X ☐

			(A) Beginning of year		(B) End of year
Assets	1	Cash—non-interest-bearing	1,701,295	1	1,015,572
	2	Savings and temporary cash investments	75,312	2	117,534
	3	Pledges and grants receivable, net		3	
	4	Accounts receivable, net	53,746	4	91,040
	5	Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		5	
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		6	
	7	Notes and loans receivable, net		7	
	8	Inventories for sale or use		8	
	9	Prepaid expenses and deferred charges	32,943	9	34,208
	10a	Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D — 10a: 7,253,776			
	b	Less: accumulated depreciation — 10b:	6,424,931	10c	7,253,776
	11	Investments—publicly traded securities		11	
	12	Investments—other securities. See Part IV, line 11		12	
	13	Investments—program-related. See Part IV, line 11		13	
	14	Intangible assets		14	
	15	Other assets. See Part IV, line 11		15	
	16	**Total assets.** Add lines 1 through 15 (must equal line 33)	8,288,227	16	8,512,130
Liabilities	17	Accounts payable and accrued expenses	101,598	17	68,917
	18	Grants payable		18	
	19	Deferred revenue		19	
	20	Tax-exempt bond liabilities		20	
	21	Escrow or custodial account liability. Complete Part IV of Schedule D	66,473	21	144,428
	22	Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		22	
	23	Secured mortgages and notes payable to unrelated third parties		23	
	24	Unsecured notes and loans payable to unrelated third parties	175,249	24	175,249
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D	120,817	25	255,817
	26	**Total liabilities.** Add lines 17 through 25	464,137	26	644,411
Net Assets or Fund Balances		**Organizations that follow FASB ASC 958, check here** ☒ **and complete lines 27, 28, 32, and 33.**			
	27	Net assets without donor restrictions	7,824,090	27	7,867,719
	28	Net assets with donor restrictions		28	
		Organizations that do not follow FASB ASC 958, check here ☐ **and complete lines 29 through 33.**			
	29	Capital stock or trust principal, or current funds		29	
	30	Paid-in or capital surplus, or land, building, or equipment fund		30	
	31	Retained earnings, endowment, accumulated income, or other funds		31	
	32	Total net assets or fund balances	7,824,090	32	7,867,719
	33	Total liabilities and net assets/fund balances	8,288,227	33	8,512,130

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI ☐

1	Total revenue (must equal Part VIII, column (A), line 12)	1	1,113,105
2	Total expenses (must equal Part IX, column (A), line 25)	2	1,069,476
3	Revenue less expenses. Subtract line 2 from line 1	3	43,629
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	7,824,090
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	7,867,719

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII ☐

			Yes	No
1	Accounting method used to prepare the Form 990: ☐ Cash ☒ Accrual ☐ Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both. ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis	2a		X
b	Were the organization's financial statements audited by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both. ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis	2b	X	
c	If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.	2c	X	
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Uniform Guidance, 2 C.F.R. Part 200, Subpart F?	3a		X
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits	3b		

SCHEDULE A (Form 990)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

Attach to Form 990 or Form 990-EZ.

Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047

2023

Open to Public Inspection

Name of the organization: Delray Beach Community Land Trust, Inc.

Employer identification number: 20-4162352

Part I Reason for Public Charity Status. (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 12, check only one box.)

1 ☐ A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**

2 ☐ A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E (Form 990).)

3 ☐ A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**

4 ☐ A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state: .....

5 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II.)

6 ☐ A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**

7 ☐ An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II.)

8 ☐ A community trust described in **section 170(b)(1)(A)(vi).** (Complete Part II.)

9 ☐ An agricultural research organization described in **section 170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land-grant college of agriculture (see instructions). Enter the name, city, and state of the college or university: .....

10 ☒ An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions, subject to certain exceptions; and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2).** (Complete Part III.)

11 ☐ An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**

12 ☐ An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2).** See **section 509(a)(3).** Check the box on lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.

a ☐ **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. **You must complete Part IV, Sections A and B.**

b ☐ **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). **You must complete Part IV, Sections A and C.**

c ☐ **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions). **You must complete Part IV, Sections A, D, and E.**

d ☐ **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions). **You must complete Part IV, Sections A and D, and Part V.**

e ☐ Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.

f Enter the number of supported organizations .....

g Provide the following information about the supported organization(s).

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1–10 above (see instructions))	(iv) Is the organization listed in your governing document? Yes	(iv) No	(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
(A)						
(B)						
(C)						
(D)						
(E)						
Total						

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi) (Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in)	(a) 2019	(b) 2020	(c) 2021	(d) 2022	(e) 2023	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 **Total.** Add lines 1 through 3						
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 **Public support.** Subtract line 5 from line 4						

Section B. Total Support

Calendar year (or fiscal year beginning in)	(a) 2019	(b) 2020	(c) 2021	(d) 2022	(e) 2023	(f) Total
7 Amounts from line 4						
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
11 **Total support.** Add lines 7 through 10						

12 Gross receipts from related activities, etc. (see instructions) ... 12

13 **First 5 years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ☐

Section C. Computation of Public Support Percentage

14 Public support percentage for 2023 (line 6, column (f) divided by line 11, column (f)) ... 14 %

15 Public support percentage from 2022 Schedule A, Part II, line 14 ... 15 %

16a **33 1/3% support test — 2023.** If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ☐

b **33 1/3% support test — 2022.** If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ☐

17a **10%-facts-and-circumstances test — 2023.** If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and **stop here.** Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization ☐

b **10%-facts-and-circumstances test — 2022.** If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and **stop here.** Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization ☐

18 **Private foundation.** If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions ☐

Part III Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in)	(a) 2019	(b) 2020	(c) 2021	(d) 2022	(e) 2023	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	324,185	270,394	778,447	888,529	349,342	2,610,897
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose	699,366	712,441	637,898	680,635	740,380	3,470,720
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 **Total.** Add lines 1 through 5	1,023,551	982,835	1,416,345	1,569,164	1,089,722	6,081,617
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of $5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 **Public support.** (Subtract line 7c from line 6.)						6,081,617

Section B. Total Support

Calendar year (or fiscal year beginning in)	(a) 2019	(b) 2020	(c) 2021	(d) 2022	(e) 2023	(f) Total
9 Amounts from line 6	1,023,551	982,835	1,416,345	1,569,164	1,089,722	6,081,617
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included on line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
13 **Total support.** (Add lines 9, 10c, 11, and 12.)	1,023,551	982,835	1,416,345	1,569,164	1,089,722	6,081,617

14 **First 5 years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ☐

Section C. Computation of Public Support Percentage

15 Public support percentage for 2023 (line 8, column (f), divided by line 13, column (f))	15	100.00 %
16 Public support percentage from 2022 Schedule A, Part III, line 15	16	100.00 %

Section D. Computation of Investment Income Percentage

17 Investment income percentage for **2023** (line 10c, column (f), divided by line 13, column (f))	17	%
18 Investment income percentage from **2022** Schedule A, Part III, line 17	18	%

19a **33 1/3% support tests — 2023.** If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ☒

b **33 1/3% support tests — 2022.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ☐

20 **Private foundation.** If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ☐

Part IV Supporting Organizations

(Complete only if you checked a box on line 12 on Part I. If you checked box 12a, Part I, complete Sections A and B. If you checked box 12b, Part I, complete Sections A and C. If you checked box 12c, Part I, complete Sections A, D, and E. If you checked box 12d, Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

			Yes	No
1	Are all of the organization's supported organizations listed by name in the organization's governing documents? *If "No," describe in* ***Part VI*** *how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.*	1		
2	Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? *If "Yes," explain in* ***Part VI*** *how the organization determined that the supported organization was described in section 509(a)(1) or (2).*	2		
3a	Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? *If "Yes," answer lines 3b and 3c below.*	3a		
b	Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? *If "Yes," describe in* ***Part VI*** *when and how the organization made the determination.*	3b		
c	Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? *If "Yes," explain in* ***Part VI*** *what controls the organization put in place to ensure such use.*	3c		
4a	Was any supported organization not organized in the United States ("foreign supported organization")? *If "Yes," and if you checked box 12a or 12b in Part I, answer lines 4b and 4c below.*	4a		
b	Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? *If "Yes," describe in* ***Part VI*** *how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.*	4b		
c	Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? *If "Yes," explain in* ***Part VI*** *what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.*	4c		
5a	Did the organization add, substitute, or remove any supported organizations during the tax year? *If "Yes," answer lines 5b and 5c below (if applicable). Also, provide detail in* ***Part VI,*** *including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).*	5a		
b	**Type I or Type II only.** Was any added or substituted supported organization part of a class already designated in the organization's organizing document?	5b		
c	**Substitutions only.** Was the substitution the result of an event beyond the organization's control?	5c		
6	Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? *If "Yes," provide detail in* ***Part VI.***	6		
7	Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (as defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? *If "Yes," complete Part I of Schedule L (Form 990).*	7		
8	Did the organization make a loan to a disqualified person (as defined in section 4958) not described on line 7? *If "Yes," complete Part I of Schedule L (Form 990).*	8		
9a	Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons, as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? *If "Yes," provide detail in* ***Part VI.***	9a		
b	Did one or more disqualified persons (as defined on line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? *If "Yes," provide detail in* ***Part VI.***	9b		
c	Did a disqualified person (as defined on line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? *If "Yes," provide detail in* ***Part VI.***	9c		
10a	Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? *If "Yes," answer line 10b below.*	10a		
b	Did the organization have any excess business holdings in the tax year? *(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)*	10b		

Part IV Supporting Organizations *(continued)*

			Yes	No
11	Has the organization accepted a gift or contribution from any of the following persons?			
a	A person who directly or indirectly controls, either alone or together with persons described on lines 11b and 11c below, the governing body of a supported organization?	11a		
b	A family member of a person described on line 11a above?	11b		
c	A 35% controlled entity of a person described on line 11a or 11b above? *If "Yes" to line 11a, 11b, or 11c, provide detail in* ***Part VI.***	11c		

Section B. Type I Supporting Organizations

			Yes	No
1	Did the governing body, members of the governing body, officers acting in their official capacity, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's officers, directors, or trustees at all times during the tax year? *If "No," describe in* ***Part VI*** *how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove officers, directors, or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.*	1		
2	Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? *If "Yes," explain in* ***Part VI*** *how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised, or controlled the supporting organization.*	2		

Section C. Type II Supporting Organizations

			Yes	No
1	Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? *If "No," describe in* ***Part VI*** *how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).*	1		

Section D. All Type III Supporting Organizations

			Yes	No
1	Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?	1		
2	Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? *If "No," explain in* ***Part VI*** *how the organization maintained a close and continuous working relationship with the supported organization(s).*	2		
3	By reason of the relationship described on line 2, above, did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? *If "Yes," describe in* ***Part VI*** *the role the organization's supported organizations played in this regard.*	3		

Section E. Type III Functionally Integrated Supporting Organizations

1 *Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (***see instructions***).*

a ☐ The organization satisfied the Activities Test. *Complete* ***line 2*** *below.*

b ☐ The organization is the parent of each of its supported organizations. *Complete* ***line 3*** *below.*

c ☐ The organization supported a governmental entity. *Describe in* ***Part VI*** *how you supported a governmental entity (see instructions).*

			Yes	No
2	Activities Test. ***Answer lines 2a and 2b below.***			
a	Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? *If "Yes," then in* ***Part VI identify those supported organizations and explain*** *how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.*	2a		
b	Did the activities described on line 2a, above, constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? *If "Yes," explain in* ***Part VI*** *the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.*	2b		
3	Parent of Supported Organizations. ***Answer lines 3a and 3b below.***			
a	Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? *If "Yes" or "No," provide details in* ***Part VI.***	3a		
b	Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations? *If "Yes," describe in* ***Part VI*** *the role played by the organization in this regard.*	3b		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

1 ☐ Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (*explain in* ***Part VI***). **See instructions.** All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A – Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1 Net short-term capital gain	1		
2 Recoveries of prior-year distributions	2		
3 Other gross income (see instructions)	3		
4 Add lines 1 through 3.	4		
5 Depreciation and depletion	5		
6 Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6		
7 Other expenses (see instructions)	7		
8 **Adjusted Net Income** (subtract lines 5, 6, and 7 from line 4)	8		

Section B – Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1 Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):			
a Average monthly value of securities	1a		
b Average monthly cash balances	1b		
c Fair market value of other non-exempt-use assets	1c		
d **Total** (add lines 1a, 1b, and 1c)	1d		
e **Discount** claimed for blockage or other factors *(explain in detail in* ***Part VI****)*:			
2 Acquisition indebtedness applicable to non-exempt-use assets	2		
3 Subtract line 2 from line 1d.	3		
4 Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	4		
5 Net value of non-exempt-use assets (subtract line 4 from line 3)	5		
6 Multiply line 5 by 0.035.	6		
7 Recoveries of prior-year distributions	7		
8 **Minimum Asset Amount** (add line 7 to line 6)	8		

Section C – Distributable Amount			Current Year
1 Adjusted net income for prior year (from Section A, line 8, column A)	1		
2 Enter 0.85 of line 1.	2		
3 Minimum asset amount for prior year (from Section B, line 8, column A)	3		
4 Enter greater of line 2 or line 3.	4		
5 Income tax imposed in prior year	5		
6 **Distributable Amount.** Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	6		

7 ☐ Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations *(continued)*

Section D – Distributions			Current Year
1	Amounts paid to supported organizations to accomplish exempt purposes	1	
2	Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	2	
3	Administrative expenses paid to accomplish exempt purposes of supported organizations	3	
4	Amounts paid to acquire exempt-use assets	4	
5	Qualified set-aside amounts (prior IRS approval required—*provide details in* ***Part VI***)	5	
6	Other distributions (*describe in* ***Part VI***). See instructions.	6	
7	**Total annual distributions.** Add lines 1 through 6.	7	
8	Distributions to attentive supported organizations to which the organization is responsive (*provide details in* ***Part VI***). See instructions.	8	
9	Distributable amount for 2022 from Section C, line 6	9	
10	Line 8 amount divided by line 9 amount	10	

Section E – Distribution Allocations (see instructions)		(i) Excess Distributions	(ii) Underdistributions Pre-2023	(iii) Distributable Amount for 2023
1	Distributable amount for 2023 from Section C, line 6			
2	Underdistributions, if any, for years prior to 2023 (reasonable cause required–*explain in* ***Part VI***). See instructions.			
3	Excess distributions carryover, if any, to 2023			
a	From 2018			
b	From 2019			
c	From 2020			
d	From 2021			
e	From 2022			
f	**Total** of lines 3a through 3e			
g	Applied to underdistributions of prior years			
h	Applied to 2023 distributable amount			
i	Carryover from 2018 not applied (see instructions)			
j	Remainder. Subtract lines 3g, 3h, and 3i from line 3f.			
4	Distributions for 2023 from Section D, line 7: $			
a	Applied to underdistributions of prior years			
b	Applied to 2023 distributable amount			
c	Remainder. Subtract lines 4a and 4b from line 4.			
5	Remaining underdistributions for years prior to 2023, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, *explain in* ***Part VI.*** See instructions.			
6	Remaining underdistributions for 2023. Subtract lines 3h and 4b from line 1. For result greater than zero, *explain in* ***Part VI.*** See instructions.			
7	**Excess distributions carryover to 2024.** Add lines 3j and 4c.			
8	Breakdown of line 7:			
a	Excess from 2019			
b	Excess from 2020			
c	Excess from 2021			
d	Excess from 2022			
e	Excess from 2023			

Part VI **Supplemental Information.** Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a, and 3b; Part V, line 1; Part V, Section B, line 1e; Part V, Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions.)

Schedule B (Form 990)

Department of the Treasury
Internal Revenue Service

Schedule of Contributors

Attach to Form 990, 990-EZ, or 990-PF.
Go to *www.irs.gov/Form990* for the latest information.

OMB No. 1545-0047

2023

Name of the organization
Delray Beach Community Land Trust, Inc.

Employer identification number
20-4162352

Organization type (check one):

Filers of:	Section:
Form 990 or 990-EZ	☒ 501(c)(3) (enter number) organization
	☐ 4947(a)(1) nonexempt charitable trust **not** treated as a private foundation
	☐ 527 political organization
Form 990-PF	☐ 501(c)(3) exempt private foundation
	☐ 4947(a)(1) nonexempt charitable trust treated as a private foundation
	☐ 501(c)(3) taxable private foundation

Check if your organization is covered by the **General Rule** or a **Special Rule.**
Note: Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule. See instructions.

General Rule

☒ For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, contributions totaling $5,000 or more (in money or property) from any one contributor. Complete Parts I and II. See instructions for determining a contributor's total contributions.

Special Rules

☐ For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33 1/3% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions of the greater of **(1)** $5,000; or **(2)** 2% of the amount on (i) Form 990, Part VIII, line 1h; or (ii) Form 990-EZ, line 1. Complete Parts I and II.

☐ For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than $1,000 *exclusively* for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I (entering "N/A" in column (b) instead of the contributor name and address), II, and III.

☐ For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions *exclusively* for religious, charitable, etc., purposes, but no such contributions totaled more than $1,000. If this box is checked, enter here the total contributions that were received during the year for an *exclusively* religious, charitable, etc., purpose. Don't complete any of the parts unless the **General Rule** applies to this organization because it received *nonexclusively* religious, charitable, etc., contributions totaling $5,000 or more during the year ..... $ .....

Caution: An organization that isn't covered by the General Rule and/or the Special Rules doesn't file Schedule B (Form 990), but it **must** answer "No" on Part IV, line 2, of its Form 990; or check the box on line H of its Form 990-EZ or on its Form 990-PF, Part I, line 2, to certify that it doesn't meet the filing requirements of Schedule B (Form 990).

Name of organization: Delray Beach Community Land Trust,

Employer identification number: 20-4162352

Part I **Contributors** (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	Delray Beach CRA 20 N. Swinton Avenue Delray Beach FL 33444	$ 213,710	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
2	City of Delray Beach 100 NW 1st Avenue Delray Beach FL 33444	$ 36,000	Person [ ] Payroll [ ] Noncash [X] (Complete Part II for noncash contributions.)
3	Delray Beach CRA 20 N Swinton Avenue Delray Beach FL 33444	$ 61,296	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
		$	Person [ ] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
		$	Person [ ] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
		$	Person [ ] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)

Name of organization: Delray Beach Community Land Trust,

Employer identification number: 20-4162352

Part II **Noncash Property** (see instructions). Use duplicate copies of Part II if additional space is needed.

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
2	Office Space	$ 36,000	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		$	

SCHEDULE D (Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

Complete if the organization answered "Yes" on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
Attach to Form 990.
Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047
2023
Open to Public Inspection

Name of the organization
Delray Beach Community Land Trust, Inc.

Employer identification number
20-4162352

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts
Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

		(a) Donor advised funds	(b) Funds and other accounts
1	Total number at end of year		
2	Aggregate value of contributions to (during year)		
3	Aggregate value of grants from (during year)		
4	Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☐ No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? ☐ Yes ☐ No

Part II Conservation Easements
Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).
- ☐ Preservation of land for public use (for example, recreation or education)
- ☐ Preservation of a historically important land area
- ☐ Protection of natural habitat
- ☐ Preservation of a certified historic structure
- ☐ Preservation of open space

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

			Held at the End of the Tax Year
a	Total number of conservation easements	2a	
b	Total acreage restricted by conservation easements	2b	
c	Number of conservation easements on a certified historic structure included on line 2a	2c	
d	Number of conservation easements included on line 2c acquired after July 25, 2006, and not on a historic structure listed in the National Register	2d	

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year

4 Number of states where property subject to conservation easement is located

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? ☐ Yes ☐ No

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year

8 Does each conservation easement reported on line 2d above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? ☐ Yes ☐ No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets
Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide in Part XIII the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under FASB ASC 958, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items.

(i) Revenue included on Form 990, Part VIII, line 1 $

(ii) Assets included in Form 990, Part X $

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under FASB ASC 958 relating to these items.

a Revenue included on Form 990, Part VIII, line 1 $

b Assets included in Form 990, Part X $

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets *(continued)*

3 Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply).

a ☐ Public exhibition
b ☐ Scholarly research
c ☐ Preservation for future generations
d ☐ Loan or exchange program
e ☐ Other .....

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? ..... ☐ Yes ☐ No

Part IV Escrow and Custodial Arrangements

Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? ..... ☐ Yes ☒ No

b If "Yes," explain the arrangement in Part XIII and complete the following table.

		Amount
c Beginning balance	1c	
d Additions during the year	1d	
e Distributions during the year	1e	
f Ending balance	1f	

2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? ..... ☐ Yes ☒ No

b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided on Part XIII .....

Part V Endowment Funds

Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:

a Board designated or quasi-endowment ..... %
b Permanent endowment ..... %
c Term endowment ..... %

The percentages on lines 2a, 2b, and 2c should equal 100%.

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

		Yes	No
(i) Unrelated organizations?	3a(i)		
(ii) Related organizations?	3a(ii)		
b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R?	3b		

4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		7,253,776		7,253,776
b Buildings				
c Leasehold improvements				
d Equipment				
e Other				
Total. Add lines 1a through 1e. *(Column (d) must equal Form 990, Part X, line 10c, column (B))*				7,253,776

Part VII Investments – Other Securities

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. *(Column (b) must equal Form 990, Part X, line 12, col. (B))*		

Part VIII Investments – Program Related

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. *(Column (b) must equal Form 990, Part X, line 13, col. (B))*		

Part IX Other Assets

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. *(Column (b) must equal Form 990, Part X, line 15, col. (B))*	

Part X Other Liabilities

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) Line of Credit	255,817
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. *(Column (b) must equal Form 990, Part X, line 25, col. (B))*	255,817

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII ☐

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements			1	1,113,105
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:				
a	Net unrealized gains (losses) on investments	2a			
b	Donated services and use of facilities	2b			
c	Recoveries of prior year grants	2c			
d	Other (Describe in Part XIII.)	2d			
e	Add lines 2a through 2d			2e	
3	Subtract line 2e from line 1			3	1,113,105
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII.)	4b			
c	Add lines 4a and 4b			4c	
5	Total revenue. Add lines 3 and 4c. *(This must equal Form 990, Part I, line 12.)*			5	1,113,105

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements			1	1,069,476
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:				
a	Donated services and use of facilities	2a			
b	Prior year adjustments	2b			
c	Other losses	2c			
d	Other (Describe in Part XIII.)	2d			
e	Add lines 2a through 2d			2e	
3	Subtract line 2e from line 1			3	1,069,476
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII.)	4b			
c	Add lines 4a and 4b			4c	
5	Total expenses. Add lines 3 and 4c. *(This must equal Form 990, Part I, line 18.)*			5	1,069,476

Part XIII Supplemental Information

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

Part XIII Supplemental Information *(continued)*

SCHEDULE J (Form 990)

Department of the Treasury
Internal Revenue Service

Compensation Information

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

Complete if the organization answered "Yes" on Form 990, Part IV, line 23. Attach to Form 990.

Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047

2023

Open to Public Inspection

Name of the organization: Delray Beach Community Land Trust, Inc.

Employer identification number: 20-4162352

Part I Questions Regarding Compensation

		Yes	No
1a	Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.		
	☐ First-class or charter travel		
	☐ Travel for companions		
	☐ Tax indemnification and gross-up payments		
	☐ Discretionary spending account		
	☐ Housing allowance or residence for personal use		
	☐ Payments for business use of personal residence		
	☐ Health or social club dues or initiation fees		
	☐ Personal services (such as maid, chauffeur, chef)		
b	If any of the boxes on line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain 1b		
2	Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, and officers, including the CEO/Executive Director, regarding the items checked on line 1a? 2		
3	Indicate which, if any, of the following the organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III.		
	☐ Compensation committee		
	☐ Independent compensation consultant		
	☐ Form 990 of other organizations		
	☐ Written employment contract		
	☐ Compensation survey or study		
	☐ Approval by the board or compensation committee		
4	During the year, did any person listed on Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:		
a	Receive a severance payment or change-of-control payment? 4a		X
b	Participate in or receive payment from a supplemental nonqualified retirement plan? 4b		X
c	Participate in or receive payment from an equity-based compensation arrangement? 4c		X
	If "Yes" to any of lines 4a–c, list the persons and provide the applicable amounts for each item in Part III.		
	Only section 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5–9.		
5	For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:		
a	The organization? 5a		X
b	Any related organization? 5b		X
	If "Yes" on line 5a or 5b, describe in Part III.		
6	For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:		
a	The organization? 6a		X
b	Any related organization? 6b		X
	If "Yes" on line 6a or 6b, describe in Part III.		
7	For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described on lines 5 and 6? If "Yes," describe in Part III 7		X
8	Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III 8		X
9	If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)? 9		

Part II Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees. Use duplicate copies if additional space is needed.

For each individual whose compensation must be reported on Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions, on row (ii). Do not list any individuals that aren't listed on Form 990, Part VII.

Note: The sum of columns (B)(i)–(iii) for each listed individual must equal the total amount of Form 990, Part VII, Section A, line 1a, applicable column (D) and (E) amounts for that individual.

	(A) Name and Title		(B) Breakdown of W-2 and/or 1099-MISC and/or 1099-NEC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)–(D)	(F) Compensation in column (B) reported as deferred on prior Form 990
			(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
1	Evelyn S Dobson Chief Exe Officer	(i)	158,558	0	0	0	0	158,558	0
		(ii)	0	0	0	0	0	0	0
2		(i)							
		(ii)							
3		(i)							
		(ii)							
4		(i)							
		(ii)							
5		(i)							
		(ii)							
6		(i)							
		(ii)							
7		(i)							
		(ii)							
8		(i)							
		(ii)							
9		(i)							
		(ii)							
10		(i)							
		(ii)							
11		(i)							
		(ii)							
12		(i)							
		(ii)							
13		(i)							
		(ii)							
14		(i)							
		(ii)							
15		(i)							
		(ii)							
16		(i)							
		(ii)							

Part III Supplemental Information

Provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 3, 4a, 4b, 4c, 5a, 5b, 6a, 6b, 7, and 8, and for Part II. Also complete this part for any additional information.

Delray Beach Community Land Trust,

SCHEDULE M (Form 990)

Department of the Treasury
Internal Revenue Service

Noncash Contributions

Complete if the organizations answered "Yes" on Form 990, Part IV, lines 29 or 30.
Attach to Form 990.
Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047

2023

Open To Public Inspection

Name of the organization

Inc.

Employer identification number

20-4162352

Part I Types of Property

		(a) Check if applicable	(b) Number of contributions or items contributed	(c) Noncash contribution amounts reported on Form 990, Part VIII, line 1g	(d) Method of determining noncash contribution amounts
1	Art — Works of art				
2	Art — Historical treasures				
3	Art — Fractional interests				
4	Books and publications				
5	Clothing and household goods				
6	Cars and other vehicles				
7	Boats and planes				
8	Intellectual property				
9	Securities — Publicly traded				
10	Securities — Closely held stock				
11	Securities — Partnership, LLC, or trust interests				
12	Securities — Miscellaneous				
13	Qualified conservation contribution — Historic structures				
14	Qualified conservation contribution — Other				
15	Real estate — Residential				
16	Real estate — Commercial				
17	Real estate — Other				
18	Collectibles				
19	Food inventory				
20	Drugs and medical supplies				
21	Taxidermy				
22	Historical artifacts				
23	Scientific specimens				
24	Archeological artifacts				
25	Other (Office Space)	X	1	36,000	
26	Other ( )				
27	Other ( )				
28	Other ( )				

29 Number of Forms 8283 received by the organization during the tax year for contributions for which the organization completed Form 8283, Part V, Donee Acknowledgement 29

			Yes	No
30a	During the year, did the organization receive by contribution any property reported in Part I, lines 1 through 28, that it must hold for at least 3 years from the date of the initial contribution, and which isn't required to be used for exempt purposes for the entire holding period?	30a		X
b	If "Yes," describe the arrangement in Part II.			
31	Does the organization have a gift acceptance policy that requires the review of any nonstandard contributions?	31		X
32a	Does the organization hire or use third parties or related organizations to solicit, process, or sell noncash contributions?	32a		X
b	If "Yes," describe in Part II.			
33	If the organization didn't report an amount in column (c) for a type of property for which column (a) is checked, describe in Part II.			

Part II **Supplemental Information.** Provide the information required by Part I, lines 30b, 32b, and 33, and whether the organization is reporting in Part I, column (b), the number of contributions, the number of items received, or a combination of both. Also complete this part for any additional information.

SCHEDULE O (Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.

Attach to Form 990 or Form 990-EZ.

Go to *www.irs.gov/Form990* for the latest information.

OMB No. 1545-0047

2023

Open to Public Inspection

Name of the organization	Employer identification number
Delray Beach Community Land Trust, Inc.	20-4162352

Form 990, Part VI, Line 6 - Classes of Members or Stockholders

Homebuyers are required to be a member of the organization for a $1.00 annual fee.

Form 990, Part VI, Line 11b - Organization's Process to Review Form 990

The CEO reconciles to the financial records and reviews the form for filing prior to board officer signs.

Form 990, Part VI, Line 12c - Enforcement of Conflicts Policy

Staff monitors the policy and compliance requirement. In addition board members are required to recuse themselves from any matters on the agenda that could be considered a conflict of interest.

Form 990, Part VI, Line 15a - Compensation Process for Top Official

The Executive Committee Compared the salaries of The Chief Executive Officer (CEO) to other like entities in order to determine the reasonableness of the compensation

Form 990, Part VI, Line 19 - Governing Documents Disclosure Explanation

Governing documents are made available upon request

COPY

Form **8879-TE**

Department of the Treasury
Internal Revenue Service

IRS *e-file* Signature Authorization for a Tax Exempt Entity

For calendar year 2022, or fiscal year beginning 10/01, 2022, and ending 9/30, 20 23

Do not send to the IRS. Keep for your records.
Go to *www.irs.gov/Form8879TE* for the latest information.

OMB No. 1545-0047

2022

Name of filer: Delray Beach Community Land Trust, Inc.

EIN or SSN: 20-4162352

Name and title of officer or person subject to tax: Evelyn S Dobson
Chief Exe Officer

Type of Return and Return Information

Check the box for the return for which you are using this Form 8879-TE and enter the applicable amount, if any, from the return. Form 8038-CP and Form 5330 filers may enter dollars and cents. For all other forms, enter whole dollars only. If you check the box on line **1a, 2a, 3a, 4a, 5a, 6a, 7a, 8a, 9a,** or **10a** below, and the amount on that line for the return being filed with this form was blank, then leave line **1b, 2b, 3b, 4b, 5b, 6b, 7b, 8b, 9b,** or **10b,** whichever is applicable, blank (do not enter -0-). But, if you entered -0- on the return, then enter -0- on the applicable line below. **Do not** complete more than one line in Part I.

1a Form 990 check here	[X]	**b**	**Total revenue,** if any (Form 990, Part VIII, column (A), line 12)	**1b**	1,581,004
2a Form 990-EZ check here	[ ]	**b**	**Total revenue,** if any (Form 990-EZ, line 9)	**2b**	
3a Form 1120-POL check here	[ ]	**b**	**Total tax** (Form 1120-POL, line 22)	**3b**	
4a Form 990-PF check here	[ ]	**b**	**Tax based on investment income** (Form 990-PF, Part V, line 5)	**4b**	
5a Form 8868 check here	[ ]	**b**	**Balance due** (Form 8868, line 3c)	**5b**	
6a Form 990-T check here	[ ]	**b**	**Total tax** (Form 990-T, Part III, line 4)	**6b**	
7a Form 4720 check here	[ ]	**b**	**Total tax** (Form 4720, Part III, line 1)	**7b**	
8a Form 5227 check here	[ ]	**b**	**FMV of assets at end of tax year** (Form 5227, Item D)	**8b**	
9a Form 5330 check here	[ ]	**b**	**Tax due** (Form 5330, Part II, line 19)	**9b**	
10a Form 8038-CP check here	[ ]	**b**	**Amount of credit payment requested** (Form 8038-CP, Part III, line 22)	**10b**	

Declaration and Signature Authorization of Officer or Person Subject to Tax

Under penalties of perjury, I declare that [X] I am an officer of the above entity or [ ] I am a person subject to tax with respect to (name of entity) _____, (EIN) _____ and that I have examined a copy of the 2022 electronic return and accompanying schedules and statements, and, to the best of my knowledge and belief, they are true, correct, and complete. I further declare that the amount in Part I above is the amount shown on the copy of the electronic return. I consent to allow my intermediate service provider, transmitter, or electronic return originator (ERO) to send the return to the IRS and to receive from the IRS **(a)** an acknowledgement of receipt or reason for rejection of the transmission, **(b)** the reason for any delay in processing the return or refund, and **(c)** the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the electronic return and, if applicable, the consent to electronic funds withdrawal.

PIN: check one box only

[X] I authorize Cassells & Associates CPA PA (ERO firm name) to enter my PIN 08018 as my signature
Enter five numbers, but do not enter all zeros

on the tax year 2022 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I also authorize the aforementioned ERO to enter my PIN on the return's disclosure consent screen.

[ ] As an officer or person subject to tax with respect to the entity, I will enter my PIN as my signature on the tax year 2022 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I will enter my PIN on the return's disclosure consent screen.

Signature of officer or person subject to tax _____ Date 07/10/24

Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit electronic filing identification number (EFIN) followed by your five-digit self-selected PIN. 61927400605
Do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2022 electronically filed return indicated above. I confirm that I am submitting this return in accordance with the requirements of **Pub. 4163,** Modernized e-File (MeF) Information for Authorized IRS *e-file* Providers for Business Returns.

ERO's signature _____ Date 07/10/24

ERO Must Retain This Form — See Instructions
Do Not Submit This Form to the IRS Unless Requested To Do So

Form **990**

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)
Do not enter social security numbers on this form as it may be made public.
Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047
2022

A For the 2022 calendar year, or tax year beginning 10/01/22 , and ending 09/30/23

B Check if applicable:
- ☐ Address change
- ☐ Name change
- ☐ Initial return
- ☐ Final return/ terminated
- ☐ Amended return
- ☐ Application pending

C Name of organization: Delray Beach Community Land Trust, Inc.

Doing business as:

Number and street (or P.O. box if mail is not delivered to street address): 141 SW 12th Avenue

Room/suite:

City or town, state or province, country, and ZIP or foreign postal code: Delray Beach FL 33444

D Employer identification number: 20-4162352

E Telephone number:

G Gross receipts$ 1,581,004

F Name and address of principal officer:
Evelyn S Dobson
141 SW 12th Ave
Delray Beach FL 33444-1533

H(a) Is this a group return for subordinates? ☐ Yes ☒ No

H(b) Are all subordinates included? ☐ Yes ☐ No
If "No," attach a list. See instructions

I Tax-exempt status: ☒ 501(c)(3) ☐ 501(c) ( ) (insert no.) ☐ 4947(a)(1) or ☐ 527

J Website: N/A

H(c) Group exemption number

K Form of organization: ☒ Corporation ☐ Trust ☐ Association ☐ Other

L Year of formation: 2006

M State of legal domicile: FL

Summary

1 Briefly describe the organization's mission or most significant activities:
To Provide affordable housing for very low to moderate income individuals.

2 Check this box ☐ if the organization discontinued its operations or disposed of more than 25% of its net assets.

3 Number of voting members of the governing body (Part VI, line 1a)	3	12
4 Number of independent voting members of the governing body (Part VI, line 1b)	4	12
5 Total number of individuals employed in calendar year 2022 (Part V, line 2a)	5	4
6 Total number of volunteers (estimate if necessary)	6	0
7a Total unrelated business revenue from Part VIII, column (C), line 12	7a	0
b Net unrelated business taxable income from Form 990-T, Part I, line 11	7b	0

	Prior Year	Current Year
8 Contributions and grants (Part VIII, line 1h)	778,447	888,529
9 Program service revenue (Part VIII, line 2g)	635,817	680,635
10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	2,081	11,840
11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)		0
12 Total revenue – add lines 8 through 11 (must equal Part VIII, column (A), line 12)	1,416,345	1,581,004
13 Grants and similar amounts paid (Part IX, column (A), lines 1–3)		0
14 Benefits paid to or for members (Part IX, column (A), line 4)		0
15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	422,736	422,211
16a Professional fundraising fees (Part IX, column (A), line 11e)		0
b Total fundraising expenses (Part IX, column (D), line 25) 0		
17 Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	434,959	566,032
18 Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)	857,695	988,243
19 Revenue less expenses. Subtract line 18 from line 12	558,650	592,761

	Beginning of Current Year	End of Year
20 Total assets (Part X, line 16)	7,669,029	8,288,227
21 Total liabilities (Part X, line 26)	437,700	464,137
22 Net assets or fund balances. Subtract line 21 from line 20	7,231,329	7,824,090

Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

Signature of officer — Date

Evelyn S Dobson — Chief Exe Officer
Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
Annette Cassells-Wilson		07/16/24		P00672565

Firm's name: Cassells & Associates CPA PA — Firm's EIN: 65-0524519

Firm's address: 3600 Red Rd Ste 407 Miramar, FL 33025 — Phone no. 954-362-1811

May the IRS discuss this return with the preparer shown above? See instructions ☒ Yes ☐ No

Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III ☐

1 Briefly describe the organization's mission:

To Provide affordable housing for very low to moderate income individuals.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? ☐ Yes ☒ No

If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? ☐ Yes ☒ No

If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses $ 917,983 including grants of $) (Revenue $)

To Provide affordable housing for very low to moderate income individuals.

4b (Code:) (Expenses $ including grants of $) (Revenue $)

N/A

4c (Code:) (Expenses $ including grants of $) (Revenue $)

N/A

4d Other program services (Describe on Schedule O.)

(Expenses $ including grants of $) (Revenue $)

4e Total program service expenses 917,983

Checklist of Required Schedules

			Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? *If "Yes," complete Schedule A*	1	X	
2	Is the organization required to complete *Schedule B, Schedule of Contributors?* See instructions	2	X	
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? *If "Yes," complete Schedule C, Part I*	3		X
4	**Section 501(c)(3) organizations.** Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? *If "Yes," complete Schedule C, Part II*	4		X
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Rev. Proc. 98-19? *If "Yes," complete Schedule C, Part III*	5		X
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? *If "Yes," complete Schedule D, Part I*	6		X
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? *If "Yes," complete Schedule D, Part II*	7		X
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? *If "Yes," complete Schedule D, Part III*	8		X
9	Did the organization report an amount in Part X, line 21, for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? *If "Yes," complete Schedule D, Part IV*	9	X	
10	Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi endowments? *If "Yes," complete Schedule D, Part V*	10		X
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X, as applicable.			
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? *If "Yes," complete Schedule D, Part VI*	11a	X	
b	Did the organization report an amount for investments—other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VII*	11b		X
c	Did the organization report an amount for investments—program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VIII*	11c		X
d	Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part IX*	11d		X
e	Did the organization report an amount for other liabilities in Part X, line 25? *If "Yes," complete Schedule D, Part X*	11e	X	
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? *If "Yes," complete Schedule D, Part X*	11f		X
12a	Did the organization obtain separate, independent audited financial statements for the tax year? *If "Yes," complete Schedule D, Parts XI and XII*	12a	X	
b	Was the organization included in consolidated, independent audited financial statements for the tax year? *If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional*	12b		X
13	Is the organization a school described in section 170(b)(1)(A)(ii)? *If "Yes," complete Schedule E*	13		X
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a		X
b	Did the organization have aggregate revenues or expenses of more than $10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at $100,000 or more? *If "Yes," complete Schedule F, Parts I and IV*	14b		X
15	Did the organization report on Part IX, column (A), line 3, more than $5,000 of grants or other assistance to or for any foreign organization? *If "Yes," complete Schedule F, Parts II and IV*	15		X
16	Did the organization report on Part IX, column (A), line 3, more than $5,000 of aggregate grants or other assistance to or for foreign individuals? *If "Yes," complete Schedule F, Parts III and IV*	16		X
17	Did the organization report a total of more than $15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? *If "Yes," complete Schedule G, Part I.* See instructions	17		X
18	Did the organization report more than $15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? *If "Yes," complete Schedule G, Part II*	18		X
19	Did the organization report more than $15,000 of gross income from gaming activities on Part VIII, line 9a? *If "Yes," complete Schedule G, Part III*	19		X
20a	Did the organization operate one or more hospital facilities? *If "Yes," complete Schedule H*	20a		X
b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b		
21	Did the organization report more than $5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? *If "Yes," complete Schedule I, Parts I and II*	21		X

Checklist of Required Schedules *(continued)*

			Yes	No
22	Did the organization report more than $5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? *If "Yes," complete Schedule I, Parts I and III*	22		X
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? *If "Yes," complete Schedule J*	23		X
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than $100,000 as of the last day of the year, that was issued after December 31, 2002? *If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a*	24a		X
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b		
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c		
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d		
25a	**Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations.** Did the organization engage in an excess benefit transaction with a disqualified person during the year? *If "Yes," complete Schedule L, Part I*	25a		X
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? *If "Yes," complete Schedule L, Part I*	25b		X
26	Did the organization report any amount on Part X, line 5 or 22, for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? *If "Yes," complete Schedule L, Part II*	26		X
27	Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? *If "Yes," complete Schedule L, Part III*	27		X
28	Was the organization a party to a business transaction with one of the following parties (see the Schedule L, Part IV, instructions for applicable filing thresholds, conditions, and exceptions):			
a	A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? *If "Yes," complete Schedule L, Part IV*	28a		X
b	A family member of any individual described in line 28a? *If "Yes," complete Schedule L, Part IV*	28b		X
c	A 35% controlled entity of one or more individuals and/or organizations described in line 28a or 28b? *If "Yes," complete Schedule L, Part IV*	28c		X
29	Did the organization receive more than $25,000 in non-cash contributions? *If "Yes," complete Schedule M*	29	X	
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? *If "Yes," complete Schedule M*	30		X
31	Did the organization liquidate, terminate, or dissolve and cease operations? *If "Yes," complete Schedule N, Part I*	31		X
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? *If "Yes," complete Schedule N, Part II*	32		X
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? *If "Yes," complete Schedule R, Part I*	33		X
34	Was the organization related to any tax-exempt or taxable entity? *If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1*	34		X
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a		X
b	If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? *If "Yes," complete Schedule R, Part V, line 2*	35b		
36	**Section 501(c)(3) organizations.** Did the organization make any transfers to an exempt non-charitable related organization? *If "Yes," complete Schedule R, Part V, line 2*	36		X
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? *If "Yes," complete Schedule R, Part VI*	37		X
38	Did the organization complete Schedule O and provide explanations on Schedule O for Part VI, lines 11b and 19? **Note:** All Form 990 filers are required to complete Schedule O.	38	X	

Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V ☐

				Yes	No
1a	Enter the number reported in box 3 of Form 1096. Enter -0- if not applicable	1a	0		
b	Enter the number of Forms W-2G included on line 1a. Enter -0- if not applicable	1b	0		
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	1c			

Statements Regarding Other IRS Filings and Tax Compliance *(continued)*

			Yes	No
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return 2a 4			
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?	2b	X	
3a	Did the organization have unrelated business gross income of $1,000 or more during the year?	3a		X
b	If "Yes," has it filed a Form 990-T for this year? *If "No" to line 3b, provide an explanation on Schedule O*	3b		
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?	4a		X
b	If "Yes," enter the name of the foreign country See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).			
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?	5a		X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?	5b		X
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?	5c		
6a	Does the organization have annual gross receipts that are normally greater than $100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?	6a		X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	6b		
7	**Organizations that may receive deductible contributions under section 170(c).**			
a	Did the organization receive a payment in excess of $75 made partly as a contribution and partly for goods and services provided to the payor?	7a		X
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?	7b		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?	7c		X
d	If "Yes," indicate the number of Forms 8282 filed during the year 7d			
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	7e		X
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	7f		X
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?	7g		X
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?	7h		X
8	**Sponsoring organizations maintaining donor advised funds.** Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?	8		
9	**Sponsoring organizations maintaining donor advised funds.**			
a	Did the sponsoring organization make any taxable distributions under section 4966?	9a		
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?	9b		
10	**Section 501(c)(7) organizations.** Enter:			
a	Initiation fees and capital contributions included on Part VIII, line 12 10a			
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities 10b			
11	**Section 501(c)(12) organizations.** Enter:			
a	Gross income from members or shareholders 11a			
b	Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.) 11b			
12a	**Section 4947(a)(1) non-exempt charitable trusts.** Is the organization filing Form 990 in lieu of Form 1041?	12a		
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year 12b			
13	**Section 501(c)(29) qualified nonprofit health insurance issuers.**			
a	Is the organization licensed to issue qualified health plans in more than one state? **Note:** See the instructions for additional information the organization must report on Schedule O.	13a		
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans 13b			
c	Enter the amount of reserves on hand 13c			
14a	Did the organization receive any payments for indoor tanning services during the tax year?	14a		X
b	If "Yes," has it filed a Form 720 to report these payments? *If "No," provide an explanation on Schedule O*	14b		
15	Is the organization subject to the section 4960 tax on payment(s) of more than $1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see instructions and file Form 4720, Schedule N.	15		X
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.	16		X
17	**Section 501(c)(21) organizations.** Did the trust, any disqualified or other person engage in any activities that would result in the imposition of an excise tax under section 4951, 4952 or 4953? If "Yes," complete Form 6069.	17		

Governance, Management, and Disclosure *For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes on Schedule O. See instructions.*

Check if Schedule O contains a response or note to any line in this Part VI ..... [X]

Section A. Governing Body and Management

				Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year	1a	12		
	If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain on Schedule O.				
b	Enter the number of voting members included on line 1a, above, who are independent	1b	12		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	2			X
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person?	3			X
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	4			X
5	Did the organization become aware during the year of a significant diversion of the organization's assets?	5			X
6	Did the organization have members or stockholders?	6		X	
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	7a			X
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	7b			X
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:				
a	The governing body?	8a		X	
b	Each committee with authority to act on behalf of the governing body?	8b		X	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? *If "Yes," provide the names and addresses on Schedule O*	9			X

Section B. Policies *(This Section B requests information about policies not required by the Internal Revenue Code.)*

			Yes	No
10a	Did the organization have local chapters, branches, or affiliates?	10a		X
b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	10b		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	11a	X	
b	Describe on Schedule O the process, if any, used by the organization to review this Form 990.			
12a	Did the organization have a written conflict of interest policy? *If "No," go to line 13*	12a	X	
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	X	
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? *If "Yes," describe on Schedule O how this was done*	12c	X	
13	Did the organization have a written whistleblower policy?	13	X	
14	Did the organization have a written document retention and destruction policy?	14	X	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?			
a	The organization's CEO, Executive Director, or top management official	15a	X	
b	Other officers or key employees of the organization	15b		X
	If "Yes" to line 15a or 15b, describe the process on Schedule O. See instructions.			
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a		X
b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	16b		

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed None

18 Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.

☐ Own website ☐ Another's website ☒ Upon request ☐ Other *(explain on Schedule O)*

19 Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.

20 State the name, address, and telephone number of the person who possesses the organization's books and records

Delray Beach Community Land Trust 141 SW 12th Avenue
Delray Beach FL 33444 561-243-7500

Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII ☐

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (box 5 of Form W-2, box 6 of Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than $100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than $100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than $10,000 of reportable compensation from the organization and any related organizations.

See the instructions for the order in which to list the persons above.

☐ Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/ 1099-MISC/ 1099-NEC)	(E) Reportable compensation from related organizations (W-2/ 1099-MISC/ 1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) Herman Stevens Jr President	0.00 0.00	X						0	0	0
(2) Anthony Holliday, Jr. Vice President	0.00 0.00	X						0	0	0
(3) Thais Sullivan Treasurer	0.00 0.00	X						0	0	0
(4) Nicole Elinski Secretary	0.00 0.00	X						0	0	0
(5) Shelia Townsend Board Member	0.00 0.00	X						0	0	0
(6) Marie Anderson Brown Board Member	0.00 0.00	X						0	0	0
(7) Gary Eliopoulos Board Member	0.00 0.00	X						0	0	0
(8) Vicki Hill Board Member	0.00 0.00	X						0	0	0
(9) Dysonya Mitchell Board Member	0.00 0.00	X						0	0	0
(10) Columbus Rollins Board Member	0.00 0.00	X						0	0	0
(11) Elton McGowan Jr. Board Member	0.00 0.00	X						0	0	0

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees *(continued)*

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/ 1099-MISC/ 1099-NEC)	(E) Reportable compensation from related organizations (W-2/ 1099-MISC/ 1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(12) Pamela Brinson	0.00									
Board Member	0.00	X						0	0	0
(13) Evelyn S Dobson	40.00									
Chief Exe Officer	0.00			X				136,526	0	0
1b Subtotal								136,526		
c Total from continuation sheets to Part VII, Section A										
d Total (add lines 1b and 1c)								136,526		

2 Total number of individuals (including but not limited to those listed above) who received more than $100,000 of reportable compensation from the organization 1

		Yes	No
3 Did the organization list any **former** officer, director, trustee, key employee, or highest compensated employee on line 1a? *If "Yes," complete Schedule J for such individual*	3		X
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than $150,000? *If "Yes," complete Schedule J for such individual*	4		X
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? *If "Yes," complete Schedule J for such person*	5		X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than $100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation

2 Total number of independent contractors (including but not limited to those listed above) who received more than $100,000 of compensation from the organization 0

Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII ☐

				(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514
Contributions, Gifts, Grants and Other Similar Amounts	1a Federated campaigns	1a					
	b Membership dues	1b	557				
	c Fundraising events	1c					
	d Related organizations	1d					
	e Government grants (contributions)	1e	161,000				
	f All other contributions, gifts, grants, and similar amounts not included above	1f	726,972				
	g Noncash contributions included in lines 1a-1f	1g	$ 36,000				
	h Total. Add lines 1a–1f			888,529			
Program Service Revenue		Business Code					
	2a Palm Manor-Rent	531110		278,150	278,150		
	b SW 12th-Rents	531110		143,327	143,327		
	c Developer Fees	531110		50,760	50,760		
	d Ground Lease Fees	531110		44,921	44,921		
	e 121 SW 10Th Ave/47 SW 8th Ave	531110		29,870	29,870		
	f All other program service revenue			133,607	133,607		
	g Total. Add lines 2a–2f			680,635			
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)			11,840			11,840
	4 Income from investment of tax-exempt bond proceeds						
	5 Royalties						
			(i) Real	(ii) Personal			
	6a Gross rents	6a					
	b Less: rental expenses	6b					
	c Rental inc. or (loss)	6c					
	d Net rental income or (loss)						
			(i) Securities	(ii) Other			
	7a Gross amount from sales of assets other than inventory	7a					
	b Less: cost or other basis and sales exps.	7b					
	c Gain or (loss)	7c					
	d Net gain or (loss)						
	8a Gross income from fundraising events (not including $ ____ of contributions reported on line 1c). See Part IV, line 18	8a					
	b Less: direct expenses	8b					
	c Net income or (loss) from fundraising events						
	9a Gross income from gaming activities. See Part IV, line 19	9a					
	b Less: direct expenses	9b					
	c Net income or (loss) from gaming activities						
	10a Gross sales of inventory, less returns and allowances	10a					
	b Less: cost of goods sold	10b					
	c Net income or (loss) from sales of inventory						
Miscellaneous Revenue		Business Code					
	11a						
	b						
	c						
	d All other revenue						
	e Total. Add lines 11a–11d						
	12 Total revenue. See instructions			1,581,004	680,635	0	11,840

Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX ☐

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21				
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	136,526	122,873	13,653	
6 Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	162,387	146,148	16,239	
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits	98,955	89,060	9,895	
10 Payroll taxes	24,343	21,909	2,434	
11 Fees for services (nonemployees):				
a Management				
b Legal	16,997	15,297	1,700	
c Accounting	14,000	12,600	1,400	
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O.)				
12 Advertising and promotion	9,296	8,366	930	
13 Office expenses	42,432	38,189	4,243	
14 Information technology				
15 Royalties				
16 Occupancy	36,626	32,963	3,663	
17 Travel	1,414	1,273	141	
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest	7,629		7,629	
21 Payments to affiliates				
22 Depreciation, depletion, and amortization				
23 Insurance	36,382	32,744	3,638	
24 Other expenses. Itemize expenses not covered above (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a Program Services Expense	347,958	347,958		
b Repairs & Maintenance	37,892	34,103	3,789	
c Telephone	6,349	6,349		
d Contingency Reserves	5,146	4,631	515	
e All other expenses	3,911	3,520	391	
25 Total functional expenses. Add lines 1 through 24e	988,243	917,983	70,260	0
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here ☐ if following SOP 98-2 (ASC 958-720)				

Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X ☐

				(A) Beginning of year		(B) End of year
Assets	1	Cash—non-interest-bearing		1,423,065	1	1,701,295
	2	Savings and temporary cash investments		170,269	2	75,312
	3	Pledges and grants receivable, net			3	
	4	Accounts receivable, net		53,506	4	53,746
	5	Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons			5	
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)			6	
	7	Notes and loans receivable, net			7	
	8	Inventories for sale or use			8	
	9	Prepaid expenses and deferred charges		46,857	9	32,943
	10a	Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 6,424,931			
	b	Less: accumulated depreciation	10b	5,975,332	10c	6,424,931
	11	Investments—publicly traded securities			11	
	12	Investments—other securities. See Part IV, line 11			12	
	13	Investments—program-related. See Part IV, line 11			13	
	14	Intangible assets			14	
	15	Other assets. See Part IV, line 11			15	
	16	**Total assets.** Add lines 1 through 15 (must equal line 33)		7,669,029	16	8,288,227
Liabilities	17	Accounts payable and accrued expenses		56,210	17	101,598
	18	Grants payable			18	
	19	Deferred revenue			19	
	20	Tax-exempt bond liabilities			20	
	21	Escrow or custodial account liability. Complete Part IV of Schedule D		55,424	21	66,473
	22	Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons			22	
	23	Secured mortgages and notes payable to unrelated third parties			23	
	24	Unsecured notes and loans payable to unrelated third parties		326,066	24	175,249
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D			25	120,817
	26	**Total liabilities.** Add lines 17 through 25		437,700	26	464,137
Net Assets or Fund Balances		**Organizations that follow FASB ASC 958, check here** ☒ **and complete lines 27, 28, 32, and 33.**				
	27	Net assets without donor restrictions		7,231,329	27	7,824,090
	28	Net assets with donor restrictions			28	
		Organizations that do not follow FASB ASC 958, check here ☐ **and complete lines 29 through 33.**				
	29	Capital stock or trust principal, or current funds			29	
	30	Paid-in or capital surplus, or land, building, or equipment fund			30	
	31	Retained earnings, endowment, accumulated income, or other funds			31	
	32	Total net assets or fund balances		7,231,329	32	7,824,090
	33	Total liabilities and net assets/fund balances		7,669,029	33	8,288,227

Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI ☐

1	Total revenue (must equal Part VIII, column (A), line 12)	1	1,581,004
2	Total expenses (must equal Part IX, column (A), line 25)	2	988,243
3	Revenue less expenses. Subtract line 2 from line 1	3	592,761
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	7,231,329
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	7,824,090

Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII ☐

			Yes	No
1	Accounting method used to prepare the Form 990: ☐ Cash ☒ Accrual ☐ Other_____ If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant?	2a		X
	If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis			
b	Were the organization's financial statements audited by an independent accountant?	2b	X	
	If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis			
c	If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?	2c	X	
	If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.			
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Uniform Guidance, 2 C.F.R. Part 200, Subpart F?	3a		X
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits	3b		

SCHEDULE A (Form 990)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

Attach to Form 990 or Form 990-EZ.

Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047

2022

Name of the organization	Employer identification number
Delray Beach Community Land Trust, Inc.	20-4162352

Reason for Public Charity Status. (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 12, check only one box.)

1 ☐ A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**

2 ☐ A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E (Form 990).)

3 ☐ A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**

4 ☐ A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state: .....

5 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II.)

6 ☐ A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**

7 ☐ An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II.)

8 ☐ A community trust described in **section 170(b)(1)(A)(vi).** (Complete Part II.)

9 ☐ An agricultural research organization described in **section 170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land-grant college of agriculture (see instructions). Enter the name, city, and state of the college or university: .....

10 ☒ An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions, subject to certain exceptions; and (2) no more than 331/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2).** (Complete Part III.)

11 ☐ An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**

12 ☐ An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2).** See **section 509(a)(3).** Check the box on lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.

a ☐ **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. **You must complete Part IV, Sections A and B.**

b ☐ **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). **You must complete Part IV, Sections A and C.**

c ☐ **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions). **You must complete Part IV, Sections A, D, and E.**

d ☐ **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions). **You must complete Part IV, Sections A and D, and Part V.**

e ☐ Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.

f Enter the number of supported organizations .....

g Provide the following information about the supported organization(s).

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1–10 above (see instructions))	(iv) Is the organization listed in your governing document? Yes	(iv) No	(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
(A)						
(B)						
(C)						
(D)						
(E)						
Total						

Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)
(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in)	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) 2022	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 **Total.** Add lines 1 through 3						
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 **Public support.** Subtract line 5 from line 4						

Section B. Total Support

Calendar year (or fiscal year beginning in)	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) 2022	(f) Total
7 Amounts from line 4						
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
11 **Total support.** Add lines 7 through 10						

12 Gross receipts from related activities, etc. (see instructions) ... 12

13 **First 5 years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ☐

Section C. Computation of Public Support Percentage

14 Public support percentage for 2022 (line 6, column (f) divided by line 11, column (f)) ... 14 %

15 Public support percentage from 2021 Schedule A, Part II, line 14 ... 15 %

16a **33 1/3% support test—2022.** If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ☐

b **33 1/3% support test—2021.** If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ☐

17a **10%-facts-and-circumstances test—2022.** If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and **stop here.** Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization ☐

b **10%-facts-and-circumstances test—2021.** If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and **stop here.** Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization ☐

18 **Private foundation.** If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions ☐

Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in)	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) 2022	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	316,489	324,185	270,394	778,447	888,529	2,578,044
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose	645,685	699,366	712,441	637,898	680,635	3,376,025
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 **Total.** Add lines 1 through 5	962,174	1,023,551	982,835	1,416,345	1,569,164	5,954,069
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of $5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 **Public support.** (Subtract line 7c from line 6.)						5,954,069

Section B. Total Support

Calendar year (or fiscal year beginning in)	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) 2022	(f) Total
9 Amounts from line 6	962,174	1,023,551	982,835	1,416,345	1,569,164	5,954,069
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included on line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
13 **Total support.** (Add lines 9, 10c, 11, and 12.)	962,174	1,023,551	982,835	1,416,345	1,569,164	5,954,069

14 **First 5 years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ☐

Section C. Computation of Public Support Percentage

15	Public support percentage for 2022 (line 8, column (f), divided by line 13, column (f))	15	100.00 %
16	Public support percentage from 2021 Schedule A, Part III, line 15	16	100.00 %

Section D. Computation of Investment Income Percentage

17	Investment income percentage for **2022** (line 10c, column (f), divided by line 13, column (f))	17	%
18	Investment income percentage from **2021** Schedule A, Part III, line 17	18	%

19a **33 1/3% support tests—2022.** If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ☒

b **33 1/3% support tests—2021.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ☐

20 **Private foundation.** If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ☐

Supporting Organizations

(Complete only if you checked a box on line 12 on Part I. If you checked box 12a, Part I, complete Sections A and B. If you checked box 12b, Part I, complete Sections A and C. If you checked box 12c, Part I, complete Sections A, D, and E. If you checked box 12d, Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

			Yes	No
1	Are all of the organization's supported organizations listed by name in the organization's governing documents? *If "No," describe in* ***Part VI*** *how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.*	1		
2	Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? *If "Yes," explain in* ***Part VI*** *how the organization determined that the supported organization was described in section 509(a)(1) or (2).*	2		
3a	Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? *If "Yes," answer lines 3b and 3c below.*	3a		
b	Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? *If "Yes," describe in* ***Part VI*** *when and how the organization made the determination.*	3b		
c	Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? *If "Yes," explain in* ***Part VI*** *what controls the organization put in place to ensure such use.*	3c		
4a	Was any supported organization not organized in the United States ("foreign supported organization")? *If "Yes," and if you checked box 12a or 12b in Part I, answer lines 4b and 4c below.*	4a		
b	Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? *If "Yes," describe in* ***Part VI*** *how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.*	4b		
c	Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? *If "Yes," explain in* ***Part VI*** *what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.*	4c		
5a	Did the organization add, substitute, or remove any supported organizations during the tax year? *If "Yes," answer lines 5b and 5c below (if applicable). Also, provide detail in* ***Part VI,*** *including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).*	5a		
b	**Type I or Type II only.** Was any added or substituted supported organization part of a class already designated in the organization's organizing document?	5b		
c	**Substitutions only.** Was the substitution the result of an event beyond the organization's control?	5c		
6	Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? *If "Yes," provide detail in* ***Part VI.***	6		
7	Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (as defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? *If "Yes," complete Part I of Schedule L (Form 990).*	7		
8	Did the organization make a loan to a disqualified person (as defined in section 4958) not described on line 7? *If "Yes," complete Part I of Schedule L (Form 990).*	8		
9a	Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons, as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? *If "Yes," provide detail in* ***Part VI.***	9a		
b	Did one or more disqualified persons (as defined on line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? *If "Yes," provide detail in* ***Part VI.***	9b		
c	Did a disqualified person (as defined on line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? *If "Yes," provide detail in* ***Part VI.***	9c		
10a	Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? *If "Yes," answer line 10b below.*	10a		
b	Did the organization have any excess business holdings in the tax year? *(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)*	10b		

Supporting Organizations *(continued)*

			Yes	No
11	Has the organization accepted a gift or contribution from any of the following persons?			
a	A person who directly or indirectly controls, either alone or together with persons described on lines 11b and 11c below, the governing body of a supported organization?	11a		
b	A family member of a person described on line 11a above?	11b		
c	A 35% controlled entity of a person described on line 11a or 11b above? *If "Yes" to line 11a, 11b, or 11c, provide detail in* ***Part VI.***	11c		

Section B. Type I Supporting Organizations

			Yes	No
1	Did the governing body, members of the governing body, officers acting in their official capacity, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's officers, directors, or trustees at all times during the tax year? *If "No," describe in* ***Part VI*** *how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove officers, directors, or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.*	1		
2	Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? *If "Yes," explain in* ***Part VI*** *how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised, or controlled the supporting organization.*	2		

Section C. Type II Supporting Organizations

			Yes	No
1	Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? *If "No," describe in* ***Part VI*** *how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).*	1		

Section D. All Type III Supporting Organizations

			Yes	No
1	Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?	1		
2	Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? *If "No," explain in* ***Part VI*** *how the organization maintained a close and continuous working relationship with the supported organization(s).*	2		
3	By reason of the relationship described on line 2, above, did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? *If "Yes," describe in* ***Part VI*** *the role the organization's supported organizations played in this regard.*	3		

Section E. Type III Functionally Integrated Supporting Organizations

1 *Check the box next to the method that the organization used to satisfy the Integral Part Test during the year* ***(see instructions).***

a ☐ The organization satisfied the Activities Test. *Complete* ***line 2*** *below.*

b ☐ The organization is the parent of each of its supported organizations. *Complete* ***line 3*** *below.*

c ☐ The organization supported a governmental entity. *Describe in* ***Part VI*** *how you supported a governmental entity (see instructions).*

			Yes	No
2	Activities Test. ***Answer lines 2a and 2b below.***			
a	Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? *If "Yes," then in* ***Part VI identify those supported organizations and explain*** *how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.*	2a		
b	Did the activities described on line 2a, above, constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? *If "Yes," explain in* ***Part VI*** *the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.*	2b		
3	Parent of Supported Organizations. ***Answer lines 3a and 3b below.***			
a	Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? *If "Yes" or "No," provide details in* ***Part VI.***	3a		
b	Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations? *If "Yes," describe in* ***Part VI*** *the role played by the organization in this regard.*	3b		

Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

1 ☐ Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (*explain in* ***Part VI***). **See instructions.** All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A – Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1 Net short-term capital gain	1		
2 Recoveries of prior-year distributions	2		
3 Other gross income (see instructions)	3		
4 Add lines 1 through 3.	4		
5 Depreciation and depletion	5		
6 Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6		
7 Other expenses (see instructions)	7		
8 **Adjusted Net Income** (subtract lines 5, 6, and 7 from line 4)	8		

Section B – Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1 Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):			
a Average monthly value of securities	1a		
b Average monthly cash balances	1b		
c Fair market value of other non-exempt-use assets	1c		
d **Total** (add lines 1a, 1b, and 1c)	1d		
e **Discount** claimed for blockage or other factors *(explain in detail in* ***Part VI****)*:			
2 Acquisition indebtedness applicable to non-exempt-use assets	2		
3 Subtract line 2 from line 1d.	3		
4 Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	4		
5 Net value of non-exempt-use assets (subtract line 4 from line 3)	5		
6 Multiply line 5 by 0.035.	6		
7 Recoveries of prior-year distributions	7		
8 **Minimum Asset Amount** (add line 7 to line 6)	8		

Section C – Distributable Amount			Current Year
1 Adjusted net income for prior year (from Section A, line 8, column A)	1		
2 Enter 0.85 of line 1.	2		
3 Minimum asset amount for prior year (from Section B, line 8, column A)	3		
4 Enter greater of line 2 or line 3.	4		
5 Income tax imposed in prior year	5		
6 **Distributable Amount.** Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	6		

7 ☐ Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).

Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations *(continued)*

Section D – Distributions			Current Year
1	Amounts paid to supported organizations to accomplish exempt purposes	1	
2	Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	2	
3	Administrative expenses paid to accomplish exempt purposes of supported organizations	3	
4	Amounts paid to acquire exempt-use assets	4	
5	Qualified set-aside amounts (prior IRS approval required—*provide details in* ***Part VI***)	5	
6	Other distributions (*describe in* ***Part VI***). See instructions.	6	
7	**Total annual distributions.** Add lines 1 through 6.	7	
8	Distributions to attentive supported organizations to which the organization is responsive (*provide details in* ***Part VI***). See instructions.	8	
9	Distributable amount for 2022 from Section C, line 6	9	
10	Line 8 amount divided by line 9 amount	10	

Section E – Distribution Allocations (see instructions)		(i) Excess Distributions	(ii) Underdistributions Pre-2022	(iii) Distributable Amount for 2022
1	Distributable amount for 2022 from Section C, line 6			
2	Underdistributions, if any, for years prior to 2022 (reasonable cause required–*explain in* ***Part VI***). See instructions.			
3	Excess distributions carryover, if any, to 2022			
a	From 2017			
b	From 2018			
c	From 2019			
d	From 2020			
e	From 2021			
f	**Total** of lines 3a through 3e			
g	Applied to underdistributions of prior years			
h	Applied to 2022 distributable amount			
i	Carryover from 2017 not applied (see instructions)			
j	Remainder. Subtract lines 3g, 3h, and 3i from line 3f.			
4	Distributions for 2022 from Section D, line 7: $			
a	Applied to underdistributions of prior years			
b	Applied to 2022 distributable amount			
c	Remainder. Subtract lines 4a and 4b from line 4.			
5	Remaining underdistributions for years prior to 2022, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, *explain in* ***Part VI.*** See instructions.			
6	Remaining underdistributions for 2022. Subtract lines 3h and 4b from line 1. For result greater than zero, *explain in* ***Part VI.*** See instructions.			
7	**Excess distributions carryover to 2023.** Add lines 3j and 4c.			
8	Breakdown of line 7:			
a	Excess from 2018			
b	Excess from 2019			
c	Excess from 2020			
d	Excess from 2021			
e	Excess from 2022			

Supplemental Information. Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a, and 3b; Part V, line 1; Part V, Section B, line 1e; Part V, Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions.)

Schedule B (Form 990)

Department of the Treasury
Internal Revenue Service

Schedule of Contributors

Attach to Form 990 or Form 990-PF.
Go to *www.irs.gov/Form990* for the latest information.

OMB No. 1545-0047

2022

Name of the organization
Delray Beach Community Land Trust, Inc.

Employer identification number
20-4162352

Organization type (check one):

Filers of:	Section:
Form 990 or 990-EZ	[X] 501(c)(3) (enter number) organization
	[ ] 4947(a)(1) nonexempt charitable trust **not** treated as a private foundation
	[ ] 527 political organization
Form 990-PF	[ ] 501(c)(3) exempt private foundation
	[ ] 4947(a)(1) nonexempt charitable trust treated as a private foundation
	[ ] 501(c)(3) taxable private foundation

Check if your organization is covered by the **General Rule** or a **Special Rule.**
Note: Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule. See instructions.

General Rule

[X] For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, contributions totaling $5,000 or more (in money or property) from any one contributor. Complete Parts I and II. See instructions for determining a contributor's total contributions.

Special Rules

[ ] For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33 1/3% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions of the greater of **(1)** $5,000; or **(2)** 2% of the amount on (i) Form 990, Part VIII, line 1h; or (ii) Form 990-EZ, line 1. Complete Parts I and II.

[ ] For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than $1,000 *exclusively* for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I (entering "N/A" in column (b) instead of the contributor name and address), II, and III.

[ ] For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions *exclusively* for religious, charitable, etc., purposes, but no such contributions totaled more than $1,000. If this box is checked, enter here the total contributions that were received during the year for an *exclusively* religious, charitable, etc., purpose. Don't complete any of the parts unless the **General Rule** applies to this organization because it received *nonexclusively* religious, charitable, etc., contributions totaling $5,000 or more during the year ..... $ .....

Caution: An organization that isn't covered by the General Rule and/or the Special Rules doesn't file Schedule B (Form 990), but it **must** answer "No" on Part IV, line 2, of its Form 990; or check the box on line H of its Form 990-EZ or on its Form 990-PF, Part I, line 2, to certify that it doesn't meet the filing requirements of Schedule B (Form 990).

Name of organization: Delray Beach Community Land Trust,

Employer identification number: 20-4162352

Contributors (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	Delray Beach CRA 20 N. Swinton Avenue Delray Beach FL 33444	$ 161,000	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
2	City of Delray Beach 100 NW 1st Avenue Delray Beach FL 33444	$ 36,000	Person [ ] Payroll [ ] Noncash [X] (Complete Part II for noncash contributions.)
3	Delray Beach CRA 20 N Swinton Avenue Delray Beach FL 33444	$ 644,929	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
		$	Person [ ] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
		$	Person [ ] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
		$	Person [ ] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)

Name of organization: Delray Beach Community Land Trust,

Employer identification number: 20-4162352

Noncash Property (see instructions). Use duplicate copies of Part II if additional space is needed.

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
2	Office Space	$ 36,000	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		$	

SCHEDULE D (Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

Complete if the organization answered "Yes" on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
Attach to Form 990.
Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047
2022

Name of the organization
Delray Beach Community Land Trust, Inc.

Employer identification number
20-4162352

Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.
Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

		(a) Donor advised funds	(b) Funds and other accounts
1	Total number at end of year		
2	Aggregate value of contributions to (during year)		
3	Aggregate value of grants from (during year)		
4	Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☐ No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? ☐ Yes ☐ No

Conservation Easements.
Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).
- ☐ Preservation of land for public use (for example, recreation or education)
- ☐ Preservation of a historically important land area
- ☐ Protection of natural habitat
- ☐ Preservation of a certified historic structure
- ☐ Preservation of open space

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

		Held at the End of the Tax Year
a	Total number of conservation easements	2a
b	Total acreage restricted by conservation easements	2b
c	Number of conservation easements on a certified historic structure included in (a)	2c
d	Number of conservation easements included in (c) acquired after July 25, 2006, and not on a historic structure listed in the National Register	2d

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year

4 Number of states where property subject to conservation easement is located

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? ☐ Yes ☐ No

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? ☐ Yes ☐ No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.
Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide in Part XIII the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under FASB ASC 958, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:

(i) Revenue included on Form 990, Part VIII, line 1 $

(ii) Assets included in Form 990, Part X $

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under FASB ASC 958 relating to these items:

a Revenue included on Form 990, Part VIII, line 1 $

b Assets included in Form 990, Part X $

Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets *(continued)*

3 Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply):

a ☐ Public exhibition
b ☐ Scholarly research
c ☐ Preservation for future generations
d ☐ Loan or exchange program
e ☐ Other

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? ☐ Yes ☐ No

Escrow and Custodial Arrangements.

Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? ☐ Yes ☒ No

b If "Yes," explain the arrangement in Part XIII and complete the following table:

		Amount
c Beginning balance	1c	
d Additions during the year	1d	
e Distributions during the year	1e	
f Ending balance	1f	

2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? ☐ Yes ☒ No

b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided on Part XIII ☐

Endowment Funds.

Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:

a Board designated or quasi-endowment ____ %
b Permanent endowment ____ %
c Term endowment ____ %

The percentages on lines 2a, 2b, and 2c should equal 100%.

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

		Yes	No
(i) Unrelated organizations	3a(i)		
(ii) Related organizations	3a(ii)		
b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R?	3b		

4 Describe in Part XIII the intended uses of the organization's endowment funds.

Land, Buildings, and Equipment.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		6,424,931		6,424,931
b Buildings				
c Leasehold improvements				
d Equipment				
e Other				
Total. Add lines 1a through 1e. *(Column (d) must equal Form 990, Part X, column (B), line 10c.)*				6,424,931

Investments – Other Securities.
Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. *(Column (b) must equal Form 990, Part X, col. (B) line 12.)*		

Investments – Program Related.
Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. *(Column (b) must equal Form 990, Part X, col. (B) line 13.)*		

Other Assets.
Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. *(Column (b) must equal Form 990, Part X, col. (B) line 15.)*	

Other Liabilities.
Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) Line of Credit	120,817
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. *(Column (b) must equal Form 990, Part X, col. (B) line 25.)*	120,817

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII ☐

Reconciliation of Revenue per Audited Financial Statements With Revenue per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements			1	1,581,004
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:				
a	Net unrealized gains (losses) on investments	2a			
b	Donated services and use of facilities	2b			
c	Recoveries of prior year grants	2c			
d	Other (Describe in Part XIII.)	2d			
e	Add lines 2a through 2d			2e	
3	Subtract line 2e from line 1			3	1,581,004
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII.)	4b			
c	Add lines 4a and 4b			4c	
5	Total revenue. Add lines 3 and 4c. *(This must equal Form 990, Part I, line 12.)*			5	1,581,004

Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements			1	988,243
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:				
a	Donated services and use of facilities	2a			
b	Prior year adjustments	2b			
c	Other losses	2c			
d	Other (Describe in Part XIII.)	2d			
e	Add lines 2a through 2d			2e	
3	Subtract line 2e from line 1			3	988,243
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII.)	4b			
c	Add lines 4a and 4b			4c	
5	Total expenses. Add lines 3 and 4c. *(This must equal Form 990, Part I, line 18.)*			5	988,243

Supplemental Information.

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

Supplemental Information *(continued)*

Delray Beach Community Land Trust,

SCHEDULE M (Form 990)

Department of the Treasury
Internal Revenue Service

Noncash Contributions

Complete if the organizations answered "Yes" on Form 990, Part IV, lines 29 or 30.
Attach to Form 990.
Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047

2022

Name of the organization

Inc.

Employer identification number

20-4162352

Types of Property

		(a) Check if applicable	(b) Number of contributions or items contributed	(c) Noncash contribution amounts reported on Form 990, Part VIII, line 1g	(d) Method of determining noncash contribution amounts
1	Art — Works of art				
2	Art — Historical treasures				
3	Art — Fractional interests				
4	Books and publications				
5	Clothing and household goods				
6	Cars and other vehicles				
7	Boats and planes				
8	Intellectual property				
9	Securities — Publicly traded				
10	Securities — Closely held stock				
11	Securities — Partnership, LLC, or trust interests				
12	Securities — Miscellaneous				
13	Qualified conservation contribution — Historic structures				
14	Qualified conservation contribution — Other				
15	Real estate — Residential				
16	Real estate — Commercial				
17	Real estate — Other				
18	Collectibles				
19	Food inventory				
20	Drugs and medical supplies				
21	Taxidermy				
22	Historical artifacts				
23	Scientific specimens				
24	Archeological artifacts				
25	Other ( )	X	1	36,000	
26	Other ( )				
27	Other ( )				
28	Other ( )				

				Yes	No
29	Number of Forms 8283 received by the organization during the tax year for contributions for which the organization completed Form 8283, Part V, Donee Acknowledgement	29			
30a	During the year, did the organization receive by contribution any property reported in Part I, lines 1 through 28, that it must hold for at least 3 years from the date of the initial contribution, and which isn't required to be used for exempt purposes for the entire holding period?	30a			X
b	If "Yes," describe the arrangement in Part II.				
31	Does the organization have a gift acceptance policy that requires the review of any nonstandard contributions?	31			X
32a	Does the organization hire or use third parties or related organizations to solicit, process, or sell noncash contributions?	32a			X
b	If "Yes," describe in Part II.				
33	If the organization didn't report an amount in column (c) for a type of property for which column (a) is checked, describe in Part II.				

Supplemental Information. Provide the information required by Part I, lines 30b, 32b, and 33, and whether the organization is reporting in Part I, column (b), the number of contributions, the number of items received, or a combination of both. Also complete this part for any additional information.

SCHEDULE O (Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.

Attach to Form 990 or Form 990-EZ.
Go to *www.irs.gov/Form990* for the latest information.

OMB No. 1545-0047

2022

Name of the organization: Delray Beach Community Land Trust, Inc.

Employer identification number: 20-4162352

Form 990, Part VI, Line 6 - Classes of Members or Stockholders

Homebuyers are required to be a member of the organization for a $1.00 annual fee.

Form 990, Part VI, Line 11b - Organization's Process to Review Form 990

The CEO reconciles to the financial records and reviews the form for filing prior to board officer signs.

Form 990, Part VI, Line 12c - Enforcement of Conflicts Policy

Staff monitors the policy and compliance requirement. In addition board members are required to recuse themselves from any matters on the agenda that could be considered a conflict of interest.

Form 990, Part VI, Line 15a - Compensation Process for Top Official

The Executive Committee Compared the salaries of The Chief Executive Officer (CEO) to other like entities in order to determine the reasonableness of the compensation

Form 990, Part VI, Line 19 - Governing Documents Disclosure Explanation

Governing documents are made available upon request

COPY

Form **8879-TE**

Department of the Treasury
Internal Revenue Service

IRS *e-file* Signature Authorization for a Tax Exempt Entity

For calendar year 2021, or fiscal year beginning 10/01, 2021, and ending 9/30 20 22

▶ Do not send to the IRS. Keep for your records.
▶ Go to *www.irs.gov/Form8879TE* for the latest information.

OMB No. 1545-0047

2021

Name of filer: Delray Beach Community Land Trust, Inc.

EIN or SSN: 20-4162352

Name and title of officer or person subject to tax: Evelyn S Dobson
Chief Exe Officer

Part I Type of Return and Return Information

Check the box for the return for which you are using this Form 8879-TE and enter the applicable amount, if any, from the return. Form 8038-CP and Form 5330 filers may enter dollars and cents. For all other forms, enter whole dollars only. If you check the box on line **1a, 2a, 3a, 4a, 5a, 6a, 7a, 8a, 9a,** or **10a** below, and the amount on that line for the return being filed with this form was blank, then leave line **1b, 2b, 3b, 4b, 5b, 6b, 7b, 8b, 9b,** or **10b,** whichever is applicable, blank (do not enter -0-). But, if you entered -0- on the return, then enter -0- on the applicable line below. **Do not** complete more than one line in Part I.

1a	**Form 990** check here ▶	[X]	**Total revenue,** if any (Form 990, Part VIII, column (A), line 12)	1b 1,416,345
2a	**Form 990-EZ** check here ▶	[ ]	**Total revenue,** if any (Form 990-EZ, line 9)	2b
3a	**Form 1120-POL** check here ▶	[ ]	**Total tax** (Form 1120-POL, line 22)	3b
4a	**Form 990-PF** check here ▶	[ ]	**Tax based on investment income** (Form 990-PF, Part VI, line 5)	4b
5a	**Form 8868** check here ▶	[ ]	**Balance due** (Form 8868, line 3c)	5b
6a	**Form 990-T** check here ▶	[ ]	**Total tax** (Form 990-T, Part III, line 4)	6b
7a	**Form 4720** check here ▶	[ ]	**Total tax** (Form 4720, Part III, line 1)	7b
8a	**Form 5227** check here ▶	[ ]	**FMV of assets at end of tax year** (Form 5227, Item D)	8b
9a	**Form 5330** check here ▶	[ ]	**Tax due** (Form 5330, Part II, line 19)	9b
10a	**Form 8038-CP** check here ▶	[ ]	**Amount of credit payment requested** (Form 8038-CP, Part III, line 22)	10b

Part II Declaration and Signature Authorization of Officer or Person Subject to Tax

Under penalties of perjury, I declare that [X] I am an officer of the above entity or [ ] I am a person subject to tax with respect to (name of entity) _____, (EIN) _____ and that I have examined a copy of the 2021 electronic return and accompanying schedules and statements, and, to the best of my knowledge and belief, they are true, correct, and complete. I further declare that the amount in Part I above is the amount shown on the copy of the electronic return. I consent to allow my intermediate service provider, transmitter, or electronic return originator (ERO) to send the return to the IRS and to receive from the IRS **(a)** an acknowledgement of receipt or reason for rejection of the transmission, **(b)** the reason for any delay in processing the return or refund, and **(c)** the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the electronic return and, if applicable, the consent to electronic funds withdrawal.

PIN: check one box only

[X] I authorize Cassells & Associates CPA PA (ERO firm name) to enter my PIN 08018 as my signature
Enter five numbers, but do not enter all zeros

on the tax year 2021 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I also authorize the aforementioned ERO to enter my PIN on the return's disclosure consent screen.

[ ] As an officer or person subject to tax with respect to the entity, I will enter my PIN as my signature on the tax year 2021 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I will enter my PIN on the return's disclosure consent screen.

Signature of officer or person subject to tax ▶ _____ Date ▶ 07/07/23

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit electronic filing identification number (EFIN) followed by your five-digit self-selected PIN. 61927400605
Do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2021 electronically filed return indicated above. I confirm that I am submitting this return in accordance with the requirements of **Pub. 4163,** Modernized e-File (MeF) Information for Authorized IRS *e-file* Providers for Business Returns.

ERO's signature ▶ _____ Date ▶ 07/07/23

ERO Must Retain This Form — See Instructions
Do Not Submit This Form to the IRS Unless Requested To Do So

COPY

Form **990**

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter social security numbers on this form as it may be made public.

▶ Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047

2021

Open to Public Inspection

A For the 2021 calendar year, or tax year beginning 10/01/21 , and ending 09/30/22

B Check if applicable:
- ☐ Address change
- ☐ Name change
- ☐ Initial return
- ☐ Final return/ terminated
- ☐ Amended return
- ☐ Application pending

C Name of organization: Delray Beach Community Land Trust, Inc.

Doing business as:

Number and street (or P.O. box if mail is not delivered to street address): 141 SW 12th Avenue

Room/suite:

City or town, state or province, country, and ZIP or foreign postal code: Delray Beach FL 33444

D Employer identification number: 20-4162352

E Telephone number:

G Gross receipts$ 1,416,345

F Name and address of principal officer: Evelyn S Dobson

H(a) Is this a group return for subordinates? ☐ Yes ☒ No

H(b) Are all subordinates included? ☐ Yes ☐ No

If "No," attach a list. See instructions

I Tax-exempt status: ☒ 501(c)(3) ☐ 501(c) ( ) ◀ (insert no.) ☐ 4947(a)(1) or ☐ 527

J Website: ▶ N/A

H(c) Group exemption number ▶

K Form of organization: ☒ Corporation ☐ Trust ☐ Association ☐ Other ▶

L Year of formation: 2006

M State of legal domicile: FL

Part I Summary

1 Briefly describe the organization's mission or most significant activities:
To Provide affordable housing for very low to moderate income individuals.

2 Check this box ▶ ☐ if the organization discontinued its operations or disposed of more than 25% of its net assets.

3	Number of voting members of the governing body (Part VI, line 1a)	3	12
4	Number of independent voting members of the governing body (Part VI, line 1b)	4	12
5	Total number of individuals employed in calendar year 2021 (Part V, line 2a)	5	4
6	Total number of volunteers (estimate if necessary)	6	0
7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	0
b	Net unrelated business taxable income from Form 990-T, Part I, line 11	7b	0

		Prior Year	Current Year
8	Contributions and grants (Part VIII, line 1h)	270,394	778,447
9	Program service revenue (Part VIII, line 2g)	710,462	635,817
10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	1,979	2,081
11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)		0
12	Total revenue – add lines 8 through 11 (must equal Part VIII, column (A), line 12)	982,835	1,416,345
13	Grants and similar amounts paid (Part IX, column (A), lines 1–3)		0
14	Benefits paid to or for members (Part IX, column (A), line 4)		0
15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	415,066	422,736
16a	Professional fundraising fees (Part IX, column (A), line 11e)		0
b	Total fundraising expenses (Part IX, column (D), line 25) ▶ 0		
17	Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	516,273	434,959
18	Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)	931,339	857,695
19	Revenue less expenses. Subtract line 18 from line 12	51,496	558,650

		Beginning of Current Year	End of Year
20	Total assets (Part X, line 16)	7,987,905	7,669,029
21	Total liabilities (Part X, line 26)	1,315,226	437,700
22	Net assets or fund balances. Subtract line 21 from line 20	6,672,679	7,231,329

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

▶ Signature of officer — Date

▶ Evelyn S Dobson — Chief Exe Officer
Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
Annette Cassells-Wilson		07/31/23		P00672565

Firm's name ▶ Cassells & Associates CPA PA — Firm's EIN ▶ 65-0524519

Firm's address ▶ 3600 Red Rd Ste 407 Miramar, FL 33025 — Phone no. 954-362-1811

May the IRS discuss this return with the preparer shown above? See instructions ☒ Yes ☐ No

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III ☐

1 Briefly describe the organization's mission:

To Provide affordable housing for very low to moderate income individuals.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? ☐ Yes ☒ No

If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? ☐ Yes ☒ No

If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses $ 791,800 including grants of$) (Revenue $)

To Provide affordable housing for very low to moderate income individuals.

4b (Code:) (Expenses $ including grants of$) (Revenue $)

N/A

4c (Code:) (Expenses $ including grants of$) (Revenue $)

N/A

4d Other program services (Describe on Schedule O.)

(Expenses $ including grants of$) (Revenue $)

4e Total program service expenses ▶ 791,800

Part IV Checklist of Required Schedules

			Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? *If "Yes," complete Schedule A*	1	X	
2	Is the organization required to complete *Schedule B, Schedule of Contributors* (see instructions)?	2	X	
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? *If "Yes," complete Schedule C, Part I*	3		X
4	**Section 501(c)(3) organizations.** Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? *If "Yes," complete Schedule C, Part II*	4		X
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Rev. Proc. 98-19? *If "Yes," complete Schedule C, Part III*	5		X
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? *If "Yes," complete Schedule D, Part I*	6		X
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? *If "Yes," complete Schedule D, Part II*	7		X
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? *If "Yes," complete Schedule D, Part III*	8		X
9	Did the organization report an amount in Part X, line 21, for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? *If "Yes," complete Schedule D, Part IV*	9	X	
10	Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi endowments? *If "Yes," complete Schedule D, Part V*	10		X
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X, as applicable.			
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? *If "Yes," complete Schedule D, Part VI*	11a	X	
b	Did the organization report an amount for investments—other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VII*	11b		X
c	Did the organization report an amount for investments—program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VIII*	11c		X
d	Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part IX*	11d		X
e	Did the organization report an amount for other liabilities in Part X, line 25? *If "Yes," complete Schedule D, Part X*	11e		X
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? *If "Yes," complete Schedule D, Part X*	11f		X
12a	Did the organization obtain separate, independent audited financial statements for the tax year? *If "Yes," complete Schedule D, Parts XI and XII*	12a	X	
b	Was the organization included in consolidated, independent audited financial statements for the tax year? *If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional*	12b		X
13	Is the organization a school described in section 170(b)(1)(A)(ii)? *If "Yes," complete Schedule E*	13		X
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a		X
b	Did the organization have aggregate revenues or expenses of more than $10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at $100,000 or more? *If "Yes," complete Schedule F, Parts I and IV*	14b		X
15	Did the organization report on Part IX, column (A), line 3, more than $5,000 of grants or other assistance to or for any foreign organization? *If "Yes," complete Schedule F, Parts II and IV*	15		X
16	Did the organization report on Part IX, column (A), line 3, more than $5,000 of aggregate grants or other assistance to or for foreign individuals? *If "Yes," complete Schedule F, Parts III and IV*	16		X
17	Did the organization report a total of more than $15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? *If "Yes," complete Schedule G, Part I.* See instructions	17		X
18	Did the organization report more than $15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? *If "Yes," complete Schedule G, Part II*	18		X
19	Did the organization report more than $15,000 of gross income from gaming activities on Part VIII, line 9a? *If "Yes," complete Schedule G, Part III*	19		X
20a	Did the organization operate one or more hospital facilities? *If "Yes," complete Schedule H*	20a		X
b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b		
21	Did the organization report more than $5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? *If "Yes," complete Schedule I, Parts I and II*	21		X

Part IV Checklist of Required Schedules *(continued)*

			Yes	No
22	Did the organization report more than $5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? *If "Yes," complete Schedule I, Parts I and III*	22		X
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? *If "Yes," complete Schedule J*	23		X
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than $100,000 as of the last day of the year, that was issued after December 31, 2002? *If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a*	24a		X
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b		
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c		
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d		
25a	**Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations.** Did the organization engage in an excess benefit transaction with a disqualified person during the year? *If "Yes," complete Schedule L, Part I*	25a		X
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? *If "Yes," complete Schedule L, Part I*	25b		X
26	Did the organization report any amount on Part X, line 5 or 22, for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? *If "Yes," complete Schedule L, Part II*	26		X
27	Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? *If "Yes," complete Schedule L, Part III*	27		X
28	Was the organization a party to a business transaction with one of the following parties (see the Schedule L, Part IV, instructions for applicable filing thresholds, conditions, and exceptions):			
a	A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? *If "Yes," complete Schedule L, Part IV*	28a		X
b	A family member of any individual described in line 28a? *If "Yes," complete Schedule L, Part IV*	28b		X
c	A 35% controlled entity of one or more individuals and/or organizations described in line 28a or 28b? *If "Yes," complete Schedule L, Part IV*	28c		X
29	Did the organization receive more than $25,000 in non-cash contributions? *If "Yes," complete Schedule M*	29		X
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? *If "Yes," complete Schedule M*	30		X
31	Did the organization liquidate, terminate, or dissolve and cease operations? *If "Yes," complete Schedule N, Part I*	31		X
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? *If "Yes," complete Schedule N, Part II*	32		X
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? *If "Yes," complete Schedule R, Part I*	33		X
34	Was the organization related to any tax-exempt or taxable entity? *If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1*	34		X
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a		X
b	If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? *If "Yes," complete Schedule R, Part V, line 2*	35b		
36	**Section 501(c)(3) organizations.** Did the organization make any transfers to an exempt non-charitable related organization? *If "Yes," complete Schedule R, Part V, line 2*	36		X
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? *If "Yes," complete Schedule R, Part VI*	37		X
38	Did the organization complete Schedule O and provide explanations on Schedule O for Part VI, lines 11b and 19? **Note:** All Form 990 filers are required to complete Schedule O.	38	X	

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V ☐

				Yes	No
1a	Enter the number reported in box 3 of Form 1096. Enter -0- if not applicable	1a	0		
b	Enter the number of Forms W-2G included on line 1a. Enter -0- if not applicable	1b	0		
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	1c			

Part V Statements Regarding Other IRS Filings and Tax Compliance *(continued)*

			Yes	No
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return 2a 4			
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?	2b	X	
	Note: If the sum of lines 1a and 2a is greater than 250, you may be required to *e-file*. See instructions.			
3a	Did the organization have unrelated business gross income of $1,000 or more during the year?	3a		X
b	If "Yes," has it filed a Form 990-T for this year? *If "No" to line 3b, provide an explanation on Schedule O*	3b		
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?	4a		X
b	If "Yes," enter the name of the foreign country ▶ See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).			
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?	5a		X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?	5b		X
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?	5c		
6a	Does the organization have annual gross receipts that are normally greater than $100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?	6a		X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	6b		
7	**Organizations that may receive deductible contributions under section 170(c).**			
a	Did the organization receive a payment in excess of $75 made partly as a contribution and partly for goods and services provided to the payor?	7a		X
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?	7b		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?	7c		X
d	If "Yes," indicate the number of Forms 8282 filed during the year 7d			
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	7e		X
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	7f		X
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?	7g		X
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?	7h		X
8	**Sponsoring organizations maintaining donor advised funds.** Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?	8		
9	**Sponsoring organizations maintaining donor advised funds.**			
a	Did the sponsoring organization make any taxable distributions under section 4966?	9a		
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?	9b		
10	**Section 501(c)(7) organizations.** Enter:			
a	Initiation fees and capital contributions included on Part VIII, line 12 10a			
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities 10b			
11	**Section 501(c)(12) organizations.** Enter:			
a	Gross income from members or shareholders 11a			
b	Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.) 11b			
12a	**Section 4947(a)(1) non-exempt charitable trusts.** Is the organization filing Form 990 in lieu of Form 1041?	12a		
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year 12b			
13	**Section 501(c)(29) qualified nonprofit health insurance issuers.**			
a	Is the organization licensed to issue qualified health plans in more than one state?	13a		
	Note: See the instructions for additional information the organization must report on Schedule O.			
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans 13b			
c	Enter the amount of reserves on hand 13c			
14a	Did the organization receive any payments for indoor tanning services during the tax year?	14a		X
b	If "Yes," has it filed a Form 720 to report these payments? *If "No," provide an explanation on Schedule O*	14b		
15	Is the organization subject to the section 4960 tax on payment(s) of more than $1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see instructions and file Form 4720, Schedule N.	15		X
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.	16		X
17	**Section 501(c)(21) organizations.** Did the trust, any disqualified person, or mine operator engage in activities that would result in the imposition of an excise tax under section 4951, 4952 or 4953? If "Yes," complete Form 6069.	17		

Part VI Governance, Management, and Disclosure *For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes on Schedule O. See instructions.*

Check if Schedule O contains a response or note to any line in this Part VI ☒

Section A. Governing Body and Management

				Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year	1a	12		
	If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain on Schedule O.				
b	Enter the number of voting members included on line 1a, above, who are independent	1b	12		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	2			X
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person?	3			X
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	4			X
5	Did the organization become aware during the year of a significant diversion of the organization's assets?	5			X
6	Did the organization have members or stockholders?	6		X	
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	7a			X
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	7b			X
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:				
a	The governing body?	8a		X	
b	Each committee with authority to act on behalf of the governing body?	8b		X	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? *If "Yes," provide the names and addresses on Schedule O*	9			X

Section B. Policies *(This Section B requests information about policies not required by the Internal Revenue Code.)*

			Yes	No
10a	Did the organization have local chapters, branches, or affiliates?	10a		X
b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	10b		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	11a	X	
b	Describe on Schedule O the process, if any, used by the organization to review this Form 990.			
12a	Did the organization have a written conflict of interest policy? *If "No," go to line 13*	12a	X	
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	X	
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? *If "Yes," describe on Schedule O how this was done*	12c	X	
13	Did the organization have a written whistleblower policy?	13	X	
14	Did the organization have a written document retention and destruction policy?	14	X	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?			
a	The organization's CEO, Executive Director, or top management official	15a	X	
b	Other officers or key employees of the organization	15b		X
	If "Yes" to line 15a or 15b, describe the process on Schedule O. See instructions.			
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a		X
b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	16b		

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed ▶ None

18 Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.

☐ Own website ☐ Another's website ☒ Upon request ☐ Other *(explain on Schedule O)*

19 Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.

20 State the name, address, and telephone number of the person who possesses the organization's books and records ▶

Delray Beach Community Land Trust 141 SW 12th Avenue Delray Beach FL 33444 561-243-7500

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII ☐

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (box 5 of Form W-2, Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than $100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than $100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than $10,000 of reportable compensation from the organization and any related organizations.

See the instructions for the order in which to list the persons above.

☐ Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/ 1099-MISC/ 1099-NEC)	(E) Reportable compensation from related organizations (W-2/ 1099-MISC/ 1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) Herman Stevens Jr	0.00									
President	0.00	X						0	0	0
(2) Shelia Townsend	0.00									
Vice President	0.00	X						0	0	0
(3) Thais Sullivan	0.00									
Treasurer	0.00	X						0	0	0
(4) Nicole Elinski	0.00									
Secretary	0.00	X						0	0	0
(5) Marie Anderson	0.00									
Board Member	0.00	X						0	0	0
(6) Gary Eliopoulos	0.00									
Board Member	0.00	X						0	0	0
(7) Vicki Hill	0.00									
Board Member	0.00	X						0	0	0
(8) Anthony Holliday, Jr.	0.00									
Board Member	0.00	X						0	0	0
(9) Dysonya Mitchell	0.00									
Board Member	0.00	X						0	0	0
(10) Columbus Rollins	0.00									
Board Member	0.00	X						0	0	0
(11) Anthony Guy	0.00									
Board Member	0.00	X						0	0	0

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees *(continued)*

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/ 1099-MISC/ 1099-NEC)	(E) Reportable compensation from related organizations (W-2/ 1099-MISC/ 1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(12) Elton McGowan Jr.	0.00									
Board Member	0.00	X						0	0	0
(13) Evelyn S Dobson	40.00									
Chief Exe Officer	0.00			X				142,653	0	0
1b Subtotal ▶								142,653		
c Total from continuation sheets to Part VII, Section A ▶										
d Total (add lines 1b and 1c) ▶								142,653		

2 Total number of individuals (including but not limited to those listed above) who received more than $100,000 of reportable compensation from the organization ▶1

		Yes	No
3	Did the organization list any **former** officer, director, trustee, key employee, or highest compensated employee on line 1a? *If "Yes," complete Schedule J for such individual*		X
4	For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than $150,000? *If "Yes," complete Schedule J for such individual*		X
5	Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? *If "Yes," complete Schedule J for such person*		X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than $100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation

2 Total number of independent contractors (including but not limited to those listed above) who received more than $100,000 of compensation from the organization ▶ 0

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII ☐

				(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514
Contributions, Gifts, Grants and Other Similar Amounts	1a Federated campaigns	1a					
	b Membership dues	1b	309				
	c Fundraising events	1c					
	d Related organizations	1d					
	e Government grants (contributions)	1e	192,815				
	f All other contributions, gifts, grants, and similar amounts not included above	1f	585,323				
	g Noncash contributions included in lines 1a-1f	1g	$ 24,000				
	h Total. Add lines 1a–1f			778,447			
Program Service Revenue		Business Code					
	2a Palm Manor-Rent	531110		263,475	263,475		
	b 2100 SW 12th-Rents	531110		137,434	137,434		
	c Developer Fees	531110		52,828	52,828		
	d Ground Lease Fees	531110		44,017	44,017		
	e 36 NW 13th Ave Duplex	531110		25,150	25,150		
	f All other program service revenue			112,913	112,913		
	g Total. Add lines 2a–2f			635,817			
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)			2,081	2,081		
	4 Income from investment of tax-exempt bond proceeds						
	5 Royalties						
			(i) Real / (ii) Personal				
	6a Gross rents	6a					
	b Less: rental expenses	6b					
	c Rental inc. or (loss)	6c					
	d Net rental income or (loss)						
			(i) Securities / (ii) Other				
	7a Gross amount from sales of assets other than inventory	7a					
	b Less: cost or other basis and sales exps.	7b					
	c Gain or (loss)	7c					
	d Net gain or (loss)						
	8a Gross income from fundraising events (not including $ ... of contributions reported on line 1c). See Part IV, line 18	8a					
	b Less: direct expenses	8b					
	c Net income or (loss) from fundraising events						
	9a Gross income from gaming activities. See Part IV, line 19	9a					
	b Less: direct expenses	9b					
	c Net income or (loss) from gaming activities						
	10a Gross sales of inventory, less returns and allowances	10a					
	b Less: cost of goods sold	10b					
	c Net income or (loss) from sales of inventory						
Miscellaneous Revenue		Business Code					
	11a						
	b						
	c						
	d All other revenue						
	e Total. Add lines 11a–11d						
	12 Total revenue. See instructions			1,416,345	637,898	0	0

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX ☐

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21				
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	142,653	128,388	14,265	
6 Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	137,305	123,574	13,731	
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits	119,673	107,706	11,967	
10 Payroll taxes	23,105	20,794	2,311	
11 Fees for services (nonemployees):				
a Management				
b Legal	19,438	17,494	1,944	
c Accounting	14,000	12,600	1,400	
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O.)				
12 Advertising and promotion	5,094	4,585	509	
13 Office expenses	40,326	36,879	3,447	
14 Information technology				
15 Royalties				
16 Occupancy	24,730	22,257	2,473	
17 Travel	6,322	5,690	632	
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest	5,918		5,918	
21 Payments to affiliates				
22 Depreciation, depletion, and amortization				
23 Insurance	31,116	28,004	3,112	
24 Other expenses. Itemize expenses not covered above (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a Program Services Expense	246,153	246,153		
b Repairs & Maintenance	33,913	30,522	3,391	
c Contingency Reserves	4,380	3,942	438	
d Other Taxes	3,569	3,212	357	
e All other expenses				
25 **Total functional expenses.** Add lines 1 through 24e	857,695	791,800	65,895	0
26 **Joint costs.** Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here ▶ ☐ if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X ☐

				(A) Beginning of year		(B) End of year
Assets	1	Cash—non-interest-bearing		1,316,774	1	1,423,065
	2	Savings and temporary cash investments		127,280	2	170,269
	3	Pledges and grants receivable, net			3	
	4	Accounts receivable, net		63,617	4	53,506
	5	Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons			5	
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)			6	
	7	Notes and loans receivable, net			7	
	8	Inventories for sale or use			8	
	9	Prepaid expenses and deferred charges		20,023	9	46,857
	10a	Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 5,975,332			
	b	Less: accumulated depreciation	10b	6,460,211	10c	5,975,332
	11	Investments—publicly traded securities			11	
	12	Investments—other securities. See Part IV, line 11			12	
	13	Investments—program-related. See Part IV, line 11			13	
	14	Intangible assets			14	
	15	Other assets. See Part IV, line 11			15	
	16	**Total assets.** Add lines 1 through 15 (must equal line 33)		7,987,905	16	7,669,029
Liabilities	17	Accounts payable and accrued expenses		78,194	17	56,210
	18	Grants payable			18	
	19	Deferred revenue			19	
	20	Tax-exempt bond liabilities			20	
	21	Escrow or custodial account liability. Complete Part IV of Schedule D		47,346	21	55,424
	22	Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons			22	
	23	Secured mortgages and notes payable to unrelated third parties			23	
	24	Unsecured notes and loans payable to unrelated third parties		470,383	24	326,066
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D		719,303	25	
	26	**Total liabilities.** Add lines 17 through 25		1,315,226	26	437,700
Net Assets or Fund Balances		**Organizations that follow FASB ASC 958, check here ☒ and complete lines 27, 28, 32, and 33.**				
	27	Net assets without donor restrictions		6,672,679	27	7,231,329
	28	Net assets with donor restrictions			28	
		Organizations that do not follow FASB ASC 958, check here ▶ ☐ and complete lines 29 through 33.				
	29	Capital stock or trust principal, or current funds			29	
	30	Paid-in or capital surplus, or land, building, or equipment fund			30	
	31	Retained earnings, endowment, accumulated income, or other funds			31	
	32	Total net assets or fund balances		6,672,679	32	7,231,329
	33	Total liabilities and net assets/fund balances		7,987,905	33	7,669,029

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI ☐

1	Total revenue (must equal Part VIII, column (A), line 12)	1	1,416,345
2	Total expenses (must equal Part IX, column (A), line 25)	2	857,695
3	Revenue less expenses. Subtract line 2 from line 1	3	558,650
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	6,672,679
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	7,231,329

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII ☐

			Yes	No
1	Accounting method used to prepare the Form 990: ☐ Cash ☒ Accrual ☐ Other_____ If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis	2a		X
b	Were the organization's financial statements audited by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis	2b	X	
c	If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.	2c	X	
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	3a		X
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits	3b		

SCHEDULE A (Form 990)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

▶ Attach to Form 990 or Form 990-EZ.

▶ Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047

2021

Open to Public Inspection

Name of the organization	Employer identification number
Delray Beach Community Land Trust, Inc.	20-4162352

Part I Reason for Public Charity Status. (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 12, check only one box.)

1 ☐ A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**

2 ☐ A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E (Form 990).)

3 ☐ A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**

4 ☐ A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state:

5 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II.)

6 ☐ A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**

7 ☐ An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II.)

8 ☐ A community trust described in **section 170(b)(1)(A)(vi).** (Complete Part II.)

9 ☐ An agricultural research organization described in **section 170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land-grant college of agriculture (see instructions). Enter the name, city, and state of the college or university:

10 ☒ An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions, subject to certain exceptions; and (2) no more than 331/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2).** (Complete Part III.)

11 ☐ An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**

12 ☐ An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2).** See **section 509(a)(3).** Check the box on lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.

a ☐ **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. **You must complete Part IV, Sections A and B.**

b ☐ **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). **You must complete Part IV, Sections A and C.**

c ☐ **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions). **You must complete Part IV, Sections A, D, and E.**

d ☐ **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions). **You must complete Part IV, Sections A and D, and Part V.**

e ☐ Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.

f Enter the number of supported organizations

g Provide the following information about the supported organization(s).

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1–10 above (see instructions))	(iv) Is the organization listed in your governing document? Yes	(iv) No	(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
(A)						
(B)						
(C)						
(D)						
(E)						
Total						

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi) (Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2017	(b) 2018	(c) 2019	(d) 2020	(e) 2021	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 **Total.** Add lines 1 through 3						
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 **Public support.** Subtract line 5 from line 4						

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2017	(b) 2018	(c) 2019	(d) 2020	(e) 2021	(f) Total
7 Amounts from line 4						
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
11 **Total support.** Add lines 7 through 10						

12 Gross receipts from related activities, etc. (see instructions) 12

13 **First 5 years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ▶ ☐

Section C. Computation of Public Support Percentage

14 Public support percentage for 2021 (line 6, column (f) divided by line 11, column (f)) 14 %

15 Public support percentage from 2020 Schedule A, Part II, line 14 15 %

16a **33 1/3% support test—2021.** If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐

b **33 1/3% support test—2020.** If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐

17a **10%-facts-and-circumstances test—2021.** If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and **stop here.** Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization ▶ ☐

b **10%-facts-and-circumstances test—2020.** If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and **stop here.** Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization ▶ ☐

18 **Private foundation.** If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions ▶ ☐

Part III Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2017	(b) 2018	(c) 2019	(d) 2020	(e) 2021	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	347,449	316,489	324,185	270,394	778,447	2,036,964
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose	556,378	645,685	699,366	712,441	637,898	3,251,768
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 **Total.** Add lines 1 through 5	903,827	962,174	1,023,551	982,835	1,416,345	5,288,732
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of $5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 **Public support.** (Subtract line 7c from line 6.)						5,288,732

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2017	(b) 2018	(c) 2019	(d) 2020	(e) 2021	(f) Total
9 Amounts from line 6	903,827	962,174	1,023,551	982,835	1,416,345	5,288,732
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included on line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
13 **Total support.** (Add lines 9, 10c, 11, and 12.)	903,827	962,174	1,023,551	982,835	1,416,345	5,288,732

14 **First 5 years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ▶ ☐

Section C. Computation of Public Support Percentage

15 Public support percentage for 2021 (line 8, column (f), divided by line 13, column (f))	15	100.00 %
16 Public support percentage from 2020 Schedule A, Part III, line 15	16	100.00 %

Section D. Computation of Investment Income Percentage

17 Investment income percentage for **2021** (line 10c, column (f), divided by line 13, column (f))	17	%
18 Investment income percentage from **2020** Schedule A, Part III, line 17	18	%

19a **33 1/3% support tests—2021.** If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☒

b **33 1/3% support tests—2020.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐

20 **Private foundation.** If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ▶ ☐

Part IV Supporting Organizations

(Complete only if you checked a box in line 12 on Part I. If you checked box 12a, Part I, complete Sections A and B. If you checked box 12b, Part I, complete Sections A and C. If you checked box 12c, Part I, complete Sections A, D, and E. If you checked box 12d, Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

			Yes	No
1	Are all of the organization's supported organizations listed by name in the organization's governing documents? *If "No," describe in* ***Part VI*** *how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.*	1		
2	Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? *If "Yes," explain in* ***Part VI*** *how the organization determined that the supported organization was described in section 509(a)(1) or (2).*	2		
3a	Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? *If "Yes," answer lines 3b and 3c below.*	3a		
b	Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? *If "Yes," describe in* ***Part VI*** *when and how the organization made the determination.*	3b		
c	Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? *If "Yes," explain in* ***Part VI*** *what controls the organization put in place to ensure such use.*	3c		
4a	Was any supported organization not organized in the United States ("foreign supported organization")? *If "Yes," and if you checked box 12a or 12b in Part I, answer lines 4b and 4c below.*	4a		
b	Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? *If "Yes," describe in* ***Part VI*** *how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.*	4b		
c	Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? *If "Yes," explain in* ***Part VI*** *what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.*	4c		
5a	Did the organization add, substitute, or remove any supported organizations during the tax year? *If "Yes," answer lines 5b and 5c below (if applicable). Also, provide detail in* ***Part VI,*** *including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).*	5a		
b	**Type I or Type II only.** Was any added or substituted supported organization part of a class already designated in the organization's organizing document?	5b		
c	**Substitutions only.** Was the substitution the result of an event beyond the organization's control?	5c		
6	Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? *If "Yes," provide detail in* ***Part VI.***	6		
7	Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (as defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? *If "Yes," complete Part I of Schedule L (Form 990).*	7		
8	Did the organization make a loan to a disqualified person (as defined in section 4958) not described on line 7? *If "Yes," complete Part I of Schedule L (Form 990).*	8		
9a	Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons, as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? *If "Yes," provide detail in* ***Part VI.***	9a		
b	Did one or more disqualified persons (as defined on line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? *If "Yes," provide detail in* ***Part VI.***	9b		
c	Did a disqualified person (as defined on line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? *If "Yes," provide detail in* ***Part VI.***	9c		
10a	Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? *If "Yes," answer line 10b below.*	10a		
b	Did the organization have any excess business holdings in the tax year? *(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)*	10b		

Part IV Supporting Organizations *(continued)*

			Yes	No
11	Has the organization accepted a gift or contribution from any of the following persons?			
a	A person who directly or indirectly controls, either alone or together with persons described on lines 11b and 11c below, the governing body of a supported organization?	11a		
b	A family member of a person described on line 11a above?	11b		
c	A 35% controlled entity of a person described on line 11a or 11b above? *If "Yes" to line 11a, 11b, or 11c, provide detail in* ***Part VI.***	11c		

Section B. Type I Supporting Organizations

			Yes	No
1	Did the governing body, members of the governing body, officers acting in their official capacity, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's officers, directors, or trustees at all times during the tax year? *If "No," describe in* ***Part VI*** *how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove officers, directors, or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.*	1		
2	Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? *If "Yes," explain in* ***Part VI*** *how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised, or controlled the supporting organization.*	2		

Section C. Type II Supporting Organizations

			Yes	No
1	Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? *If "No," describe in* ***Part VI*** *how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).*	1		

Section D. All Type III Supporting Organizations

			Yes	No
1	Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?	1		
2	Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? *If "No," explain in* ***Part VI*** *how the organization maintained a close and continuous working relationship with the supported organization(s).*	2		
3	By reason of the relationship described on line 2, above, did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? *If "Yes," describe in* ***Part VI*** *the role the organization's supported organizations played in this regard.*	3		

Section E. Type III Functionally Integrated Supporting Organizations

1 *Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (****see instructions****).*

a ☐ The organization satisfied the Activities Test. *Complete* ***line 2*** *below.*

b ☐ The organization is the parent of each of its supported organizations. *Complete* ***line 3*** *below.*

c ☐ The organization supported a governmental entity. *Describe in* ***Part VI*** *how you supported a governmental entity (see instructions).*

			Yes	No
2	Activities Test. ***Answer lines 2a and 2b below.***			
a	Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? *If "Yes," then in* ***Part VI identify those supported organizations and explain*** *how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.*	2a		
b	Did the activities described on line 2a, above, constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? *If "Yes," explain in* ***Part VI*** *the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.*	2b		
3	Parent of Supported Organizations. ***Answer lines 3a and 3b below.***			
a	Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? *If "Yes" or "No," provide details in* ***Part VI.***	3a		
b	Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations? *If "Yes," describe in* ***Part VI*** *the role played by the organization in this regard.*	3b		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

1 ☐ Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (*explain in Part VI*). See instructions. All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A – Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1 Net short-term capital gain	1		
2 Recoveries of prior-year distributions	2		
3 Other gross income (see instructions)	3		
4 Add lines 1 through 3.	4		
5 Depreciation and depletion	5		
6 Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6		
7 Other expenses (see instructions)	7		
8 **Adjusted Net Income** (subtract lines 5, 6, and 7 from line 4)	8		

Section B – Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1 Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):			
a Average monthly value of securities	1a		
b Average monthly cash balances	1b		
c Fair market value of other non-exempt-use assets	1c		
d **Total** (add lines 1a, 1b, and 1c)	1d		
e **Discount** claimed for blockage or other factors *(explain in detail in **Part VI**)*:			
2 Acquisition indebtedness applicable to non-exempt-use assets	2		
3 Subtract line 2 from line 1d.	3		
4 Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	4		
5 Net value of non-exempt-use assets (subtract line 4 from line 3)	5		
6 Multiply line 5 by 0.035.	6		
7 Recoveries of prior-year distributions	7		
8 **Minimum Asset Amount** (add line 7 to line 6)	8		

Section C – Distributable Amount		Current Year
1 Adjusted net income for prior year (from Section A, line 8, column A)	1	
2 Enter 0.85 of line 1.	2	
3 Minimum asset amount for prior year (from Section B, line 8, column A)	3	
4 Enter greater of line 2 or line 3.	4	
5 Income tax imposed in prior year	5	
6 **Distributable Amount.** Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	6	

7 ☐ Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations *(continued)*

Section D – Distributions		Current Year
1	Amounts paid to supported organizations to accomplish exempt purposes	
2	Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
3	Administrative expenses paid to accomplish exempt purposes of supported organizations	
4	Amounts paid to acquire exempt-use assets	
5	Qualified set-aside amounts (prior IRS approval required—*provide details in Part VI*)	
6	Other distributions (*describe in Part VI*). See instructions.	
7	**Total annual distributions.** Add lines 1 through 6.	
8	Distributions to attentive supported organizations to which the organization is responsive (*provide details in Part VI*). See instructions.	
9	Distributable amount for 2021 from Section C, line 6	
10	Line 8 amount divided by line 9 amount	

Section E – Distribution Allocations (see instructions)		(i) Excess Distributions	(ii) Underdistributions Pre-2021	(iii) Distributable Amount for 2021
1	Distributable amount for 2021 from Section C, line 6			
2	Underdistributions, if any, for years prior to 2021 (reasonable cause required–*explain in Part VI*). See instructions.			
3	Excess distributions carryover, if any, to 2021			
a	From 2016			
b	From 2017			
c	From 2018			
d	From 2019			
e	From 2020			
f	**Total** of lines 3a through 3e			
g	Applied to underdistributions of prior years			
h	Applied to 2021 distributable amount			
i	Carryover from 2016 not applied (see instructions)			
j	Remainder. Subtract lines 3g, 3h, and 3i from line 3f.			
4	Distributions for 2021 from Section D, line 7: $			
a	Applied to underdistributions of prior years			
b	Applied to 2021 distributable amount			
c	Remainder. Subtract lines 4a and 4b from line 4.			
5	Remaining underdistributions for years prior to 2021, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, *explain in Part VI*. See instructions.			
6	Remaining underdistributions for 2021 Subtract lines 3h and 4b from line 1. For result greater than zero, *explain in Part VI*. See instructions.			
7	**Excess distributions carryover to 2022.** Add lines 3j and 4c.			
8	Breakdown of line 7:			
a	Excess from 2017			
b	Excess from 2018			
c	Excess from 2019			
d	Excess from 2020			
e	Excess from 2021			

Part VI **Supplemental Information.** Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a, and 3b; Part V, line 1; Part V, Section B, line 1e; Part V, Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions.)

Schedule B (Form 990)

Department of the Treasury
Internal Revenue Service

Schedule of Contributors

▶ Attach to Form 990 or Form 990-PF.
▶ Go to *www.irs.gov/Form990* for the latest information.

OMB No. 1545-0047

2021

Name of the organization
Delray Beach Community Land Trust, Inc.

Employer identification number
20-4162352

Organization type (check one):

Filers of:	Section:
Form 990 or 990-EZ	☒ 501(c)(3) (enter number) organization
	☐ 4947(a)(1) nonexempt charitable trust **not** treated as a private foundation
	☐ 527 political organization
Form 990-PF	☐ 501(c)(3) exempt private foundation
	☐ 4947(a)(1) nonexempt charitable trust treated as a private foundation
	☐ 501(c)(3) taxable private foundation

Check if your organization is covered by the **General Rule** or a **Special Rule.**
Note: Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule. See instructions.

General Rule

☒ For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, contributions totaling $5,000 or more (in money or property) from any one contributor. Complete Parts I and II. See instructions for determining a contributor's total contributions.

Special Rules

☐ For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33 1/3% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions of the greater of **(1)** $5,000; or **(2)** 2% of the amount on (i) Form 990, Part VIII, line 1h; or (ii) Form 990-EZ, line 1. Complete Parts I and II.

☐ For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than $1,000 *exclusively* for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I (entering "N/A" in column (b) instead of the contributor name and address), II, and III.

☐ For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions *exclusively* for religious, charitable, etc., purposes, but no such contributions totaled more than $1,000. If this box is checked, enter here the total contributions that were received during the year for an *exclusively* religious, charitable, etc., purpose. Don't complete any of the parts unless the **General Rule** applies to this organization because it received *nonexclusively* religious, charitable, etc., contributions totaling $5,000 or more during the year ▶ $

Caution: An organization that isn't covered by the General Rule and/or the Special Rules doesn't file Schedule B (Form 990), but it **must** answer "No" on Part IV, line 2, of its Form 990; or check the box on line H of its Form 990-EZ or on its Form 990-PF, Part I, line 2, to certify that it doesn't meet the filing requirements of Schedule B (Form 990).

Name of organization: Delray Beach Community Land Trust,

Employer identification number: 20-4162352

Part I **Contributors** (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	Delray Beach CRA 20 N. Swinton Avenue Delray Beach FL 33444	$ 192,815	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
2	City of Delray Beach 100 NW 1st Avenue Delray Beach FL 33444	$ 24,000	Person [ ] Payroll [ ] Noncash [X] (Complete Part II for noncash contributions.)
3	Delray Beach CRA 20 N Swinton Avenue Delray Beach FL 33444	$ 507,600	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
		$	Person [ ] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
		$	Person [ ] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
		$	Person [ ] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)

Name of organization: Delray Beach Community Land Trust,

Employer identification number: 20-4162352

Part II **Noncash Property** (see instructions). Use duplicate copies of Part II if additional space is needed.

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
2	Office Space	$ 24,000	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		$	

SCHEDULE D (Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
▶ Attach to Form 990.
▶ Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047

2021

Open to Public Inspection

Name of the organization
Delray Beach Community Land Trust, Inc.

Employer identification number
20-4162352

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.

Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate value of contributions to (during year)		
3 Aggregate value of grants from (during year)		
4 Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☐ No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? ☐ Yes ☐ No

Part II Conservation Easements.

Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).

☐ Preservation of land for public use (for example, recreation or education)
☐ Protection of natural habitat
☐ Preservation of open space
☐ Preservation of a historically important land area
☐ Preservation of a certified historic structure

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

		Held at the End of the Tax Year
a Total number of conservation easements	2a	
b Total acreage restricted by conservation easements	2b	
c Number of conservation easements on a certified historic structure included in (a)	2c	
d Number of conservation easements included in (c) acquired after 7/25/06, and not on a historic structure listed in the National Register	2d	

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ▶

4 Number of states where property subject to conservation easement is located ▶

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? ☐ Yes ☐ No

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶ $

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? ☐ Yes ☐ No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide in Part XIII the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under FASB ASC 958, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:

(i) Revenue included on Form 990, Part VIII, line 1 ▶ $

(ii) Assets included in Form 990, Part X ▶ $

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under FASB ASC 958 relating to these items:

a Revenue included on Form 990, Part VIII, line 1 ▶ $

b Assets included in Form 990, Part X ▶ $

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets *(continued)*

3 Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply):

a ☐ Public exhibition
b ☐ Scholarly research
c ☐ Preservation for future generations
d ☐ Loan or exchange program
e ☐ Other

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? ☐ Yes ☐ No

Part IV Escrow and Custodial Arrangements.

Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? ☐ Yes ☒ No

b If "Yes," explain the arrangement in Part XIII and complete the following table:

		Amount
c Beginning balance	1c	
d Additions during the year	1d	
e Distributions during the year	1e	
f Ending balance	1f	

2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? ☐ Yes ☒ No

b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided on Part XIII ☐

Part V Endowment Funds.

Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:

a Board designated or quasi-endowment ▶ %
b Permanent endowment ▶ %
c Term endowment ▶ %

The percentages on lines 2a, 2b, and 2c should equal 100%.

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

		Yes	No
(i) Unrelated organizations	3a(i)		
(ii) Related organizations	3a(ii)		
b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R?	3b		

4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		5,975,332		5,975,332
b Buildings				
c Leasehold improvements				
d Equipment				
e Other				
Total. Add lines 1a through 1e. *(Column (d) must equal Form 990, Part X, column (B), line 10c.)* ▶				5,975,332

Part VII Investments – Other Securities.
Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. *(Column (b) must equal Form 990, Part X, col. (B) line 12.)* ▶		

Part VIII Investments – Program Related.
Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. *(Column (b) must equal Form 990, Part X, col. (B) line 13.)* ▶		

Part IX Other Assets.
Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. *(Column (b) must equal Form 990, Part X, col. (B) line 15.)* ▶	

Part X Other Liabilities.
Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. *(Column (b) must equal Form 990, Part X, col. (B) line 25.)* ▶	

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII ☐

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements			1	1,416,345
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:				
a	Net unrealized gains (losses) on investments	2a			
b	Donated services and use of facilities	2b			
c	Recoveries of prior year grants	2c			
d	Other (Describe in Part XIII.)	2d			
e	Add lines 2a through 2d			2e	
3	Subtract line 2e from line 1			3	1,416,345
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII.)	4b			
c	Add lines 4a and 4b			4c	
5	Total revenue. Add lines 3 and 4c. *(This must equal Form 990, Part I, line 12.)*			5	1,416,345

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements			1	857,695
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:				
a	Donated services and use of facilities	2a			
b	Prior year adjustments	2b			
c	Other losses	2c			
d	Other (Describe in Part XIII.)	2d			
e	Add lines 2a through 2d			2e	
3	Subtract line 2e from line 1			3	857,695
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII.)	4b			
c	Add lines 4a and 4b			4c	
5	Total expenses. Add lines 3 and 4c. *(This must equal Form 990, Part I, line 18.)*			5	857,695

Part XIII Supplemental Information.

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

Part XIII Supplemental Information *(continued)*

SCHEDULE O (Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.

▶ Attach to Form 990 or Form 990-EZ.

▶ Go to *www.irs.gov/Form990* for the latest information.

OMB No. 1545-0047

2021

Open to Public Inspection

Name of the organization: Delray Beach Community Land Trust, Inc.

Employer identification number: 20-4162352

Form 990, Part VI, Line 6 - Classes of Members or Stockholders

Homebuyers are required to be a member of the organization for a $1.00 annual fee.

Form 990, Part VI, Line 11b - Organization's Process to Review Form 990

The CEO reconciles to the financial records and reviews the form for filing prior to board officer signs.

Form 990, Part VI, Line 12c - Enforcement of Conflicts Policy

Staff monitors the policy and compliance requirement. In addition board members are required to recuse themselves from any matters on the agenda that could be considered a conflict of interest.

Form 990, Part VI, Line 15a - Compensation Process for Top Official

The Executive Committee Compared the salaries of The Chief Executive Officer (CEO) to other like entities in order to determine the reasonableness of the compensation

Form 990, Part VI, Line 19 - Governing Documents Disclosure Explanation

Governing documents are made available upon request

DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 3: PROPOSER'S FINANCIAL INFORMATION
3C: Financial Capacity

Funding Required for Development and Financial Capacity

The financial resources required to complete the development and construction of the three (3) CRA-owned vacant lots are outlined below. This effort is subject to requested funding assistance from the Delray Beach Community Redevelopment Agency (CRA) for eligible costs not to be incurred by the developer or homeowner:

- **Lot 1:** 708 SW 4th Street — $420,429.00
- **Lot 2:** 704 SW 4th Street — $420,298.00
- **Lot 3:** 630 SW 4th Street — $402,600.00

Total Development Cost: $1,243,327.00

DBCLT Financial Capacity

As supported by the attached bank statements, line of credit balances, and pending sale as of February 2026, DBCLT's current financial position is as follows:

- Current Funds — $1,044,765.00
- Available Line of Credit — $439,183.00
- Funds from Pending Sale (1012 NE 3rd Avenue) — $315,000.00

Total Current Financial Position: $1,798,948.00

DBCLT's strong financial position, combined with requested CRA assistance, ensures the organization's ability to successfully complete the proposed developments and deliver quality affordable housing within the CRA target area.

Statement Reconcile Report

Checking Account Key : 30000546436
Bank Name : City National Bank-Oper

Statement Balance

Date	Debit / Credit	Check No.	Description	Amount
			02/28/2026 Statement Balance	160,028.62
02/23/2026		014254	Aflac	(778.04)
02/23/2026		014257	G3Designs & Development Studio	(175.00)
02/23/2026		014258	Parks & Associates, Inc.	(3,524.90)
02/23/2026		014260	Statewide Insurance Agency	(741.00)
02/23/2026		014261	Theresa Gardner-Williams	(150.00)
02/26/2026		014265	Dexter Brown	(500.00)
02/26/2026		014266	Partners For Housing Palm Beac	(250.00)
02/26/2026		014267	Sarma	(191.15)
02/26/2026		014268	Tax Collector, Palm Beach	(1,497.91)
02/26/2026		014269	City of Delray Beach	(106.19)
02/27/2026		RECEIPTS	CR batch 993, Prop/Co. 1	1,080.00
			Adjusted Statement Balance	153,194.43

Check Book Balance

Date	Debit / Credit	Check No.	Description	Amount
			01/31/2026 Reconciled Balance	168,668.54
01/30/2026	Credit	DEBIT	HB Application fee from Rachel	155.00
02/02/2026	Credit	RECEIPTS	CR batch 914, Prop/Co. 1	8,645.00
02/02/2026	Credit	RECEIPTS	CR batch 925, Prop/Co. 1	885.00
02/02/2026	Credit	RECEIPTS	CR batch 927, Prop/Co. 1	4,043.00
02/02/2026	Credit	RECEIPTS	CR batch 928, Prop/Co. 1	2,085.00
02/03/2026	Credit	RECEIPTS	CR batch 916, Prop/Co. 1	4,309.00
02/04/2026	Credit	RECEIPTS	CR batch 918, Prop/Co. 1	4,995.00
02/05/2026	Credit	RECEIPTS	CR batch 920, Prop/Co. 1	11,982.00
02/06/2026	Credit	RECEIPTS	CR batch 906, Prop/Co. 1	9,435.00
02/06/2026	Credit	RECEIPTS	CR batch 908, Prop/Co. 1	3,905.00
02/06/2026	Credit	RECEIPTS	CR batch 910, Prop/Co. 1	2,410.00
02/06/2026	Credit	RECEIPTS	CR batch 911, Prop/Co. 1	4,150.00
02/06/2026	Credit	RECEIPTS	CR batch 921, Prop/Co. 1	1,455.00
02/09/2026	Credit	RECEIPTS	CR batch 922, Prop/Co. 1	45.00
02/09/2026	Credit	RECEIPTS	CR batch 924, Prop/Co. 1	220.00
02/10/2026	Credit	RECEIPTS	CR batch 944, Prop/Co. 1	165.00
02/13/2026	Credit	RECEIPTS	CR batch 946, Prop/Co. 1	1,340.00
02/17/2026	Credit	DEBIT	39#4 Renewal fee	80.00
02/17/2026	Credit	RECEIPTS	CR batch 931, Prop/Co. 1	631.93
02/17/2026	Credit	RECEIPTS	CR batch 933, Prop/Co. 1	100.00
02/17/2026	Credit	RECEIPTS	Cr Batch 934, Prop/Co 1	50.00
02/18/2026	Credit	DEBIT	Pitney Bowes Ref ck#10396571	286.38
02/18/2026	Credit	DEPOSIT	Renewal 39-2,39-8	225.00
02/18/2026	Credit	RECEIPTS	CR batch 936, Prop/Co. 1	40.00
02/19/2026	Credit	DEBIT	Rental Application fee for Ter	75.00
02/20/2026	Credit	RECEIPTS	CR batch 938, Prop/Co. 1	90.00
02/25/2026	Credit	014259	VOIDED CHECK - Vendor RICOH	236.67
02/25/2026	Credit	014262	VOIDED CHECK - Vendor AMEX	5,289.88
02/26/2026	Credit	DEBIT	Junie Andre Rental Application	230.00
02/26/2026	Credit	RECEIPTS	CR batch 951, Prop/Co. 1	1,195.00
02/26/2026	Credit	RECEIPTS	CR batch 952, Prop/Co. 1	330.00
02/27/2026	Credit	DEBIT	February Palm Manor Laundry Mo	293.50
02/28/2026	Credit	014122	VOIDED CHECK - Vendor RICOH	199.44
09/29/2025	Debit	014122	Ricoh USA, Inc.	(199.44)
12/17/2025	Debit	014204	Sarma	(420.53)

Checking Account Key : 30000546436
Bank Name : City National Bank-Oper

Date	Debit / Credit	Check No.	Description	Amount
01/15/2026	Debit	014232	Aflac	(778.04)
01/27/2026	Debit	014241	Aflac	(778.04)
01/27/2026	Debit	014243	FPL	(493.90)
01/27/2026	Debit	014244	G3Designs & Development Studio	(120.00)
01/27/2026	Debit	014245	Gulfstream Roofing	(2,425.00)
01/27/2026	Debit	014246	Home Depot Credit Service	(173.58)
01/27/2026	Debit	014247	Podder's Landscaping	(1,055.00)
01/27/2026	Debit	014248	City of Delray Beach	(7,967.11)
01/28/2026	Debit	014249	Dexter Brown	(500.00)
01/28/2026	Debit	014250	Wells Fargo Vendor	(462.27)
02/01/2026	Debit	CREDIT	UnitedHealth Ach 1692403	(4,016.72)
02/02/2026	Debit	014251	American Express	(562.42)
02/02/2026	Debit	014252	PNC Bank, National Assoc.	(1,047.77)
02/03/2026	Debit	CREDIT	Payment Hub Merchant Fees	(672.97)
02/05/2026	Debit	CASH	Unitedmedicare Med	(122.80)
02/06/2026	Debit	CREDIT	Payroll Allocations 2/6/2026	(7,919.46)
02/06/2026	Debit	CREDIT	Payroll Allocations 2/6/2026	(68.77)
02/06/2026	Debit	CREDIT	Payroll Allocations 2/6/2026	(2,859.61)
02/06/2026	Debit	CREDIT	Payroll Allocations 2/6/2026	(2,098.66)
02/06/2026	Debit	CREDIT	Payroll Allocations 2/6/2026	(240.47)
02/06/2026	Debit	CREDIT	Brown, Chk#6991800470	(600.00)
02/06/2026	Debit	CREDIT	Theo Maint, Chk#6991800471	(4,145.00)
02/10/2026	Debit		UniedHealth Supplement-Dobson	(314.13)
02/11/2026	Debit	CREDIT	Clover Fees/Mercahnt Acct	(16.42)
02/13/2026	Debit	014253	Newbold Construction Inc	(9,093.75)
02/15/2026	Debit	CASH	Positive Pay/Monthly Service F	(204.00)
02/20/2026	Debit	CREDIT	Ricoh ACH Pymt 9033507610	(236.67)
02/20/2026	Debit	CREDIT	Pitney Bowes ACH 3107674353	(28.86)
02/20/2026	Debit	CREDIT	Payroll Allocations 2/20/2026	(7,408.34)
02/20/2026	Debit	CREDIT	Payroll Allocations 2/20/2026	(72.10)
02/20/2026	Debit	CREDIT	Payroll Allocations 2/20/2026	(2,857.84)
02/20/2026	Debit	CREDIT	Payroll Allocations 2/20/2026	(2,098.66)
02/20/2026	Debit	CREDIT	Payroll Allocations 2/20/2026	(273.99)
02/20/2026	Debit	CREDIT	Payroll Allocations 2/20/2026	(248.47)
02/20/2026	Debit	CREDIT	Brown, Chk#6991800472	(825.00)
02/20/2026	Debit	CREDIT	Haliburton, Chk#6991800473	(300.00)
02/20/2026	Debit	CREDIT	Signature Pest, Chk#6991800474	(1,075.00)
02/20/2026	Debit	CREDIT	Sod, Chk#6991800475	(1,225.00)
02/23/2026	Debit	014255	AT&T	(473.49)
02/23/2026	Debit	014256	C.K.'S Lockshop	(191.00)
02/23/2026	Debit	014259	Ricoh USA, Inc.	(236.67)
02/25/2026	Debit	014262	American Express	(5,289.88)
02/25/2026	Debit	014263	Delray Beach Community	(760.00)
02/26/2026	Debit	014264	American Express	(5,259.89)
			Adjusted Reconciled Balance	160,028.62

Unreconciled Transactions

Date	Debit / Credit	Check No.	Description	Amount
02/23/2026		014254	Aflac	(778.04)
02/23/2026		014257	G3Designs & Development Studio	(175.00)
02/23/2026		014258	Parks & Associates, Inc.	(3,524.90)
02/23/2026		014260	Statewide Insurance Agency	(741.00)

Statement Reconcile Report

Checking Account Key : 30000546436
Bank Name : City National Bank-Oper

Unreconciled Transactions

Date	Debit / Credit	Check No.	Description	Amount
02/23/2026		014261	Theresa Gardner-Williams	(150.00)
02/26/2026		014265	Dexter Brown	(500.00)
02/26/2026		014266	Partners For Housing Palm Beac	(250.00)
02/26/2026		014267	Sarma	(191.15)
02/26/2026		014268	Tax Collector, Palm Beach	(1,497.91)
02/26/2026		014269	City of Delray Beach	(106.19)
02/27/2026		RECEIPTS	CR batch 993, Prop/Co. 1	1,080.00
			Adjusted Check Book Balance	153,194.43

In Balance

City National Bank

100 S.E. 2nd Street, 19th Floor
Miami, FL 33131-2151
833-448-6500
citynational.com

DELRAY BEACH COMMUNITY LAND TRUST INC
141 SW 12TH AVE
DELRAY BEACH FL 33444-1533

Client Services

Online
citynational.com

CityTel
1-800-762-CITY (2489)

Your Banking Center
Delray Beach
1120 South Federal Highway
Delray Beach, FL 33483

Telephone
561-243-3710
800-435-8839

Your Banking Center Hours

Lobby:	Monday - Thursday:	9:00am - 4:00pm
	Friday:	9:00am - 5:30pm
Drive Thru:	Monday - Thursday:	8:30am - 5:00pm
	Friday:	8:30am - 5:30pm

For additional locations and hours, please visit citynational.com/locations

NMLS412459 Member FDIC

EQUAL HOUSING LENDER

Business Essentials Checking

Account Summary

Account:	XXXXXXX6436	Beginning Balance:	$168,668.54
Last Statement:	January 30, 2026	Ending Balance:	$160,028.62
This Statement:	February 27, 2026	Average Ledger Balance:	$178,223.13
		Low Balance:	$160,028.62

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
01-31	**Beginning Balance**			**$168,668.54**
02-02	EPX ST 034287104 MERCH SETL 3130034287104	$155.00		$168,823.54
02-02	West Palm Beach HAP WPBHA 000000000000000	$885.00		$169,708.54
02-03	BOCARATONHOUSING HCV DELRAY BEACH CO	$2,085.00		$171,793.54
02-03	DBHA - SECTION 8 Section 8 651607	$4,043.00		$175,836.54
02-03	EPX ST 034287104 MERCH SETL 3130034287104	$8,645.00		$184,481.54
02-03	EPX FE 034287104 MERCH SETL 3130034287104		$672.97	$183,808.57
02-03	CHECK # 14250		$462.27	$183,346.30
02-03	CHECK # 14243		$493.90	$182,852.40
02-03	CHECK # 14248		$7,967.11	$174,885.29
02-04	EPX ST 034287104 MERCH SETL 3130034287104	$4,309.00		$179,194.29
02-04	CHECK # 14249		$500.00	$178,694.29

Institute of Contemporary Art, Miami | City National Bank

Have you visited The Institute of Contemporary Art (ICA), Miami?

Free admission to ICA is made possible by City National Bank.

Scan the code to claim your ticket.

Proud Partner Of The Institute of Contemporary Art, Miami

Experience bold exhibitions and innovative ideas—all made accessible by City National Bank of Florida's partnership with the Institute of Contemporary Art.



City National Bank

Outstanding checks, withdrawals and debits:

Number	Description	Amount
		$
Total ⇨	$	

Bank balance shown on this statement: _____

Add +

Deposits not credited on this statement (if any) _____

_____

_____

_____

Total _____

Subtract – outstanding items _____

Balance* _____

**This balance should agree with your checkbook balance after deducting service charge (if any) or adding interest (if any) shown on this statement.*

In Case of Errors or Questions About Your Electronic Funds Transfer on a Consumer Account:
Contact your local City National Bank of Florida banking center, or for lost check card call us at 1-800-762-2489 24-hours a day or write us (City National Bank of Florida, c/o E.F.T. Department, P.O. Box 025606, Miami, Florida 33102-5606) as soon as possible. If you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, we must hear from you **no later than 60 days after we sent you the FIRST statement** on which the error or problem appeared. (1) Tell us your name and account number, (2) describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need more information, and (3) tell us the dollar amount of the suspected error and the date the transaction occurred. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this and this is a consumer account, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation. If you are asked to submit your complaint or question in writing and signed by you, and it is not received within 10 business days, we may not credit your account the disputed amount.

Consumer Lines of Credit Finance/Interest Charge Calculation Information:
City National Bank of Florida calculates FINANCE/INTEREST CHARGES on your account by applying the periodic rate to the "daily balance" of your account for each day in the billing cycle. These daily finance charges are added together to determine the finance charge for the billing cycle. To get the "daily balance" we take the beginning balance of your account each day of the billing cycle, add any new advances, and subtract any payments made or credits issued and any unpaid interest or other finance charges.

In Case of Errors or Questions About Your Line of Credit Bill or Mortgage Loan Statement:
If you think your bill is wrong, or if you need more information about a transaction on your bill, write us at City National Bank of Florida, c/o Loan Services Department, P.O. Box 025606, Miami, Florida 33102-5606 or call (305) 577-7343 or call toll free 1-800-230-0332 as soon as possible. We must hear from you **no later than 60 days after we sent you the first bill or statement on which the error or problem appeared.** Telephoning us will not preserve your rights. In your letter, please provide: (1) your name and account number, (2) the dollar amount of the suspected error, and (3) describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about. You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount your question.

Mortgage Loan Servicing Errors or Request for Information:
Send a written request to City National Bank of Florida, c/o Loan Services Department, P.O. Box 025606, Miami, Florida 33102-5606. In your written request, please provide your name, loan account number, and the specific error you believe occurred or the loan information being requested.

Important - for Repurchase Agreements:
Investment products are not insured by the FDIC or by any federal government agency. They are not a deposit or other obligation of, or guaranteed by City National Bank of Florida or any of its affiliates. They are subject to investment risks, including possible loss of the principal amount invested.

Access your account(s) 24 hours a day via online banking, mobile apps and with CityTel by calling 800-762-CITY or 856-470-1000.

Business Essentials Checking (continued)

Daily Activity (continued)

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
02-05	EPX ST 034287104 MERCH SETL 3130034287104	$4,995.00		$183,689.29
02-05	PAYX-PIA-WC WC-PREMIUM 0000049622738		$68.77	$183,620.52
02-05	UnitedHCMedicare MedInsPymt 000001383347807		$122.80	$183,497.72
02-05	PAYCHEX EIB INVOICE X15474600000722		$240.47	$183,257.25
02-05	Unitedhealthcare Premium 081327941856		$314.13	$182,943.12
02-05	PAYCHEX PAYROLL 15470400000314X		$12,664.46	$170,278.66
02-05	CHECK # 14246		$173.58	$170,105.08
02-05	CHECK # 14232		$778.04	$169,327.04
02-06	OFFICE DEPOSIT	$2,410.00		$171,737.04
02-06	OFFICE DEPOSIT	$3,905.00		$175,642.04
02-06	OFFICE DEPOSIT	$4,150.00		$179,792.04
02-06	OFFICE DEPOSIT	$9,435.00		$189,227.04
02-06	EPX ST 034287104 MERCH SETL 3130034287104	$11,982.00		$201,209.04
02-06	PAYCHEX-HRS 401(K) 0000050492535		$2,098.66	$199,110.38
02-06	PAYCHEX TPS TAXES 15469000020595X		$2,859.61	$196,250.77
02-09	OFFICE DEPOSIT	$220.00		$196,470.77
02-09	EPX ST 034287104 MERCH SETL 3130034287104	$1,455.00		$197,925.77
02-09	CHECK # 14241		$778.04	$197,147.73
02-09	CHECK # 14252		$1,047.77	$196,099.96
02-09	CHECK # 14247		$1,055.00	$195,044.96
02-09	CHECK # 14245		$2,425.00	$192,619.96
02-10	EPX ST 034287104 MERCH SETL 3130034287104	$45.00		$192,664.96
02-10	CHECK # 14251		$562.42	$192,102.54
02-11	EPX ST 034287104 MERCH SETL 3130034287104	$165.00		$192,267.54
02-11	CLOVER FEES CLOVER FEE 2535005		$16.42	$192,251.12
02-11	UNITED HEALTHCAR EDI PAYMTS 510768953389		$4,016.72	$188,234.40
02-12	CHECK # 14244		$120.00	$188,114.40
02-17	OFFICE DEPOSIT	$50.00		$188,164.40
02-17	OFFICE DEPOSIT	$100.00		$188,264.40
02-17	OFFICE DEPOSIT	$631.93		$188,896.33
02-17	EPX ST 034287104 MERCH SETL 3130034287104	$1,340.00		$190,236.33
02-17	MONTHLY SERVICE FEE		$204.00	$190,032.33
02-18	OFFICE DEPOSIT	$40.00		$190,072.33
02-18	EPX ST 034287104 MERCH SETL 3130034287104	$80.00		$190,152.33
02-18	OFFICE DEPOSIT	$225.00		$190,377.33
02-18	OFFICE DEPOSIT	$286.38		$190,663.71
02-18	CHECK # 14253		$9,093.75	$181,569.96
02-19	OFFICE DEPOSIT	$75.00		$181,644.96
02-19	PAYX-PIA-WC WC-PREMIUM 0000049716185		$72.10	$181,572.86
02-19	PAYCHEX EIB INVOICE X15656700009411		$248.47	$181,324.39
02-19	PAYCHEX INC FLEXPERKS 0pKC2K8jqhEq3ED		$273.99	$181,050.40
02-19	PAYCHEX-RCX PAYROLL 15654900000616X		$10,833.34	$170,217.06
02-20	OFFICE DEPOSIT	$90.00		$170,307.06
02-20	PAYCHEX-HRS 401(K) 0000050620124		$2,098.66	$168,208.40
02-20	PAYCHEX TPS TAXES 15659100021349X		$2,857.84	$165,350.56
02-23	Pitney Bowes DIRECT DEB PBLeasing		$28.86	$165,321.70
02-23	Ricoh-USA EDI PYMNTS A399637		$236.67	$165,085.03

Business Essentials Checking (continued)

Daily Activity (continued)

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
02-24	ATT PAYMENT 817792003MYW9Z		$473.49	$164,611.54
02-26	OFFICE DEPOSIT	$1,195.00		$165,806.54
02-27	DEPOSIT	$293.50		$166,100.04
02-27	EPX ST 034287104 MERCH SETL 3130034287104	$560.00		$166,660.04
02-27	AMEX EPAYMENT ACH PMT W9712		$5,259.89	$161,400.15
02-27	CHECK # 14256		$191.00	$161,209.15
02-27	CHECK # 14204		$420.53	$160,788.62
02-27	CHECK # 14263		$760.00	$160,028.62
02-27	**Ending totals**	**$63,850.81**	**$72,490.73**	**$160,028.62**

Checks

Number	Date	Amount	Number	Date	Amount
14204	02-27	$420.53	14248	02-03	$7,967.11
14232*	02-05	$778.04	14249	02-04	$500.00
14241*	02-09	$778.04	14250	02-03	$462.27
14243*	02-03	$493.90	14251	02-10	$562.42
14244	02-12	$120.00	14252	02-09	$1,047.77
14245	02-09	$2,425.00	14253	02-18	$9,093.75
14246	02-05	$173.58	14256*	02-27	$191.00
14247	02-09	$1,055.00	14263*	02-27	$760.00

* Skip in Check Sequence

Amount: $2,410.00
Account #: 30000546436
Account Desc: DELRAY BEACH COMMUNITY LAND TRUST INC
Credit Date: 20260206
User: noels
Location: Delray Beach Community Land Trust Inc
Item Count: 25

Deposit Ticket

#0000 02/06/2026 $2,410.00

#0000 02/06/2026 $2,410.00

Amount: $3,905.00
Account #: 30000546436
Account Desc: DELRAY BEACH COMMUNITY LAND TRUST INC
Credit Date: 20260206
User: noels
Location: Delray Beach Community Land Trust Inc
Item Count: 10

Deposit Ticket

#0000 02/06/2026 $3,905.00

#0000 02/06/2026 $3,905.00

Amount: $4,150.00
Account #: 30000546436
Account Desc: DELRAY BEACH COMMUNITY LAND TRUST INC
Credit Date: 20260206
User: noels
Location: Delray Beach Community Land Trust Inc
Item Count: 9

Deposit Ticket

#0000 02/06/2026 $4,150.00

#0000 02/06/2026 $4,150.00

Amount: $9,435.00
Account #: 30000546436
Account Desc: DELRAY BEACH COMMUNITY LAND TRUST INC
Credit Date: 20260206
User: noels
Location: Delray Beach Community Land Trust Inc
Item Count: 24

Deposit Ticket

#0000 02/06/2026 $9,435.00

#0000 02/06/2026 $9,435.00

Amount: $220.00
Account #: 30000546436
Account Desc: DELRAY BEACH COMMUNITY LAND TRUST INC
Credit Date: 20260209
User: noels
Location: Delray Beach Community Land Trust Inc
Item Count: 6

Deposit Ticket

#0000 02/09/2026 $220.00

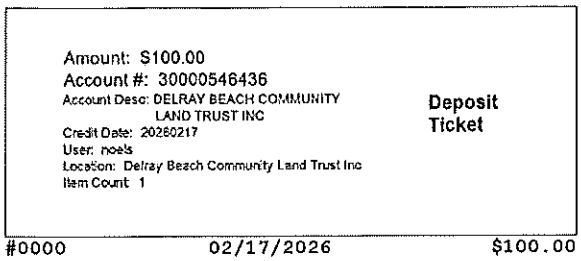
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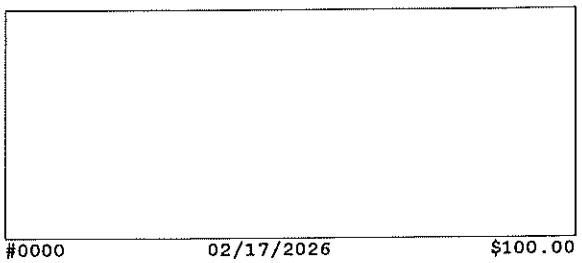
Amount: $50.00
Account #: 30000546436
Account Desc: DELRAY BEACH COMMUNITY LAND TRUST INC
Credit Date: 20260217
User: noels
Location: Delray Beach Community Land Trust Inc
Item Count: 2

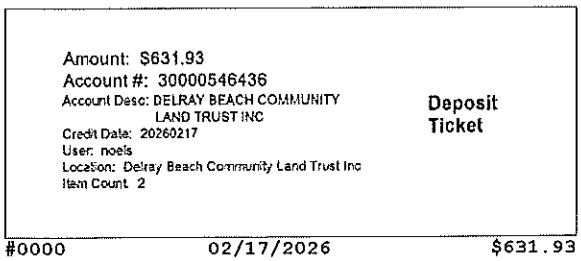
Deposit Ticket

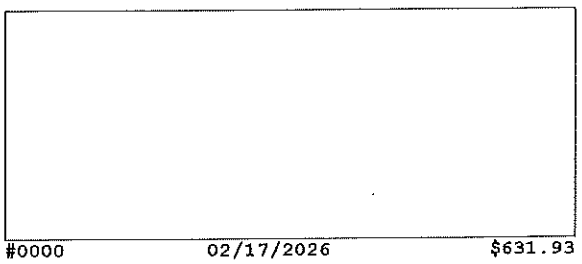
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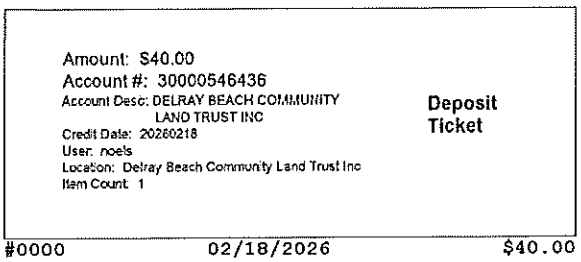
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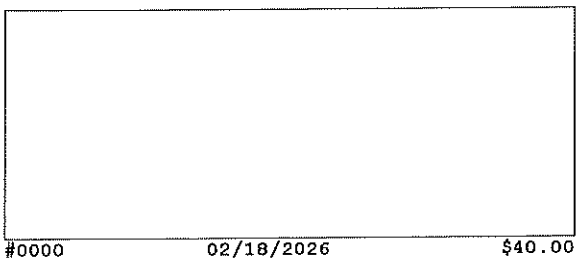

Amount: $100.00
Account #: 30000546436
Account Desc: DELRAY BEACH COMMUNITY LAND TRUST INC
Credit Date: 20260217
User: noels
Location: Delray Beach Community Land Trust Inc
Item Count: 1
Deposit Ticket
#0000 02/17/2026 $100.00

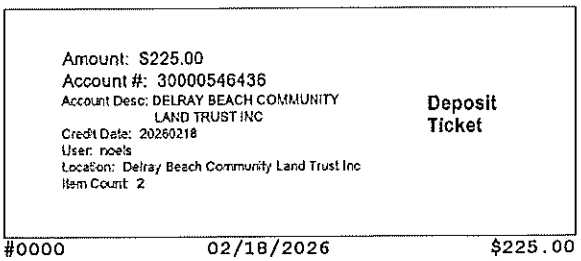

#0000 02/17/2026 $100.00

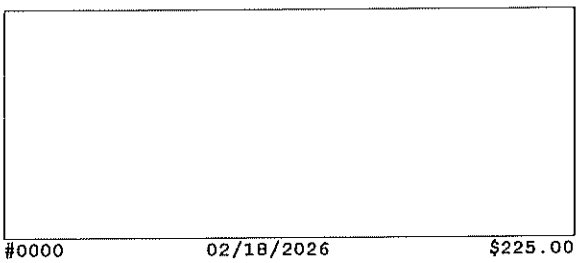

Amount: $631.93
Account #: 30000546436
Account Desc: DELRAY BEACH COMMUNITY LAND TRUST INC
Credit Date: 20260217
User: noels
Location: Delray Beach Community Land Trust Inc
Item Count: 2
Deposit Ticket
#0000 02/17/2026 $631.93

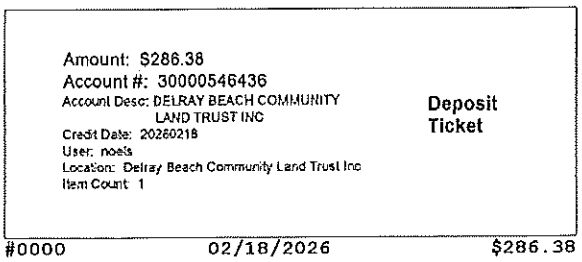

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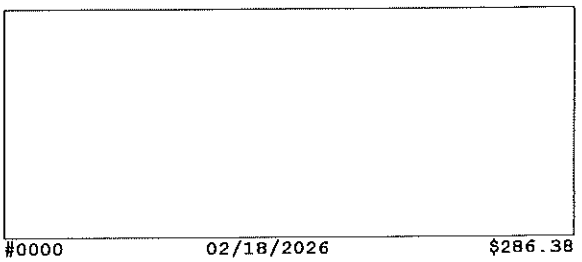

Amount: $40.00
Account #: 30000546436
Account Desc: DELRAY BEACH COMMUNITY LAND TRUST INC
Credit Date: 20260218
User: noels
Location: Delray Beach Community Land Trust Inc
Item Count: 1
Deposit Ticket
#0000 02/18/2026 $40.00

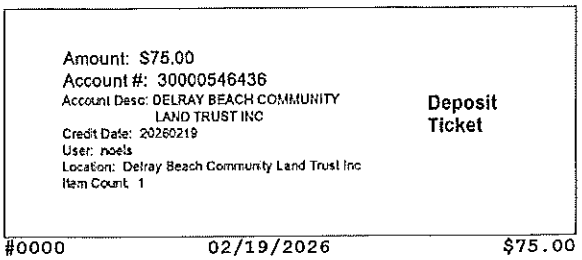

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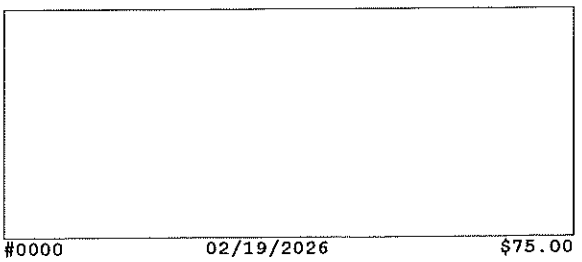

Amount: $225.00
Account #: 30000546436
Account Desc: DELRAY BEACH COMMUNITY LAND TRUST INC
Credit Date: 20260218
User: noels
Location: Delray Beach Community Land Trust Inc
Item Count: 2
Deposit Ticket
#0000 02/18/2026 $225.00

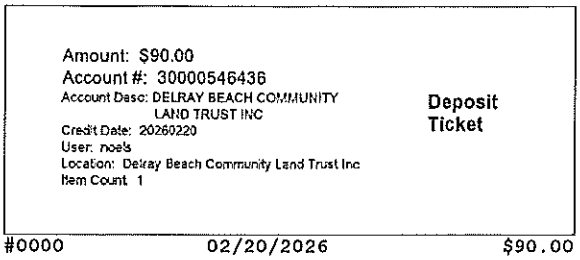

#0000 02/18/2026 $225.00


Amount: $286.38
Account #: 30000546436
Account Desc: DELRAY BEACH COMMUNITY LAND TRUST INC
Credit Date: 20260218
User: noels
Location: Delray Beach Community Land Trust Inc
Item Count: 1
Deposit Ticket
#0000 02/18/2026 $286.38

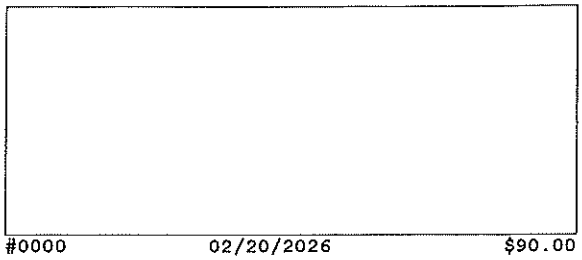

#0000 02/18/2026 $286.38


Amount: $75.00
Account #: 30000546436
Account Desc: DELRAY BEACH COMMUNITY LAND TRUST INC
Credit Date: 20260219
User: noels
Location: Delray Beach Community Land Trust Inc
Item Count: 1
Deposit Ticket
#0000 02/19/2026 $75.00


#0000 02/19/2026 $75.00

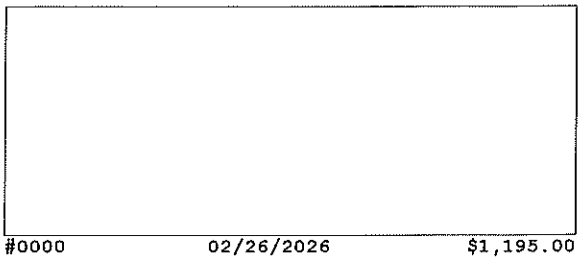

Amount: $90.00
Account #: 30000546436
Account Desc: DELRAY BEACH COMMUNITY LAND TRUST INC
Credit Date: 20260220
User: noel's
Location: Delray Beach Community Land Trust Inc
Item Count 1
Deposit Ticket

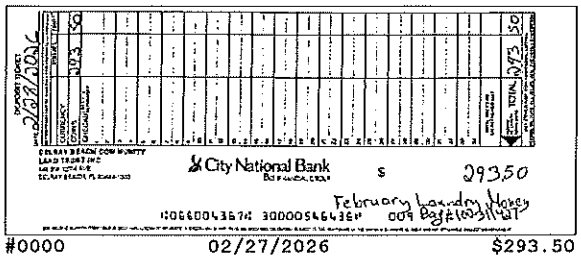
#0000 02/20/2026 $90.00


#0000 02/20/2026 $90.00

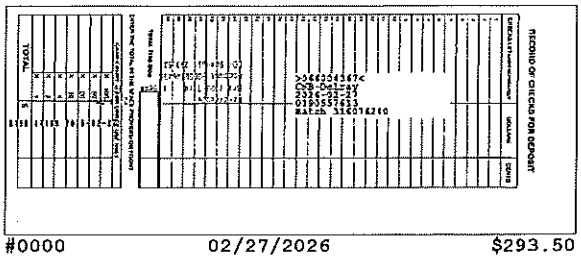

Amount: $1,195.00
Account #: 30000546436
Account Desc: DELRAY BEACH COMMUNITY LAND TRUST INC
Credit Date: 20260226
User: noel's
Location: Delray Beach Community Land Trust Inc
Item Count 3
Deposit Ticket

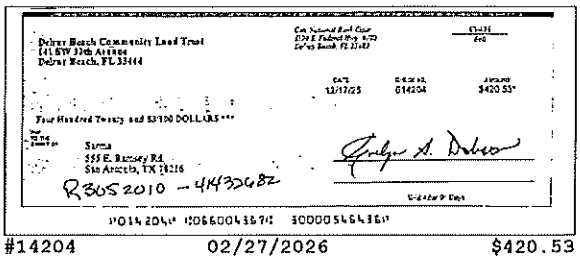
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#0000 02/26/2026 $1,195.00

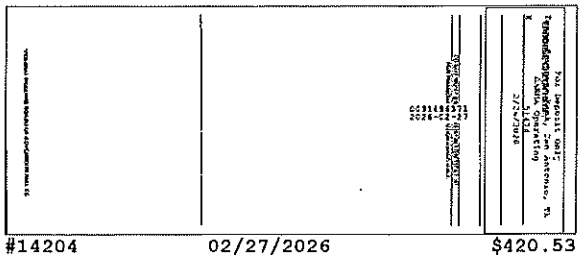

City National Bank
February Laundry Money

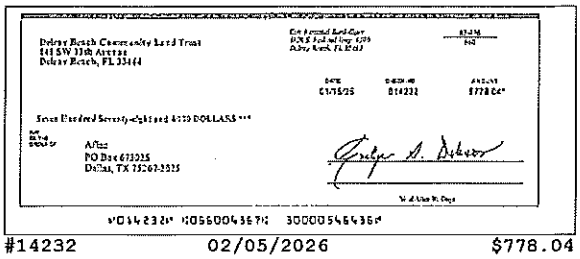
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#0000 02/27/2026 $293.50

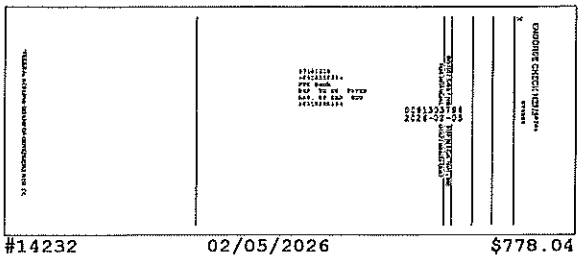

Delray Beach Community Land Trust
141 SW 10th Avenue
Delray Beach, FL 33444
Four Hundred Twenty and 53/100 DOLLARS ***
Suma
555 E. Ramsey Rd.
San Antonio, TX 78216
R3052010 - 4432682

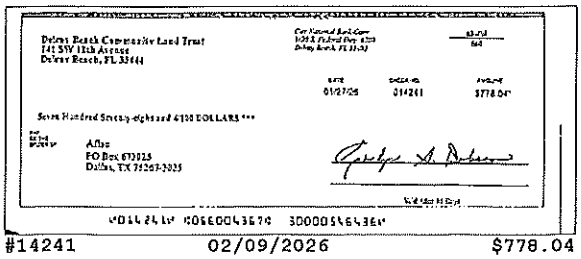
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#14204 02/27/2026 $420.53

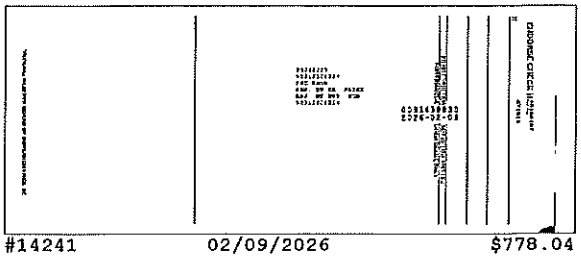

Delray Beach Community Land Trust
141 SW 10th Avenue
Delray Beach, FL 33444
Seven Hundred Seventy-eight and 4/100 DOLLARS ***
Atlas
PO Box 673025
Dallas, TX 75267-3025

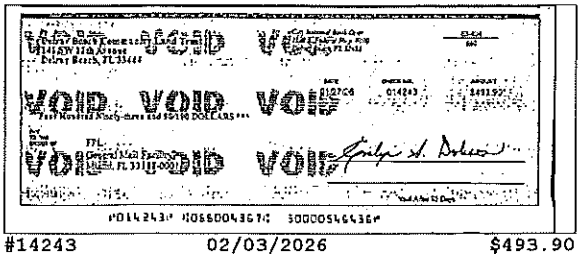
#14232 02/05/2026 $778.04


#14232 02/05/2026 $778.04

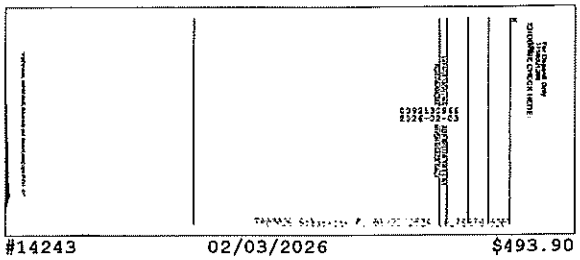

Delray Beach Community Land Trust
141 SW 10th Avenue
Delray Beach, FL 33444
Seven Hundred Seventy-eight and 4/100 DOLLARS ***
Atlas
PO Box 673025
Dallas, TX 75267-3025

#14241 02/09/2026 $778.04

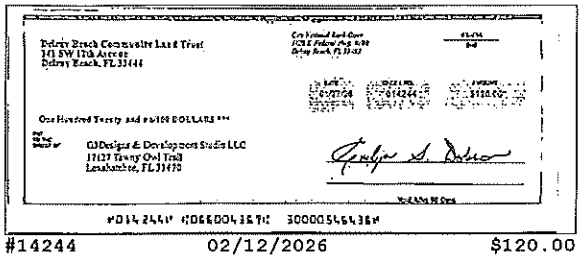

#14241 02/09/2026 $778.04



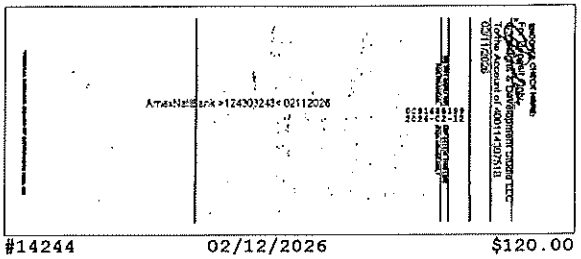
#14243 02/03/2026 $493.90



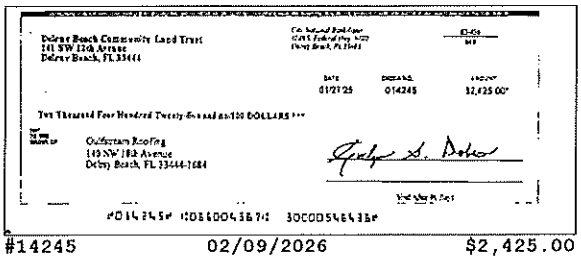
#14243 02/03/2026 $493.90



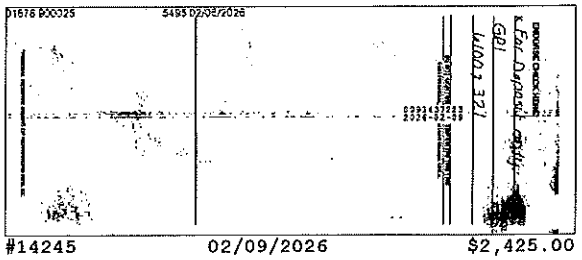
#14244 02/12/2026 $120.00



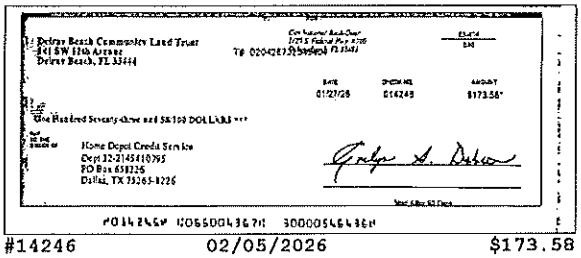
#14244 02/12/2026 $120.00



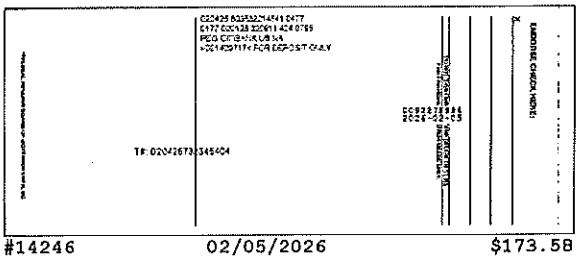
#14245 02/09/2026 $2,425.00



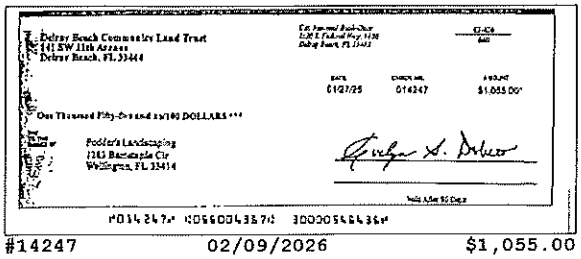
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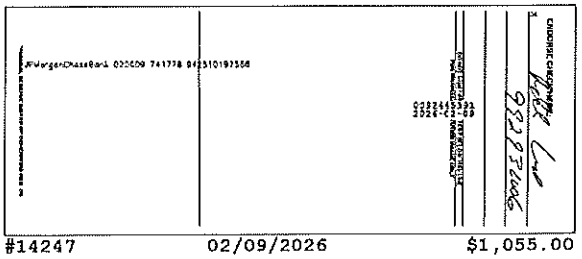
#14246 02/05/2026 $173.58



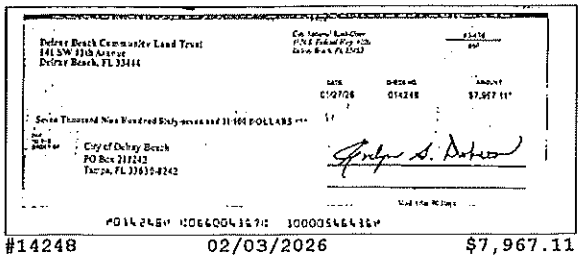
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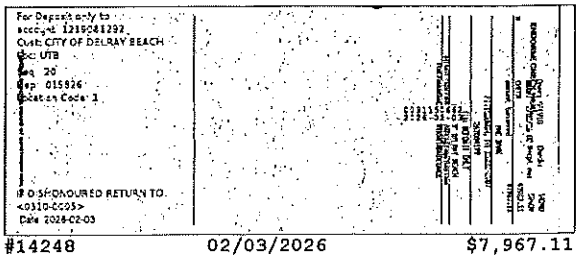
#14247 02/09/2026 $1,055.00



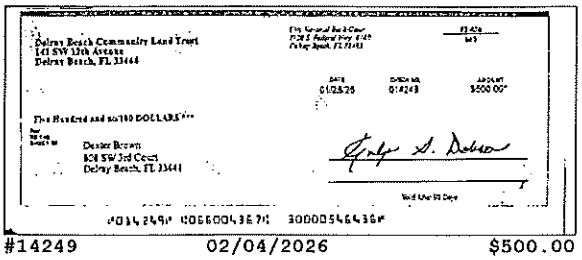
#14247 02/09/2026 $1,055.00



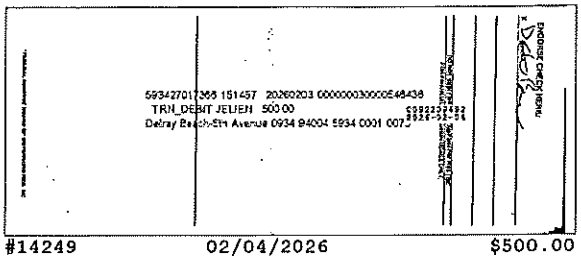
#14248 02/03/2026 $7,967.11



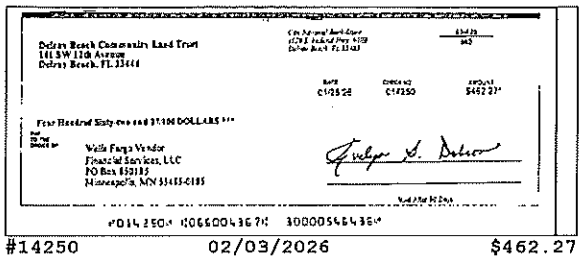
#14248 02/03/2026 $7,967.11



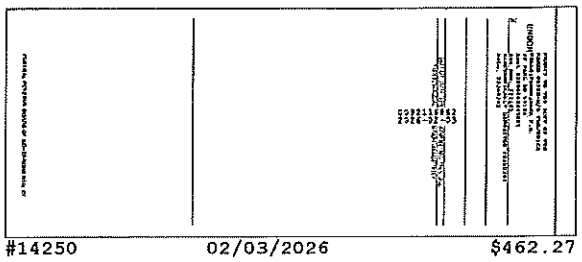
#14249 02/04/2026 $500.00



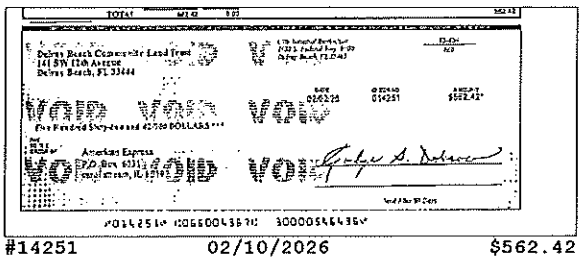
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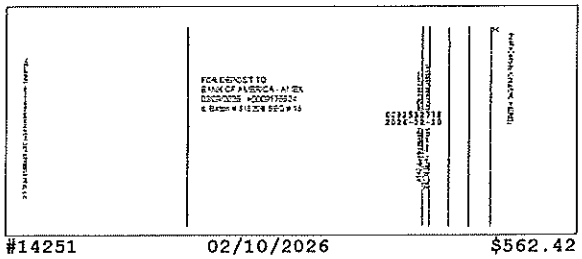
#14250 02/03/2026 $462.27



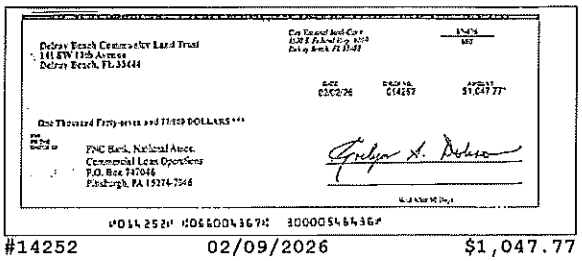
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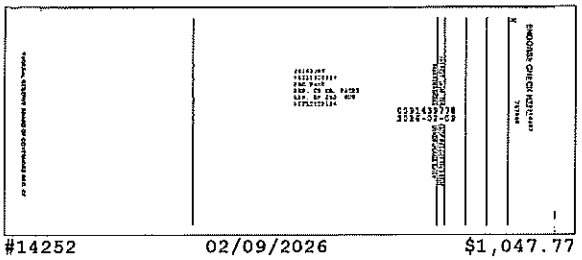
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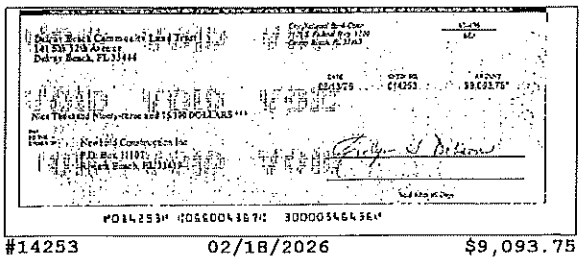
#14251 02/10/2026 $562.42



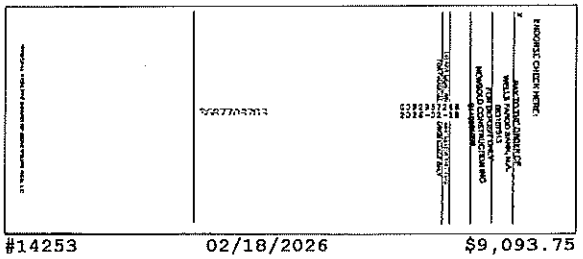
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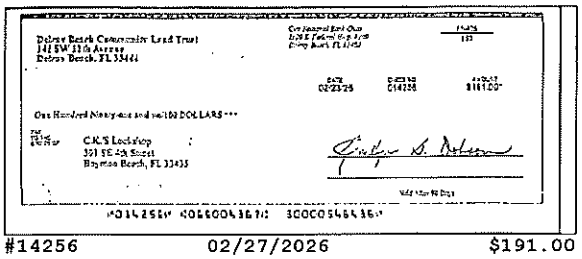
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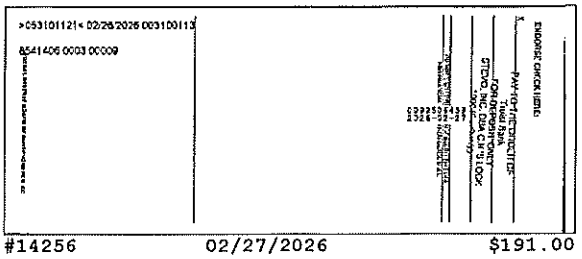
#14253 02/18/2026 $9,093.75



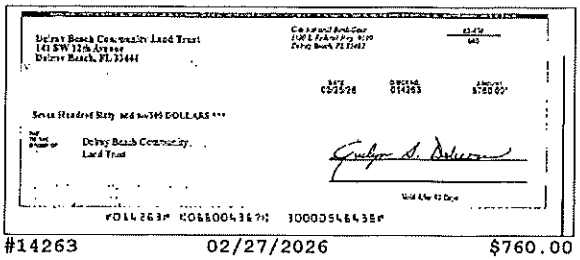
#14253 02/18/2026 $9,093.75



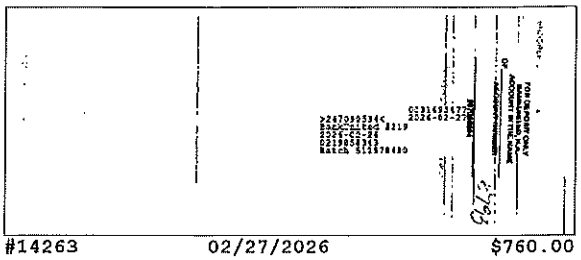
#14256 02/27/2026 $191.00



#14256 02/27/2026 $191.00



#14263 02/27/2026 $760.00



#14263 02/27/2026 $760.00

Statement Reconcile Report

Checking Account Key : 9853576769
Bank Name : BankUnited-Mkt

Statement Balance

Date	Debit / Credit	Check No.	Description	Amount
			02/28/2026 Statement Balance	39,551.28
			Adjusted Statement Balance	39,551.28

Check Book Balance

Date	Debit / Credit	Check No.	Description	Amount
			01/31/2026 Reconciled Balance	39,568.25
02/28/2026	Credit	DEBIT	Interest	3.03
02/13/2026	Debit	CREDIT	Audit Confirmation Fee	(20.00)
			Adjusted Reconciled Balance	39,551.28

Unreconciled Transactions

Date	Debit / Credit	Check No.	Description	Amount
			Adjusted Check Book Balance	39,551.28

In Balance

BankUnited

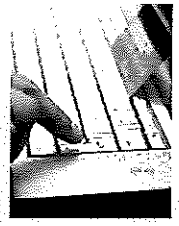
P.O. Box 521599 Miami, FL 33152-1599

Statement Date: February 28, 2026
Account Number: ********6769

Customer Service Information

Client Care:	877-779-BANK (2265)
Web Site:	www.bankunited.com
Bank Address:	BankUnited P.O. Box 521599 Miami, FL 33152-1599

>001868 5009544 0001 008229 10Z
DELRAY BEACH COMMUNITY LAND TRUST INC
141 SW 12TH AVE
DELRAY BEACH FL 33444



Customer Message Center

Please reference Statement Message section for important information regarding Funds Availability update, effective July 1, 2025.

IB BUSINESS CHECKING Account ********6769

Account Summary

Statement Balance as of 01/31/2026			$39,568.25
Plus	0	Deposits and Other Credits	$0.00
Less	1	Withdrawals, Checks, and Other Debits	$20.00
Less		Service Charge	$0.00
Plus		Interest Paid	$3.03
Statement Balance as of 02/28/2026			$39,551.28

Interest Summary

Beginning Interest Rate	0.10%
Interest Paid this Statement Period	$3.03
Interest Paid Year to Date	$6.39
Interest Paid Prior Year 2025	$35.71
Interest Withheld Prior Year 2025	$0.00

Activity By Date

Date	*Description*	*Withdrawals*	*Deposits*	*Balance*
02/13/2026	AUDIT CONFIRMATION FEE 02-12	$20.00		$39,548.25

BankUnited

P.O. Box 521599 Miami, FL 33152-1599

Statement Date: February 28, 2026
Account Number: ********6769

If your account does not balance please check the following carefully:
Have you entered the amount of each check in your checkbook register?
Are the amounts of your deposits and other additions entered in your checkbook register the same as those on this statement?
Have you checked all additions and subtractions in your checkbook register?
Have you carried the correct balance forward when starting a new page in your checkbook register?

IN CASE OF QUESTIONS OR ERRORS ABOUT YOUR STATEMENT:
PLEASE CALL (TOLL FREE) 1-877-779-BANK (2265) OR WRITE US AT:

BankUnited Operations / EFT Error
7815 NW 148th ST, Miami Lakes, FL 33016

For Consumer Customers Only

Please contact us if you think your statement is wrong or if you need additional information about a transaction. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name and account number.
2. Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need further information.
3. Tell us the dollar amount of the suspected error.

You may be required to put your request in writing. We will investigate your complaint and will correct any error promptly.

For Electronic Funds Transfers, if we take more than 10 business days to investigate and correct the error, (20 business days if you are a new customer for electronic funds transfers occurring during the first 30 days after the first deposit is made to your account), we will recredit your consumer account for the amount you think is in error (plus interest if your account earns interest), so that you will have the use of the money during the time it takes us to complete our investigation.

For Substitute Checks, if we take more than 10 business days to investigate and correct the error, we will recredit your consumer account for the amount of loss up to the lesser of $2,500.00 (plus interest if your account earns interest) or the amount of the substitute check. If your account is new (30 days from the date your account was established), has been subject to repeated overdrafts, or we believe the claim is fraudulent, we may delay the availability of recredited funds until we determine the claim is valid or until the 45th day after the claim was submitted.

EQUAL HOUSING LENDER

Member FDIC

Statement Reconcile Report

Checking Account Key : 000054298768
Bank Name : Valley National Bank

Statement Balance

Date	Debit / Credit	Check No.	Description	Amount
			02/28/2026 Statement Balance	250,377.02
			Adjusted Statement Balance	250,377.02

Check Book Balance

Date	Debit / Credit	Check No.	Description	Amount
			12/31/2025 Reconciled Balance	250,447.99
02/01/2026	Credit	DEBIT	1/2026 Interest	435.66
02/28/2026	Credit	DEBIT	1/2026 Interest	377.02
01/05/2026	Debit	CREDIT	Trsf to Sweep	(447.99)
02/02/2026	Debit	CREDIT	Sweep Trsf	(435.66)
			Adjusted Reconciled Balance	250,377.02

Unreconciled Transactions

Date	Debit / Credit	Check No.	Description	Amount
			Adjusted Check Book Balance	250,377.02

In Balance

Valley

P.O. Box 558
Wayne, NJ 07474-0558

RECEIVED MAR 11 2026

Last Statement: January 31, 2026
Statement Ending: February 28, 2026
Page: 1 of 2

3864 M0656DDA022826063159 03 000000000 143383 001

DELRAY BEACH COMMUNITY LAND TRUST INC
141 SW 12TH AVE
DELRAY BEACH FL 33444

Email: contactus@valley.com
Visit Us Online: www.valley.com
Mail To: 1720 Route 23, Wayne, NJ 07470

23864 0023864 0001-0002 143383

Account Statement

BUSINESS MONEY MARKET - XXXXXX8768

SUMMARY FOR THE PERIOD: 02/01/26 - 02/28/26

DELRAY BEACH COMMUNITY LAND TRUST INC

Beginning Balance		Deposits & Other Credits		Withdrawals & Other Debits		Ending Balance
$250,435.66	+	$377.02	-	$435.66	=	$250,377.02

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			$250,435.66
02/02	TRANSFER DEBIT TRANSFER TO INSURED CASH SWEEP XX XXXXXXXXXXXXX7680	-$435.66		$250,000.00
02/28	INTEREST CREDIT		$377.02	$250,377.02
Ending Balance				**$250,377.02**

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	$250,015.00	Annual % Yield Earned	1.98%
Year-to-Date Interest Paid	$812.68	Interest Paid	$377.02

OVERDRAFT FEES

	Total This Period:	Total Year-To-Date:
Total Overdraft Fees:	$0.00	$0.00
Total Return Fees	$0.00	$0.00

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Valley

P.O. Box 558
Wayne, NJ 07474-0558

Last Statement: December 31, 2025
Statement Ending: January 31, 2026
Page: 1 of 2

3769 M0656DDA013126064117 03 000000000 142157 001

DELRAY BEACH COMMUNITY LAND TRUST INC
141 SW 12TH AVE
DELRAY BEACH FL 33444

Email: contactus@valley.com
Visit Us Online: www.valley.com
Mail To: 1720 Route 23, Wayne, NJ 07470

Account Statement

BUSINESS MONEY MARKET - XXXXXX8768

SUMMARY FOR THE PERIOD: 01/01/26 - 01/31/26 *DELRAY BEACH COMMUNITY LAND TRUST INC*

Beginning Balance		Deposits & Other Credits		Withdrawals & Other Debits		Ending Balance
$250,447.99	+	$435.66	-	$447.99	=	$250,435.66

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			$250,447.99
01/02	TRANSFER DEBIT TRANSFER TO INSURED CASH SWEEP XX XXXXXXXXXXXXX7680	-$447.99		$250,000.00
01/31	INTEREST CREDIT		$435.66	$250,435.66
Ending Balance				**$250,435.66**

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	$250,014.00	Annual % Yield Earned	2.07%
Year-to-Date Interest Paid	$435.66	Interest Paid	$435.66

OVERDRAFT FEES

	Total This Period:	Total Year-To-Date:
Total Overdraft Fees:	$0.00	$0.00
Total Return Fees	$0.00	$0.00

© 2023 Valley National Bank. Member FDIC. Equal Opportunity Lender.
3769 0023769 0001-0002 M0656DDA013126064117 03 I 142157

Statement Reconcile Report

Checking Account Key : 000054298768-2
Bank Name : Valley-ICS Acct (Sweep)

Statement Balance

Date	Debit / Credit	Check No.	Description	Amount
			02/28/2026 Statement Balance	602,942.68
			Adjusted Statement Balance	602,942.68

Check Book Balance

Date	Debit / Credit	Check No.	Description	Amount
			01/31/2026 Reconciled Balance	601,586.89
02/02/2026	Credit	DEBIT	Sweep Trsf	435.66
02/27/2026	Credit	DEBIT	Interest	920.13
			Adjusted Reconciled Balance	602,942.68

Unreconciled Transactions

Date	Debit / Credit	Check No.	Description	Amount
			Adjusted Check Book Balance	602,942.68

In Balance

Valley National Bank
P O Box 558
Wayne, NJ 07474

RECEIVED MAR 17 2026

RETURN SERVICE REQUESTED

141442-02A 39225
Delray Beach Community Land Trust Inc
141 SW 12th Ave
Delray Beach, FL 33444

Contact Us
973-305-8800
cdars@valley.com

Account
Delray Beach Community Land Trust Inc

Date
02/28/2026

IntraFi Cash Service℠, or ICS®, Monthly Statement

The following information is a summary of activity in your account(s) for the month of February 2026 and the list of FDIC-insured institution(s) that hold your deposits as of the date indicated. These deposits have been placed by us, as your agent and custodian, in deposit accounts through IntraFi Cash Service. Funds in your deposit accounts at the FDIC-insured institutions at which your funds have been placed will be "deposits," as defined by federal law. Certain conditions must be satisfied for "pass-through" FDIC deposit insurance coverage to apply. To meet the conditions for pass-through FDIC deposit insurance, deposit accounts at FDIC-insured banks in IntraFi's network that hold deposits placed using an IntraFi service are titled, and deposit account records are maintained, in accordance with FDIC regulations for pass-through coverage.

Summary of Accounts

Account ID	Deposit Option	Interest Rate	Opening Balance	Ending Balance
*********768	Demand	1.90%	$601,586.89	$602,942.68
TOTAL			**$601,586.89**	**$602,942.68**

CONTAINS CONFIDENTIAL INFORMATION

IntraFi and ICS are registered service marks, and IntraFi Cash Service is a service mark, of IntraFi Network LLC.

Member FDIC

Statement Reconcile Report

Checking Account Key : 5935650787
Bank Name : FineMark National Bank & Trust

Statement Balance

Date	Debit / Credit	Check No.	Description	Amount
			02/28/2026 Statement Balance	54,100.71
			Adjusted Statement Balance	54,100.71

Check Book Balance

Date	Debit / Credit	Check No.	Description	Amount
			01/31/2026 Reconciled Balance	54,100.29
02/28/2026	Credit	DEBIT	Interest	0.42
			Adjusted Reconciled Balance	54,100.71

Unreconciled Transactions

Date	Debit / Credit	Check No.	Description	Amount
			Adjusted Check Book Balance	54,100.71

In Balance

FINEMARK
BANK & TRUST
A DIVISION OF COMMERCE BANK
8695 College Parkway Suite 100
Fort Myers, FL 33919-3359
Return Service Requested

Member FDIC

Telephone: (239) 461-5900
Fax: (239) 461-5902
www.finemarkbank.com

00000368-0000735-0001-0001-FIMR8005940301265142

DELRAY BEACH COMMUNITY LAND TRUST, INC
141 SW 12TH AVE
DELRAY BEACH FL 33444

Last statement: January 31, 2026
This statement: February 28, 2026
Total days in statement period: 28

XXXXXX0787
(0)

For personal assistance, call:
Andres Salcedo, 561-273-1558

Finemark Bank & Trust
661 University Blvd Ste 107
Jupiter, FL 33458

Business Interest-On-Demand

Account number	XXXXXX0787	Beginning balance	$54,100.29
Low balance	$54,100.29	Total additions	.42
Average balance	$54,100.29	Total subtractions	.00
Avg collected balance	$54,100	Ending balance	$54,100.71

CREDITS

Date	Description	Additions
02-28	' Interest Credit	0.42

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
01-31	54,100.29	02-28	54,100.71		

**** No activity this statement period ****

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	$0.00	$0.00
Total Returned Item Fees	$0.00	$0.00

Thank you for banking with Finemark Bank & Trust

Statement Reconcile Report

Checking Account Key : 12-0317-8575
Bank Name : PNC Bank

Statement Balance

Date	Debit / Credit	Check No.	Description	Amount
			02/28/2026 Statement Balance	108,640.51
			Adjusted Statement Balance	108,640.51

Check Book Balance

Date	Debit / Credit	Check No.	Description	Amount
			01/31/2026 Reconciled Balance	113,941.06
02/28/2026	Credit	DEBIT	Interest	2.58
02/13/2026	Debit	000887	Newbold Construction Inc	(5,303.13)
			Adjusted Reconciled Balance	108,640.51

Unreconciled Transactions

Date	Debit / Credit	Check No.	Description	Amount
			Adjusted Check Book Balance	108,640.51

In Balance

Premium Business Money Market

PNC Bank

PNC BANK
PO Box 609
Pittsburgh, PA 15230-9738

For the Period 01/31/2026 to 02/27/2026

Primary Account Number: XX-XXXX-8575
Page 1 of 2
Number of enclosures: 0

DELRAY BEACH COMMUNITY LAND TR
141 SW 12TH AVE
DELRAY BEACH FL 33444-1533

PNC Online Banking is an easy and convenient way to manage your cash flow 24 hours a day, 7 days a week. Enroll in Online Banking by visiting PNC.com/Enroll.

For customer service call 1-877-287-2654
PNC accepts Telecommunications Relay Service (TRS) calls.
Para servicio en espanol, 1-877-287-2654

Moving? Please contact your local branch

PO Box 609
Pittsburgh, PA 15230-9738
Visit us at PNC.com/smallbusiness

IMPORTANT ACCOUNT INFORMATION

Effective April 1, 2026, charges for Pay Receive Sync will change. The impact of these fee changes will depend on the mix of Pay Receive Sync services you use at PNC. Current service charges are listed on your monthly statement, if applicable. Depending on your account type, some fees may be billed one month in arrears.

The updated fees are as follows:

>Pay: Increasing from $20.00 to $25.00
>Receive: Increasing from $20.00 to $25.00
>Sync: Increasing from $10.00 to $15.00

We would be happy to review the changes that are applicable to your account and discuss other options that may address the evolving needs of your business. If you are interested in a review of your account or service fees, please contact your relationship manager.

DELRAY BEACH COMMUNITY LAND TR

Premium Business Money Market Summary

Account number: XX-XXXX-8575

Balance Summary

Beginning balance	Deposits and other additions	Checks and other deductions	Ending balance
113,941.06	2.58	5,303.13	108,640.51

Average ledger balance	Average collected balance
111,857.77	111,857.77

Interest Summary

Annual Percentage Yield Earned (APYE)	Number of days in interest period	Average collected balance for APYE	Interest paid this period	Interest paid year-to-date
0.03	28	111,857.77	2.58	5.39

Deposits and Other Additions

Description	Items	Amount
Other Additions	1	2.58
Total	1	2.58

Checks and Other Deductions

Description	Items	Amount
Checks	1	5,303.13
Total	1	5,303.13

Premium Business Money Market

For 24-hour account information, sign-on to pnc.com/mybusiness/

For the Period 01/31/2026 to 02/27/2026
DELRAY BEACH COMMUNITY LAND TR
Primary Account Number: XX-XXXX-8575

Daily Balance

Date	Ledger balance	Date	Ledger balance	Date	Ledger balance
01/31	113,941.06	02/17	108,637.93	02/27	108,640.51

Activity Detail

Deposits and Other Additions

Other Additions

Date posted	Amount	Transaction description	Reference number
02/27	2.58	Interest Payment	I-GEN126022700145647

Checks and Other Deductions

Checks and Substitute Checks

Date posted	Check number	Amount	Reference number
02/17	887 *	5,303.13	010006595

Detail of Services Used During Current Period

Note: The total charge for the following services will be posted to your account on 03/02/2026 and will appear on your next statement as a single line item entitled Service Charge Period Ending 02/27/2026.

Description	Volume	Amount	
Monthly Account Maintenance Fee		.00	Requirements Met
Checks Paid	1	.00	Included in Account
Total For Services Used This Period		.00	
Total Service Charge		.00	

THIS AMENDED AND RESTATED LINE OF CREDIT NOTE RENEWS, EXTENDS, INCREASES AND/OR MODIFIES THAT CERTAIN AMENDED AND RESTATED LINE OF CREDIT NOTE DATED OCTOBER 6, 2023 EVIDENCING AN ORIGINAL PRINCIPAL AMOUNT OF $500,000.00 OF WHICH $211,612.80 IS CURRENTLY OUTSTANDING AND FOR WHICH ALL REQUIRED DOCUMENTARY STAMP TAXES HAVE BEEN PAID. THIS AMENDED AND RESTATED LINE OF CREDIT NOTE INCREASES THE PRINCIPAL AMOUNT BY $150,000.00 AND ACCORDINGLY, FLORIDA DOCUMENTARY STAMP TAX IN THE AMOUNT OF $525.00 WILL BE PAID DIRECTLY TO THE FLORIDA DEPARTMENT OF REVENUE. CERTIFICATE OF REGISTRATION NO. 41-8000151814-3.

Amended and Restated Line of Credit Note

PNC

$650,000.00 November 20, 2025

FOR VALUE RECEIVED, DELRAY BEACH COMMUNITY LAND TRUST, INC. (the "**Borrower**"), with an address at 141 Southwest 12th Avenue, Delray Beach, FL 33444-1533, promises to pay to the order of **PNC BANK, NATIONAL ASSOCIATION** (the "**Bank**"), in lawful money of the United States of America in immediately available funds at its offices located at 222 Delaware Avenue, Wilmington, DE 19801, Attn: Business Banking, or at such other location as the Bank may designate from time to time, the principal sum of **$650,000.00** (the "**Facility**") or such lesser amount as may be advanced to or for the benefit of the Borrower hereunder, together with interest accruing on the outstanding principal balance from the date hereof, all as provided below.

1. **Line of Credit Advances.** This Note evidences a revolving line of credit. The Borrower may borrow, repay and reborrow hereunder and the Bank may advance and readvance under this Note from time to time (each an "advance" and together the "advances") until the Expiration Date, subject to the terms and conditions of this Note and the Loan Documents (as defined below). The "**Expiration Date**" shall mean June 5, 2026, or such later date as may be designated by the Bank by written notice from the Bank to the Borrower. The Borrower acknowledges and agrees that in no event will the Bank be under any obligation to extend or renew the Facility or this Note beyond the Expiration Date. In no event shall the aggregate unpaid principal amount of advances under this Note exceed the face amount of this Note.

2. **Interest Rate and Payments.** Amounts outstanding under this Note will bear interest at a rate per annum which is at all times equal to the Base Rate (as defined below) minus 100 basis points (1.00%). Accrued interest will be due and payable on the same day of each month, beginning with the payment due on December 2, 2025. The outstanding principal balance and any accrued but unpaid interest shall be due and payable on the Expiration Date.

3. **Certain Definitions.** If the following terms are used in this Note, such terms shall have the meanings set forth below:

"**Base Rate**" shall mean the Prime Rate, provided however, if such rate is less than zero, then such rate shall be deemed to be zero.

"**Business Day**" shall mean any day other than a Saturday or Sunday or a legal holiday on which commercial banks are authorized or required by law to be closed for business in the State of Delaware.

"**Default Rate**" shall mean the rate per annum (based on the actual number of days that principal is outstanding over a year of 360 days) equal to the lesser of (A) the sum of 5% plus the interest rate in effect from time to time under this Note and (B) the Maximum Rate.

"**Maximum Rate**" shall mean the maximum rate of interest allowed by applicable law.

"**Prime Rate**" shall mean the rate publicly announced by the Bank from time to time as its prime rate. The Prime Rate is determined from time to time by the Bank as a means of pricing some loans to its borrowers. The Prime Rate is not tied to any external rate of interest or index, and does not necessarily reflect the lowest rate of interest actually charged by the Bank to any particular class or category of customers.

4. **Advance Procedures.** If permitted by the Bank, a request for advance may be made by telephone or electronic mail, or delivered in accordance with the Bank's security procedures through any automated platform or electronic service provided by the Bank, with such confirmation or verification (if any) as the Bank may require in its discretion from time to time. A request for advance by any Borrower shall be binding upon Borrower, jointly and severally. The Borrower authorizes the Bank to accept telephonic, email, automated and electronic requests for advances, and the Bank shall be entitled to rely upon the authority of any person providing such instructions. The Borrower hereby indemnifies and holds the Bank harmless from and against any and all damages, losses, liabilities, costs and expenses (including reasonable attorneys' fees and expenses) which may arise or be created by the acceptance of such telephonic, email, automated and electronic requests or by the making of such advances. The Bank will enter on its books and records, which entry when made will be presumed correct, the date and amount of each advance, as well as the date and amount of each payment made by the Borrower.

5. **Interest Calculation; Maximum Rate.** Interest will be calculated based on the actual number of days that principal is outstanding over a year of 360 days. In no event will the effective rate of interest hereunder, inclusive of all fees, charges and other amounts that are treated as interest under applicable law, exceed the Maximum Rate. Regardless of any other provision of this Note or the other Loan Documents, if for any reason the effective interest rate should exceed the Maximum Rate, the effective interest rate shall be deemed reduced to, and shall be, the Maximum Rate, and (a) the amount which would be excessive interest shall be deemed applied to the reduction of the principal balance of this Note and not to the payment of interest, and (b) if the loan evidenced by this Note has been or is thereby paid in full, the excess shall be returned to the party paying same, such application to the principal balance of this Note or the refunding of such excess to be a complete settlement and acquittance thereof.

6. **Other Payment Terms.** If any payment under this Note shall become due on a day other than a Business Day, such payment shall be made on the next succeeding Business Day and such extension of time shall be included in computing interest in connection with such payment. The Borrower hereby authorizes the Bank to charge the Borrower's deposit account at the Bank for any payment when due under this Note or any other Loan Document. Payments received will be applied to charges, fees and expenses (including attorneys' fees), accrued interest and principal in any order the Bank may choose, in its sole discretion.

7. **Late Payments; Default Rate.** If the Borrower fails to make any payment of principal, interest or other amount coming due pursuant to the provisions of this Note within 15 calendar days of the date due and payable, the Borrower also shall pay to the Bank a late charge equal to the lesser of 5% of the amount of such payment or $100.00 (the "**Late Charge**"). Such 15-day period shall not be construed in any way to extend the due date of any such payment. Upon maturity, whether by acceleration, demand or otherwise, and at the Bank's option upon the occurrence of any Event of Default (as hereinafter defined) and during the continuance thereof, amounts

outstanding under this Note shall bear interest at the Default Rate. The Default Rate shall continue to apply whether or not judgment shall be entered on this Note. Both the Late Charge and the Default Rate are imposed as liquidated damages for the purpose of defraying the Bank's expenses incident to the handling of delinquent payments, but are in addition to, and not in lieu of, the Bank's exercise of any rights and remedies hereunder, under the other Loan Documents or under applicable law, and any fees and expenses of any agents or attorneys which the Bank may employ. In addition, the Default Rate reflects the increased credit risk to the Bank of carrying a loan that is in default. The Borrower agrees that the Late Charge and Default Rate are reasonable forecasts of just compensation for anticipated and actual harm incurred by the Bank, and that the actual harm incurred by the Bank cannot be estimated with certainty and without difficulty.

8. **Prepayment.** The indebtedness evidenced by this Note may be prepaid in whole or in part at any time without penalty.

9. **Increased Costs; Yield Protection.** On written demand, together with written evidence of the justification therefor, the Borrower agrees to pay the Bank all direct costs incurred, any losses suffered or payments made by the Bank as a result of any Change in Law (hereinafter defined), imposing any reserve, deposit, allocation of capital or similar requirement (including without limitation, Regulation D of the Board of Governors of the Federal Reserve System) on the Bank, its holding company or any of their respective assets relative to the Facility. "**Change in Law**" means the occurrence, after the date of this Note, of any of the following: (a) the adoption or taking effect of any law, rule, regulation or treaty, (b) any change in any law, rule, regulation or treaty or in the administration, interpretation, implementation or application thereof by any governmental authority or (c) the making or issuance of any request, rule, guideline or directive (whether or not having the force of law) by any governmental authority; provided that notwithstanding anything herein to the contrary, (i) the Dodd-Frank Wall Street Reform and Consumer Protection Act and all requests, rules, guidelines or directives thereunder or issued in connection therewith and (ii) all requests, rules, guidelines or directives promulgated by the Bank for International Settlements, the Basel Committee on Banking Supervision (or any successor or similar authority) or the United States or foreign regulatory authorities, in each case pursuant to Basel III, shall in each case be deemed to be a "Change in Law", regardless of the date enacted, adopted or issued.

10. **Other Loan Documents.** This Note is issued in connection with a letter agreement or loan agreement between the Borrower and the Bank, dated on or before the date hereof, and the other agreements and documents executed and/or delivered in connection therewith or referred to therein, the terms of which are incorporated herein by reference (as amended, modified or renewed from time to time, collectively the "**Loan Documents**"), and is secured by the property (if any) described in the Loan Documents and by any and all mortgages, security agreements, assignments, loan agreements, pledge agreements and other documents or instruments evidencing a security interest or other lien in favor of the Bank and delivered by the Borrower or by any third party with reference to indebtedness of the Borrower, whether such documents were previously or are hereafter executed, and whether given expressly as security for payment of this Note or generally as security for any and all indebtedness of the Borrower to the Bank. Such documents may be executed contemporaneously with the execution of this Note, or they may be executed and delivered at another time. Collateral securing other obligations of the Borrower to the Bank may also secure this Note.

11. **Events of Default.** The occurrence of any of the following events will be deemed to be an "**Event of Default**" under this Note: (a) the nonpayment of any principal, interest or other indebtedness under this Note when due; (b) the occurrence of any event of default or any default and the lapse of any notice or cure period, or any Obligor's failure to observe or perform any covenant or other agreement, under or contained in any Loan Document or any other document now or in the future evidencing or securing any debt, liability or obligation of any Obligor to the Bank; (c) the filing by or against any Obligor of any proceeding in bankruptcy, receivership, insolvency, reorganization, liquidation, conservatorship or similar proceeding (and, in the case of any such proceeding instituted against any Obligor, such proceeding is not dismissed or stayed within 30 days of the commencement thereof, provided that the Bank shall not be obligated to advance additional funds hereunder during such period); (d) any assignment by any Obligor for the benefit of creditors, or any levy, garnishment,

attachment or similar proceeding is instituted against any property of any Obligor held by or deposited with the Bank; (e) a default with respect to any other indebtedness of any Obligor for borrowed money, if the effect of such default is to cause or permit the acceleration of such debt; (f) the commencement of any foreclosure or forfeiture proceeding, execution or attachment against any collateral securing the obligations of any Obligor to the Bank; (g) the entry of a final judgment against any Obligor and the failure of such Obligor to discharge the judgment within 10 days of the entry thereof; (h) any change in any Obligor's business, assets, operations, financial condition or results of operations that has or could reasonably be expected to have any material adverse effect on any Obligor; (i) any Obligor ceases doing business as a going concern; (j) any representation or warranty made by any Obligor to the Bank in any Loan Document or any other documents now or in the future evidencing or securing the obligations of any Obligor to the Bank, is false, erroneous or misleading in any material respect (with any incorrect or untrue representation or warranty as to Financial Crimes Laws being deemed automatically material); (k) if this Note or any guarantee executed by any Obligor is secured, the failure of any Obligor to provide the Bank with additional collateral if in the Bank's opinion at any time or times, the market value of any of the collateral securing this Note or any guarantee has depreciated below that required pursuant to the Loan Documents or, if no specific value is so required, then in an amount deemed material by the Bank; (l) the revocation or attempted revocation, in whole or in part, of any guarantee by any Obligor; (m) the death, incarceration, indictment or legal incompetency of any individual Obligor or, if any Obligor is a partnership or limited liability company, the death, incarceration, indictment or legal incompetency of any individual general partner or member; or (n) failure of any Obligor to notify the Bank within 10 days of any change of an Obligor's address. As used herein, the term "**Obligor**" means any Borrower and any guarantor of, or any pledgor, mortgagor or other person or entity providing collateral support for, the Borrower's obligations to the Bank existing on the date of this Note or arising in the future.

Upon the occurrence of an Event of Default: (i) the Bank shall be under no further obligation to make advances hereunder; (ii) if an Event of Default specified in clause (c) or (d) above shall occur, the outstanding principal balance and accrued interest hereunder together with any additional amounts payable hereunder shall be immediately due and payable without demand or notice of any kind; (iii) if any other Event of Default shall occur, the outstanding principal balance and accrued interest hereunder together with any additional amounts payable hereunder, at the Bank's option and without demand or notice of any kind, may be accelerated and become immediately due and payable; (iv) at the Bank's option, this Note will bear interest at the Default Rate from the date of the occurrence of the Event of Default; and (v) the Bank may exercise from time to time any of the rights and remedies available under the Loan Documents or under applicable law. These rights and remedies shall include, without limitation, the right to apply by appropriate judicial proceedings for appointment of a receiver for the Borrower or all or part of any collateral or any assets of the Borrower.

12. **Right of Setoff.** In addition to all liens upon and rights of setoff against the Borrower's money, securities or other property given to the Bank by law, the Bank shall have, with respect to the Borrower's obligations to the Bank under this Note and to the extent permitted by law, a contractual possessory security interest in and a contractual right of setoff against, and the Borrower hereby grants the Bank a security interest in, and hereby assigns, conveys, delivers, pledges and transfers to the Bank, all of the Borrower's right, title and interest in and to, all of the Borrower's deposits, moneys, securities and other property now or hereafter in the possession of or on deposit with, or in transit to, the Bank or any other direct or indirect subsidiary of The PNC Financial Services Group, Inc., whether held in a general or special account or deposit, whether held jointly with someone else, or whether held for safekeeping or otherwise, excluding, however, all IRA, Keogh, and trust accounts. Every such security interest and right of setoff may be exercised without demand upon or notice to the Borrower. Every such right of setoff shall be deemed to have been exercised immediately upon the occurrence of an Event of Default hereunder without any action of the Bank, although the Bank may enter such setoff on its books and records at a later time.

13. **Anti-Money Laundering/International Trade Law Compliance.** The Borrower represents, warrants, and covenants to the Bank as of the date hereof and at all times until the Facility has been terminated, and all obligations under this Note have been indefeasibly paid in full, that:

(a) The Borrower and each of its subsidiaries and affiliates is in compliance with all applicable Financial Crimes Laws, including anti-money laundering, anti-bribery and corruption, sanctions, and international trade laws.

(b) None of the Borrower, its subsidiaries or affiliates or their respective directors, officers, or to the knowledge of the Borrower, employees or agents: (i) is a Sanctioned Person;(ii) is organized or resident in a Sanctioned Jurisdiction; (iii) derives revenue from or has assets located in a Sanctioned Jurisdiction or in the possession, custody, or control of a Sanctioned Person; or (iv) is engaging in or will engage in any transaction or activity that would violate applicable Financial Crimes Laws.

(c) The Borrower has implemented and will maintain in effect policies and procedures reasonably designed to ensure compliance with Financial Crimes Laws, including appropriate internal controls and oversight.

(d) The Borrower represents and warrants to the Bank that there is no Covered Property pledged as Collateral and that the Borrower shall: (a) in the event that any Collateral becomes Covered Property, promptly notify the Bank and provide to the Bank additional Collateral that is not Covered Property of at least equal value to the Collateral that became Covered Property, except to the extent prohibited by applicable law.

(e) Neither the Borrower nor, to the knowledge of the Borrower, any affiliate, director, officer, employee or agent of the Borrower or its subsidiaries: (i) is in receipt of any written notice or communication from any compliance authority alleging or referencing an actual or potential violation of Financial Crimes Laws; or, (ii) is the subject of any pending investigation or has received any formal request for information from any Official Body relating to an alleged violation of Financial Crimes Laws.

(f) The Borrower shall not and shall not permit any subsidiary or affiliate or the Borrower's directors or officers, or any employee, or to the knowledge of the Borrower through any third party, to: (i) become a Sanctioned Person; (ii) directly or indirectly provide, use, or make available the proceeds of any loan hereunder (w) to fund any transaction, activities or business of, with, or for the benefit of any Sanctioned Person, (x) to fund or facilitate any activities or business of or in any applicable Sanctioned Jurisdiction, (y) to act in any manner in violation of, or that could result in a violation by any Person of, any Financial Crimes Laws, or (z) for the purpose of offering, paying, promising to pay, or authorizing the payment or giving of money or anything else of value to any Person in violation of applicable anti-bribery or anti-corruption laws; (iii) in the execution, delivery or performance of this Note, or any activities, transactions, services, or any collateral or security interest contemplated by this Note, violate Sanctions; (iv) repay in whole or in part any advance hereunder with proceeds derived from investments in or transactions with any Sanctioned Jurisdiction or Sanctioned Person or otherwise in violation of Sanctions; or (v) do business in or with, or derive any of its income, directly or indirectly, from any Sanctioned Person or any Sanctioned Jurisdiction.

As used herein: "**Collateral**" means any collateral securing any debt, liabilities or other obligations of any Obligor to the Bank. "**Compliance Authority**" means (a) any Official Body of the United States (including the U.S. Department of the Treasury and its Office of Foreign Assets Control ("**OFAC**")) and the U.S. Department of State, the European Union, or the United Kingdom; (b) any Official Body of Canada; (c) the United Nations Security Council; and (d) any other Official Body with jurisdiction over the parties to this Note. "**Covered Property**" means any property: (a) required to be reported as blocked property under 31 C.F.R. § 501.603, as amended; (b) owned, directly or indirectly, by, or due to or from, a Sanctioned Person subject to blocking or comprehensive Sanctions; (c) in which a Sanctioned Person subject to blocking or comprehensive Sanctions otherwise holds any interest; (d) used in or located in a Sanctioned Jurisdiction; or (e) that otherwise could cause any actual or potential violation by the Bank of any applicable International Trade Law if the Bank was to obtain an encumbrance on, lien on, pledge, or security interest in such property, or provide services in consideration of such property. "**Financial Crimes Laws**" means all laws relating to: (a) anti-corruption, including the U.S. Foreign Corrupt Practices Act of 1977 and similar laws of other jurisdictions; (b) anti-money laundering,

including the Bank Secrecy Act, the USA Patriot Act, and related laws and regulations; (c) economic or financial sanctions, export controls, embargoes, or restrictions imposed, administered, or enforced by the U.S. Department of the Treasury's Office of Foreign Assets Control (OFAC), the U.S. Department of State, the U.S. Department of Commerce, the United Nations Security Council, the European Union, or any other relevant sanctions authority; and (d) international trade laws, including import or export licensing, trade embargoes, and customs regulations. Such laws include any amendments, supplements, or replacements thereto from time to time. "**Law**" means any law (including common law), constitution, statute, treaty, regulation, rule, ordinance, opinion, release, ruling, order, injunction, judgment, guidance, guideline, or other binding pronouncement of any Official Body, or of any arbitrator. "**Official Body**" means the government of the United States of America or of any other nation, or of any political subdivision of such a government, whether federal, state, provincial or local, and any agency, authority, instrumentality, regulatory body, court, central bank or other entity exercising executive, legislative, judicial, taxing, regulatory or administrative powers or functions of or pertaining to government (including any supra-national bodies such as the European Union or the European Central Bank). "**Person**" means any natural person, corporation, limited liability company, trust, joint venture, association, company, partnership, Official Body, or other entity. "**Sanctioned Jurisdiction**" means, at any time, any country, area, territory, or jurisdiction that is the subject or target of comprehensive sanctions. "**Sanctioned Person**" means any Person that is (a) located in, organized under the laws of, or ordinarily resident in a Sanctioned Jurisdiction; (b) identified on any sanctions-related list maintained by any Compliance Authority; or (c) owned 50% or more, in the aggregate, directly or indirectly by, controlled by, or acting for, on behalf of, or at the direction of, one or more Persons described in clauses (a) or (b) above. "**Sanctions**" means Laws relating to economic or financial sanctions, sectoral sanctions, or secondary sanctions, administered, or enforced from time to time by any Compliance Authority.

14. **Indemnity.** The Borrower agrees to indemnify each of the Bank, each legal entity, if any, who controls, is controlled by or is under common control with the Bank, and each of their respective directors, officers and employees (the "**Indemnified Parties**"), and to defend and hold each Indemnified Party harmless from and against any and all claims, damages, losses, liabilities and expenses (including all fees and charges of internal or external counsel with whom any Indemnified Party may consult and all expenses of litigation and preparation therefor) (each, a "**Claim**") which any Indemnified Party may incur or which may be asserted against any Indemnified Party by any person, entity or governmental authority (including any person or entity claiming derivatively on behalf of the Borrower), in connection with or arising out of or relating to the matters referred to in this Note or in the other Loan Documents or the use of any advance hereunder, whether (a) arising from or incurred in connection with any breach of a representation, warranty or covenant by the Borrower, or (b) arising out of or resulting from any suit, action, claim, proceeding or governmental investigation, pending or threatened, whether based on statute, regulation or order, or tort, or contract or otherwise, before any court or governmental authority; provided, however, that the foregoing indemnity agreement shall not apply to any Claim that is determined by a court of competent jurisdiction in a final, non-appealable judgment to have been solely attributable to an Indemnified Party's gross negligence or willful misconduct. The indemnity agreement contained in this section shall survive the termination of this Note, payment of any amounts hereunder and the assignment of any rights hereunder. The Borrower may participate at its expense in the defense of any such action or claim.

15. **Miscellaneous.** All notices, demands, requests, consents, approvals and other communications required or permitted hereunder ("**Notices**") must be in writing (except as may be agreed otherwise above with respect to borrowing requests or as otherwise provided in this Note). Notices may be given in any manner to which the parties may agree. Without limiting the foregoing, first-class mail, postage prepaid, facsimile transmission and commercial courier service are hereby agreed to as acceptable methods for giving Notices. In addition, the parties agree that Notices may be sent electronically to any electronic address provided by a party from time to time or through an automated platform that the Bank provides to the Borrower. Notices may be sent to a party's address as set forth above or to such other address as any party may give to the other for such purpose in accordance with this section. Notices will be effective upon receipt. For purposes hereof, "receipt" shall mean: (a) for notices sent by U.S. mail, the third business day after the date such notice was sent; (b) for notices delivered by hand or sent by overnight courier service, the date delivered; (c) for notices sent by facsimile or electronic communication, the

date when sent; and (d) for notices sent by any other method, the date received. No delay or omission on the Bank's part to exercise any right or power arising hereunder will impair any such right or power or be considered a waiver of any such right or power, nor will the Bank's action or inaction impair any such right or power. The Bank's rights and remedies hereunder are cumulative and not exclusive of any other rights or remedies which the Bank may have under other agreements, at law or in equity. Except as otherwise set forth in this Note, no modification, amendment or waiver of, or consent to any departure by the Borrower from, any provision of this Note will be effective unless made in a writing signed by the Bank, and then such waiver or consent shall be effective only in the specific instance and for the purpose for which given. Notwithstanding the foregoing, the Bank may modify this Note for the purposes of completing missing content or correcting erroneous content, without the need for a written amendment, provided that the Bank shall send a copy of any such modification to the Borrower (which notice may be given by electronic mail). The Borrower agrees to pay on demand, to the extent permitted by law, all costs and expenses incurred by the Bank in the enforcement of its rights in this Note and in any security therefor, including without limitation reasonable fees and expenses of the Bank's counsel. If any provision of this Note is found to be invalid, illegal or unenforceable in any respect by a court, all the other provisions of this Note will remain in full force and effect. The Borrower and all other makers and indorsers of this Note hereby forever waive presentment, protest, notice of dishonor, notice of non-payment, notice of intent to accelerate and notice of acceleration, and any other notice of any kind. The Borrower also waives all defenses based on suretyship or impairment of collateral. If this Note is executed by more than one Borrower, the obligations of such persons or entities hereunder will be joint and several. This Note shall bind the Borrower and its heirs, executors, administrators, successors and assigns, and the benefits hereof shall inure to the benefit of the Bank and its successors and assigns; provided, however, that the Borrower may not assign this Note in whole or in part without the Bank's written consent and the Bank at any time may assign this Note in whole or in part.

16. **Amendment and Restatement.** This Note amends and restates, and is in substitution for, that certain Amended and Restated Line of Credit Note in the original principal amount of $500,000.00 payable to the order of the Bank and dated October 6, 2023 (the "**Existing Note**"). However, without duplication, this Note shall in no way extinguish, cancel or satisfy Borrower's unconditional obligation to repay all indebtedness evidenced by the Existing Note or constitute a novation of the Existing Note. Nothing herein is intended to extinguish, cancel or impair the lien priority or effect of any security agreement, pledge agreement or mortgage with respect to any Obligor's obligations hereunder and under any other document relating hereto. Notwithstanding anything to the contrary herein, if any amount outstanding as of the date hereof under the Existing Note bears interest based on a rate that is reset at the end of a specified interest period, and such interest period commenced prior to the date hereof, such amount shall continue to bear interest based on such rate, and the terms of the Existing Note applicable to amounts bearing interest based on such rate shall continue to apply to such amount, until the end of the then-current interest period, after which the interest rate (and related provisions) as stated in this Note shall apply.

17. **Governing Law and Venue.** This Note has been delivered to and accepted by the Bank and will be deemed to be made in the State of Delaware. **THIS NOTE WILL BE INTERPRETED AND THE RIGHTS AND LIABILITIES OF THE BANK AND THE BORROWER DETERMINED IN ACCORDANCE WITH (A) FEDERAL LAWS AND REGULATIONS AND (B) TO THE EXTENT NOT PREEMPTED BY FEDERAL LAWS OR REGULATIONS, THE LAWS OF THE STATE OF DELAWARE, EXCLUDING ITS CONFLICT OF LAWS RULES, INCLUDING WITHOUT LIMITATION THE ELECTRONIC TRANSACTIONS ACT (OR EQUIVALENT) IN EFFECT IN THE STATE OF DELAWARE (OR, TO THE EXTENT CONTROLLING, THE LAWS OF THE UNITED STATES OF AMERICA, INCLUDING WITHOUT LIMITATION THE ELECTRONIC SIGNATURES IN GLOBAL AND NATIONAL COMMERCE ACT)** . The Borrower hereby irrevocably consents to the exclusive jurisdiction of any state or federal court in the State of Delaware; provided that nothing contained in this Note will prevent the Bank from bringing any action, enforcing any award or judgment or exercising any rights against the Borrower individually, against any security or against any property of the Borrower within any other county, state or other foreign or domestic jurisdiction. The Borrower acknowledges and agrees that the venue provided above is the most

convenient forum for both the Bank and the Borrower. The Borrower waives any objection to venue and any objection based on a more convenient forum in any action instituted under this Note.

18. **Commercial Purpose.** The Borrower represents and certifies that the indebtedness evidenced by this Note is being incurred by the Borrower solely for the purpose of acquiring or carrying on a business, professional or commercial activity, and not for personal, family or household purposes.

19. **USA PATRIOT Act Notice.** To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify and record information that identifies each Borrower that opens an account. What this means: when the Borrower opens an account, the Bank will ask for the business name, business address, taxpayer identifying number and other information that will allow the Bank to identify the Borrower, such as organizational documents. For some businesses and organizations, the Bank may also need to ask for identifying information and documentation relating to certain individuals associated with the business or organization.

20. **Representation by Counsel.** The Borrower hereby represents that it has been represented by competent counsel of its choice, or has knowingly waived its right to use and retain counsel, in the negotiation and execution of this Note and the other Loan Documents; that it has read and fully understood the terms hereof; that the Borrower and any retained counsel have been afforded an opportunity to review, negotiate and modify the terms of this Note and the other Loan Documents; and that it intends to be bound hereby. In accordance with the foregoing, the general rule of construction to the effect that any ambiguities in a contract are to be resolved against the party drafting the contract shall not be employed in the construction and interpretation of this Note or any other Loan Document.

21. **Authorization to Obtain Credit Reports.** By signing below, each person, who is signing in his or her individual capacity, requests and provides written authorization to the Bank or its designee (and any assignee or potential assignee hereof) to (a) obtain such individual's personal and/or business credit report from one or more third party credit reporting agencies, including without limitation, national credit bureaus (the "**Reporting Agencies**") and (b) share information regarding the Facility with such Reporting Agencies. This authorization extends to obtaining a credit report in (i) considering an application for credit that is evidenced, guaranteed or secured by this document, (ii) assessing creditworthiness and (iii) considering extensions of credit, including on an ongoing basis, as necessary for the purposes of (x) update, renewal, extension or modification of such credit or additional credit, (y) reviewing, administering or collecting the resulting account and (z) reporting on the repayment and satisfaction of such credit obligations to such Reporting Agencies. By signing below, such individual further ratifies and confirms his or her prior requests and authorizations with respect to the matters set forth herein. For the avoidance of doubt, this provision does not apply to persons signing below in their capacities as officers or other authorized representatives of entities, organizations or governmental bodies.

In addition, such individual further requests and authorizes the Bank to make all inquiries it deems necessary to verify accuracy of the information submitted in connection with the Facility and to determine such individual's creditworthiness, and to share any information (including personal and business information) provided to the Bank by or about any Obligor with any third party (including national credit bureaus) that performs services for the Bank in connection with the Facility (or to whom any credit facility to the Borrower or any other Obligor may be transferred). Such individual hereby requests and authorizes any person or consumer or business reporting agency to give the Bank or such third party any information it may have on such individual and authorizes the Bank or such third party to make inquiries of such individual's accountant directly and obtain any information it deems necessary in connection with the Facility. Such individual authorizes the Bank and any transferee of the Facility to answer any questions about its credit experience with such individual.

22. **Important Information about Phone Calls, Texts, Prerecorded and Email Messages.** By providing telephone number(s) to the Bank, now or at any later time, the Borrower hereby authorizes the Bank and its affiliates and designees to contact the Borrower regarding the Borrower's account(s) with the Bank or its

affiliates, whether such accounts are Borrower's individual accounts or business accounts for which Borrower is a contact, at such numbers using any means, including but not limited to placing calls using an automated dialing system to cell, VoIP or other wireless phone number, or by leaving prerecorded messages or sending text messages, even if charges may be incurred for the calls or text messages. Borrower hereby consents that any phone call with the Bank may be monitored or recorded by the Bank. Further, by providing an email address, Borrower consents to receive electronic mail from the Bank, its affiliates and designees.

23. **Sharing Information with Affiliates of the Bank.** The Borrower acknowledges that from time to time other financial and banking services may be offered or provided to the Borrower or one or more of its subsidiaries and/or affiliates (in connection with this Note or otherwise) by the Bank or by one or more subsidiaries or affiliates of the Bank or of The PNC Financial Services Group, Inc., and the Borrower hereby authorizes the Bank to share any information delivered to the Bank by the Borrower and/or its subsidiaries and/or affiliates pursuant to this Note or any of the Loan Documents to any subsidiary or affiliate of the Bank and/or The PNC Financial Services Group, Inc., subject to any provisions of confidentiality in this Note or any other Loan Documents.

24. **Counterparts; Electronic Signatures and Records.** This Note and any other Loan Document may be signed in any number of counterpart copies and by the parties hereto on separate counterparts, but all such copies shall constitute one and the same instrument. Notwithstanding any other provision herein, the Borrower agrees that this Note, the Loan Documents, any amendments thereto, and any other information, notice, signature card, agreement or authorization related thereto (each, a "**Communication**") may, at the Bank's option, be in the form of an electronic record. Any Communication may, at the Bank's option, be signed or executed using electronic signatures. For the avoidance of doubt, the authorization under this section may include, without limitation, use or acceptance by the Bank of a manually signed paper Communication which has been converted into electronic form (such as scanned into PDF format) for transmission, delivery and/or retention.

25. **Reserved.**

26. **Reserved.**

27. **Reserved.**

28. **DISPUTE RESOLUTION.**

(a) **WAIVER OF JURY TRIAL. FOR ANY DISPUTE THAT IS NOT ARBITRATED, AND TO THE EXTENT PERMITTED BY APPLICABLE LAW, THE BORROWER AND THE BANK IRREVOCABLY WAIVE ANY AND ALL RIGHTS THE BORROWER OR THE BANK MAY HAVE TO A TRIAL BY JURY IN ANY ACTION, PROCEEDING OR CLAIM OF ANY NATURE RELATING TO THIS NOTE, ANY DOCUMENTS EXECUTED IN CONNECTION WITH THIS NOTE OR ANY TRANSACTION CONTEMPLATED IN ANY OF SUCH DOCUMENTS. THE BORROWER ACKNOWLEDGES THAT THE FOREGOING WAIVER IS KNOWING AND VOLUNTARY.**

(b) **ARBITRATION OF DISPUTES.** The Borrower or the Bank may elect to submit any and all disputes arising out of or relating to the Loan Documents or any breach thereof (a "**Dispute**") to binding arbitration:

(i) Arbitration. Any arbitration shall be conducted pursuant to and in accordance with the AAA Commercial Arbitration Rules and, where applicable, the Supplementary Rules for Large, Complex Commercial Disputes, and judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. Such arbitration shall be conducted in a mutually acceptable location. Except as expressly set forth below, the procedures specified herein shall be the sole and exclusive procedures for the resolution of Disputes; provided, however, that the Borrower or the Bank may seek provisional or ancillary remedies, such as preliminary injunctive relief, from a court having jurisdiction,

before, during or after the pendency of any arbitration proceeding. The institution and maintenance of any action for such judicial relief, or pursuit of provisional or ancillary remedies, shall not constitute a waiver of the right or obligation of any party to submit any claim or dispute to arbitration. Nothing herein shall in any way limit or modify any remedies available to the Bank under the Loan Documents or otherwise at law or in equity.

(ii) Motion Practice. In any arbitration hereunder, the arbitrator(s) shall decide any pre-hearing motions which are substantially similar to pre-hearing motions to dismiss for failure to state a claim or motions for summary adjudication.

(iii) Discovery. Discovery shall be limited to the pre-hearing exchange of all documents which the Borrower and the Bank intend to introduce at the hearing and any expert reports prepared by any expert who will testify at the hearing.

(iv) Sequential Hearing Days. At the administrative conference conducted by the AAA, the Borrower and the Bank and the AAA shall determine how to ensure that the hearing is started and completed on sequential hearing days. Potential arbitrators shall be informed of the anticipated length of the hearing and they shall not be subject to appointment unless they agree to abide by the parties' intent that, absent exigent circumstances, the hearing shall be conducted on sequential days.

(v) Award. The award of the arbitrator(s) shall be accompanied by a statement of the reasons upon which such award is based.

(vi) Fees and Expenses. The Borrower and the Bank shall each bear equally all fees and costs and expenses of the arbitration, and each shall bear its own legal fees and expenses and the costs of its experts and witnesses; provided, however, that if the arbitration panel shall award to a party substantially all relief sought by such party, then, notwithstanding any applicable governing law provisions, the other party shall pay all costs, fees and expenses incurred by the prevailing party and such costs, fees and expenses shall be included in such award.

(vii) Confidentiality of Disputes. The entire procedure shall be confidential and none of the parties nor arbitrator(s) may disclose the existence, content, or results of any arbitration hereunder without the written consent of all parties to the Dispute, except (i) to the extent disclosure is required to enforce any applicable arbitration award or may otherwise be required by law and (ii) that either party may make such disclosures to its regulators, auditors, accountants, attorneys and insurance representatives. No conduct, statements, promises, offers, views, or opinions of any party involved in an arbitration hereunder shall be discoverable or admissible for any purposes in litigation or other proceedings involving the parties to the Dispute and shall not be disclosed to anyone not an agent, employee, expert, witness, or representative for any of such parties.

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(viii) CLASS ACTION WAIVER. **THE BORROWER HEREBY WAIVES, WITH RESPECT TO ANY DISPUTE: (I) THE RIGHT TO PARTICIPATE IN A CLASS ACTION, PRIVATE ATTORNEY GENERAL ACTION OR OTHER REPRESENTATIVE ACTION IN COURT OR IN ARBITRATION, EITHER AS A CLASS REPRESENTATIVE OR CLASS MEMBER; AND (II) THE RIGHT TO JOIN OR CONSOLIDATE CLAIMS WITH CLAIMS OF ANY OTHER PERSON.** The foregoing waiver is referred to herein as the "**class action waiver**". The Bank and the Borrower agree that no arbitrator shall have authority to conduct any arbitration in violation of the class action waiver or to issue any relief that applies to any person or entity other than the Borrower and/or the Bank individually. The parties acknowledge that this class action waiver is material and essential to the arbitration of any claims and is non-severable from this Dispute Resolution section. If the class action waiver is voided, found unenforceable, or limited with respect to any claim for which the Borrower seeks class-wide relief, then this Dispute Resolution section (except for this sentence) shall be null and void with respect to such claim, subject to the right to appeal the limitation or invalidation of the class action waiver. However, this Dispute Resolution section shall remain valid with respect to all other claims and Disputes. The parties acknowledge and agree that under no circumstances will a class action be arbitrated.

(ix) Applicability of Federal Arbitration Act. This Note evidences transaction(s) in interstate commerce, and thus the Federal Arbitration Act governs the interpretation and enforcement of this Dispute Resolution section.

The Borrower acknowledges that it has read and understands all the provisions of this Note, including the waiver of jury trial, arbitration and class action waiver, and has been advised by counsel as necessary or appropriate, or has elected not to seek the advice of counsel.

WITNESS the due execution hereof as a document under seal, as of the date first written above, with the intent to be legally bound hereby.

DELRAY BEACH COMMUNITY LAND TRUST, INC.

By: E-SIGNED by Evelyn S. Dobson on 11/20/2025 10:22:10:10 EST (SEAL)

Evelyn S. Dobson, Chief Executive Officer

By: E-SIGNED by Thais Sullivan on 11/21/2025 12:34:57:57 EST (SEAL)

Thais Sullivan, President

DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 3: PROPOSER'S FINANCIAL INFORMATION
3D: Performance Payment Bond

The attached Performance Bond letter is provided on behalf of **Stuart & Shelby Development, Inc., also known as Stuart & Shelby Home Builders**. They are currently bonded in an amount up to **$10,000,000.00** through **Merchants National Bonding, Inc.**, demonstrating their financial capacity and ability to meet contractual obligations associated with the proposed development.

ACRISURE®

May 30, 2025

Re: Stuart & Shelby Development, Inc.

To Whom it May Concern;

This letter is to serve as a general Statement of Bondability for Stuart & Shelby Development, Inc. Based upon normal and standard underwriting criteria at the time of the request, we should be in a position to provide Performance and Payment bonds on this account up to $10,000,000.00 single with a total aggregate program of $15,000,000.00.

They are currently bonded through Merchants National Bonding, Inc. The Surety Company has an AM Best Rating of A IX.

Stuart & Shelby Development, Inc. is an excellent contractor and we hold them in the highest regard. Obviously, we feel extremely confident in our contractor and encourage you to offer them an opportunity to show the quality and professionalism they possess.

This letter is not an assumption of liability, nor is it a bid or performance & payment bond. It is issued only as a bonding reference requested by our respected client. If you should have any questions, please do not hesitate to give me a call.

Sincerely,

Don Bramlage

Don Bramlage
Surety Bond Specialist

• 4380 ST. JOHNS PARKWAY, SUITE 110, SANFORD, FL 32771 •

DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 3: PROPOSER'S FINANCIAL INFORMATION
3E: Legal Disclosure

Please see the attached legal disclosures, as reviewed and confirmed by DBCLT's Board Attorney, Simon & Schmidt, P.A.

SIMON AND SCHMIDT, PA

Attorneys At Law
500 Gulfstream Blvd., Suite 201
Delray Beach, Florida 33483

David W. Schmidt
Ernest G. Simon (1925-2020)

david@simonandschmidt.com
Telephone (561) 278-2601
Fax (561) 265-0286

March 18, 2026

Delray Beach Community Redevelopment Agency
20 North Swinton Avenue
Delray Beach, FL 33444

Re: CRA RFP No.2026-01 for the Disposition of CRA-Owned Vacant Lots for the Development of Affordable/Workforce Housing

Dear Ladies and Gentlemen:

Our office represents Delray Beach Community Land Trust, Inc. (the "DBCLT"). This letter is submitted to supplement our client's response to the above-referenced RFP.

In response to Article VI, Section 3 – Proposer's Financial Information, Subsection e., of the RFP, DBCLT is not a party to any lawsuits and has never filed for bankruptcy.

I have attached a copy of the pages from the Palm Beach County Clerk's website listing the 10 lawsuits the DBCLT has been involved in during the past 10 years. All of the cases have ben closed, and will not impact the capacity of the DBCLT to complete the development and construction of an affordable/workforce home on the Subject Property(ies).

Should you have any questions or require any further information, please do not hesitate to contact me.

Sincerely yours,

David W. Schmidt

Search Criteria Search Results

Search Criteria

Name Search Type:	Exact Name Search
Last Name / Company Name:	Delray Beach Community Land Trust Inc
Court Type:	All - Court Types
Case Type:	All - Case Types
One Row Per Case:	True

If you see a case that is highlighted in yellow, there may be an open warrant.

Search Results

20 records returned. Click on a column name to sort the results by that column's data.

Download Page Results Page Size: 25

Case Number	Court Type	Case Type	Arrest Date	File Date	Case Style	Status
50-2024-CC-001099-XXXA-SB	County Civil	EVICTION RESIDENTIAL $2501-$15000		01/23/2024	DELRAY BEACH COMMUNITY LAND TRUST INC V BRINSON, DELRONICA	Closed
50-2024-CA-010254-XXXA-MB	Circuit Civil	HR FORECLOSURE > $50K, < $250K		10/25/2024	TD BANK NA V BARNES, SHERRIL	Closed
50-2023-CC-016417-XXXA-SB	County Civil	EVICTION RESIDENTIAL NON-MONETARY		12/08/2023	DELRAY BEACH COMMUNITY LAND TRUST INC V LOZIN, EROLD	Closed
50-2023-CA-006263-XXXX-MB	Circuit Civil	PREMISES LIABILITY COMMERCIAL		03/21/2023	WRIGHT, CARLA V DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY	Closed
50-2020-CC-000561-XXXX-SB	County Civil	EVICTION RESIDENTIAL $1-$2500		01/14/2020	DELRAY BEACH COMMUNITY LAND TRUST INC V PARRISH, CAROL	Closed
50-2019-CC-013132-XXXX-SB	County Civil	EVICTION RESIDENTIAL NON-MONETARY		10/02/2019	DELRAY BEACH COMMUNITY LAND TRUST INC V DORSONNE, MONISE	Closed
50-2019-CC-006775-XXXX-SB	County Civil	EVICTION RESIDENTIAL NON-MONETARY		05/24/2019	DELRAY BEACH COMMUNITY LAND TRUST INC V THOMAS, JENNIE	Closed
50-2018-CC-016130-XXXX-SB	County Civil	EVICTION RESIDENTIAL NON-MONETARY		12/21/2018	DELRAY BEACH COMMUNITY LAND TRUST INC V DUPERVIL, MIRLENE	Closed

50-2017-CC-013862-XXXX-SB	County Civil	EVICTION RESIDENTIAL NON-MONETARY	12/20/2017	DELRAY BEACH COMMUNITY LAND TRUST INC V KNIGHT, BESSIE	Closed
50-2017-CA-013592-XXXX-MB	Circuit Civil	HR FORECLOSURE = < $50K	12/14/2017	WILMINGTON SAVINGS FUND SOCIETY FSB V CITY OF DELRAY BEACH FLORIDA	Closed
50-2015-CC-010315-XXXX-SB	County Civil	EVICTION RESIDENTIAL NON-MONETARY	10/02/2015	DELRAY BEACH COMMUNITY LAND TRUST INC V MALAVE, ZELDA	Closed
50-2015-CC-007938-XXXX-SB	County Civil	EVICTION RESIDENTIAL NON-MONETARY	07/29/2015	DELRAY BEACH COMMUNITY LAND TRUST INC V SIMS, CHELSY	Closed
50-2015-CA-008428-XXXX-MB	Circuit Civil	HR FORECLOSURE > $50K, < $250K	07/24/2015	CITY NATIONAL BANK OF FLORIDA V ROBINSON, JOE L	Closed
50-2013-CC-013769-XXXX-SB	County Civil	EVICTION RESIDENTIAL NON-MONETARY	11/06/2013	DELRAY BEACH COMMUNITY LAND TRUST INC V XAVIER, MICHELLE	Closed
50-2012-CC-010388-XXXX-SB	County Civil	EVICTION RESIDENTIAL NON-MONETARY	08/03/2012	DELRAY BEACH COMMUNITY LAND TRUST INC V CESAR, PEGGY	Closed
50-2011-CC-017657-XXXX-SB	County Civil	EVICTION RESIDENTIAL NON-MONETARY	11/22/2011	DELRAY BEACH COMMUNITY LAND TRUST INC V OWENS, THOMAS	Closed
50-2010-CA-021788-XXXX-MB	Circuit Civil	HR FORECLOSURE > $50K, < $250K	08/24/2010	FIFTH THIRD MORTGAGE COMPANY V PHILLIPS, LINDA	Closed
50-2010-CA-006829-XXXX-MB	Circuit Civil	HR FORECLOSURE > $50K, < $250K	03/11/2010	TD BANK NA AS SUCCESSOR BY MERGER TO COMMERCE BANK NA V BARNES, SHERRIL	Closed
50-2008-CA-010012-XXXX-MB	Circuit Civil	OTHER REAL PROPERTY	04/09/2008	DELRAY BEACH COMMUNITY LAND TRUST INC V KEMP, DAVID R	Closed
50-2007-CC-002741-XXXX-MB	County Civil	EVICTION RESIDENTIAL NON-MONETARY	02/26/2007	LOWE, PATRICK L V EDMOND, GUY	Closed

DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 4: PROPOSER'S QUALIFICATION And EXPERIENCE

Since 2006, the Delray Beach Community Land Trust (DBCLT) has demonstrated resilience and sustained capacity in the development and administration of affordable and workforce housing initiatives designed to create and preserve long-term housing for very low- to moderate-income households. Throughout its history, including a period of approximately three years with limited new development activity, DBCLT has remained committed to its mission and continued to serve the community.

DBCLT has assisted more than 106 first-time homebuyers in partnership with the Community Redevelopment Agency (CRA) and the City of Delray Beach, reflecting a strong track record of successful program delivery and client support.

The organization has developed and preserved a growing portfolio of affordable housing units and continues to advance new construction and redevelopment projects that expand workforce housing opportunities within the city. Through strategic partnerships with public agencies, private developers, and financial institutions, DBCLT has successfully leveraged both public and private funding sources to maximize impact and increase the supply of affordable housing.

DBCLT's workforce housing initiatives directly support the mission of the CRA and the City of Delray Beach to preserve and expand quality housing opportunities for low- to moderate-income individuals. DBCLT plays a comprehensive role in project implementation, including processing applicant intake, serving as a liaison between homebuyers and mortgage lenders, and conducting all income certifications. These certifications are reviewed and approved by City staff to ensure full compliance with applicable regulations.

In addition, proceeds generated from home sales are reinvested to create a revolving funding mechanism that sustains ongoing development activities and supports the long-term viability of DBCLT's programs. This model enables DBCLT to continuously expand its impact, leverage additional funding resources, and maintain affordability for future generations.

DBCLT's proven track record, active development pipeline, and ability to leverage diverse funding sources position the organization as a reliable and experienced partner capable of successfully delivering high-quality affordable and workforce housing in Delray Beach.

DELRAY BEACH COMMUNITY LAND TRUST (DBCLT)
4-QUALIFICATION AND EXPERIENCE

PROJECTS-with addresses	Timeline	Development & Construction Key Personnel	Project Cost	Sales Price	Sale Structure	Restrictions/Term
AFFORDABLE/WORKFORCE HOUSING PROJECTS		Evelyn Dobson-CEO				
21 SW 13th Ave *General Contractors-Hatcher Construction*	2024	Gerecia Edmond-Housing Manager Snevly Noel-Housing Coordinator Gary Eliopoulos-Board Member/Architect	$ 286,100.00	$ 316,000.00	Ground Lease	SHIP-15yrs
102 NW 13th Ave *General Contractors-Stuart & Shelby*	2024		$ 317,000.00	$ 347,000.00	Ground Lease	SHIP-15yrs
246 NW 8th Ave	2023		$ 271,500.00	$ 298,000.00	Ground Lease	30yrs UDAG
248 NW 8th Ave	2023		$ 276,000.00	$ 298,000.00	Ground Lease	15yrs UDAG
27 SW 14th Ave *General Contractors-Hatcher Construction*			$ 190,000.00	$ 200,500.00	Ground Lease	15yrs WFH
215 NW 8th Ave *General Contractors-NewBold Construction*	2022		$ 253,000.00	$ 276,000.00	Ground Lease	SHIP-30yrs
233 SW 14th Ave	2021		$ 240,000.00	$ 249,600.00	Ground Lease	15yrs WFH
229 SW 14th Ave *General Contractors-Stuart & Shelby*	2020		$ 205,000.00	$ 214,600.00	Ground Lease	
COREY JONES ISLE PROJECT: ten (10) units						
RFP award by the CRA for the development of ten (10) WFH units. CRA funded loan of $2.5 which was satisfied timely by DBCLT. The architectural designs were provided by the CRA.	2019-2021		$2.5m Project Cost	$246,500 five (5) single story	Ground Lease	25yrs WF-CRA/15yrs-City
General Contractors-Stuart & Shelby			$28,000 Bond	$278,700 five (5) two-story	Ground Lease	25yrs WF-CRA/15yrs-City
METROPOLITAN AT DELRAY/MENIN						
This project was intended to provide five (5) new single family units offsite that ranged from 1700-1950 square feet .	2016-2020	*For the development of five (5) units received $200,000 from Metropolitan and $85,000 from Menin. The DBCLT covered the remaining construction cost.*				
309 SW 5th Ave			$ 220,000.00	$ 243,000.00	Ground Lease	15yrs WFH
706 SW 2nd Street			$ 195,000.00	$ 224,500.00	Ground Lease	SHIP
710 SW 2nd Street			$ 190,000.00	$ 215,000.00	Ground Lease	SHIP
200A NW 5th Ave			$ 172,000.00	$ 190,000.00	Ground Lease	SHIP
111 NW 12th Ave			$ 195,000.00	$ 224,500.00	Ground Lease	SHIP
General Contractors-Stuart & Shelby						

EXHIBIT A
Delray Beach Community Land Trust

Construction Address:

Single Family Home - General Specifications

In an effort to develop a fluidity of Architectural appeal throughout the Delray Beach community, please find listed below a list of specifications required in the development and construction of the homes we are delivering to our home buyers. It should also be noted that all of the DBCLT homes are HOP compliant, i.e. meet minimum ADA standards. ***Therefore it will be necessary to incorporate 34" interior doors as noted in the respected section below. All specifications are mandatory and will be standard features.***

Shell Construction:

- Monolithic slab on grade with exterior block walls.
- Prefabricated roof truss systems.
- ***Roofing Material is to be determined for each home separately whether metal or Shingle. Please ensure this is confirmed before executing this form.***
- Gutters are to be installed in any front and side locations which will otherwise allow water to be dispensed on walkways or entrance.
- Minimum 8'-1" interior ceiling height and /or in accordance to drawings.
- Covered Patio's on rear is preferred if the plan allows and we do encourage front porches.
- ***All Exterior doorways must have a minimum of 36" clearance.***

Exterior Finish

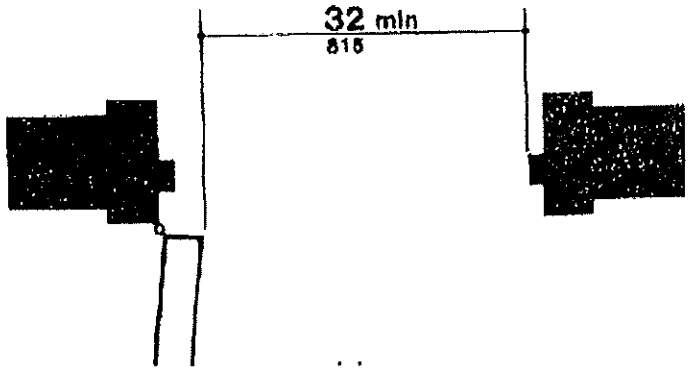
- Exterior walls to be stucco with skip trowel finish with 1 coat primer and 2 coats minimum of acrylic latex exterior paint. (Paint color to be approved on each home before installation).
- Decorative shutters are encouraged when the design calls for it.
- Concrete flat work on front and rear porch to be finished application of builder's choice.

Windows & Doors

- Impact resistant single hung windows.
- French door or Slider may be used in rear, provided they also have aluminum hurricane panels.
- One or two car garage acceptable, however two car garages are encouraged. (Must meet Dade County approved for 140 mph and include ½ hp door opener w/ two remotes).
- All doors both interior and exterior to have a door stop installed in the appropriate location.
- All door hardware to be brushed aluminum finish.
- ***All doors must have lever-action door handles.***

- Door bells and peep holes are to also be included in all front doors.

- *In HOP Specified Homes - All interior door openings must be at least 32" (full clearance) minimum openings. (Minimum 2'-10" (34" Opening) interior door would have to be used to meet this requirement).*



Interior Walls

- Walls to be metal or wood stud frame with ½" drywall and 5/8" drywall on ceilings.
- Knockdown or Orange peel texture spray throughout walls.
- Interior garage walls to be stucco as exterior with same paint application.
- Interior walls are to be primed and painted in white finish, accept when otherwise advised.
- R-30 insulation to be used throughout home, with R-6 foil insulation on inside of exterior walls stapled to 1" furring strips behind drywall.
- Insulated metal front and rear doors when applicable.
- *All hall ways to have a minimum clearance of 36".*

Doors & Trim

- Doors to be raised panel hollow core wood grained with 2 ¾ inch casing.
- Closet doors to be bi-fold hollow core and include shelving.
- A/C closet door to be louvered bi-fold. (AC closet must be tiled).

Kitchen

- Cabinets
  - Drawer and door pulls to be brushed silver metal finished.
- Countertop material to be selected by builder but should have a full bull nose edge.
- Faucet to be builder grade *with rinse hose included.*

- ***Refrigerator water line must be installed.***
- Garbage disposal to be ½ horsepower stainless steel.
- Kitchen sink
    - Granite or Laminate top (as designated by DBCLT) - Stainless steel double bowl drop in sink.
- Kitchen appliances include Refrigerator (***Side by side with water & ice dispenser***), Microwave, Dishwasher, Oven range, (***Glass top***).
  Washer and Dryer shall also be included in the appliance package and all should meet Energy Efficient guidelines. (Builders choice – please confer with DBCLT on color before purchasing).

Bathrooms

- Vanities to be hard wood doors on MDF boxes with metal draws and hardware.
- Same specifications apply to counter top as in Kitchen.
- Faucets to be builder's grade.
- In case of standing shower, shower door to be tempered glass.
- Toilets to be builder's grade.
- Base tile preferred in baths verses board.
- Mirrors installed in all bathrooms.
- Towel Bars to be installed in all bathrooms, along with shower rod where applicable.
- ***Reinforced walls behind all toilets, tubs surround and shower walls.***

Flooring

- ***All living areas are to be tiled (Living, Laundry, family, Dining, Kitchen, hallways).***
- All wet areas to be ceramic tiled floor, including AC closet.
- Bedroom areas to be determined by DBCLT for each specific home.
- All tile in bathrooms to have a finished base.

Electrical

- Light fixtures to be builder's grade
- All wiring, switches, high hats are per approved plan.
- ***Light switches no higher than 48" above finish floor.***
- ***Electrical outlets no lower than 18" on center above finish floor***

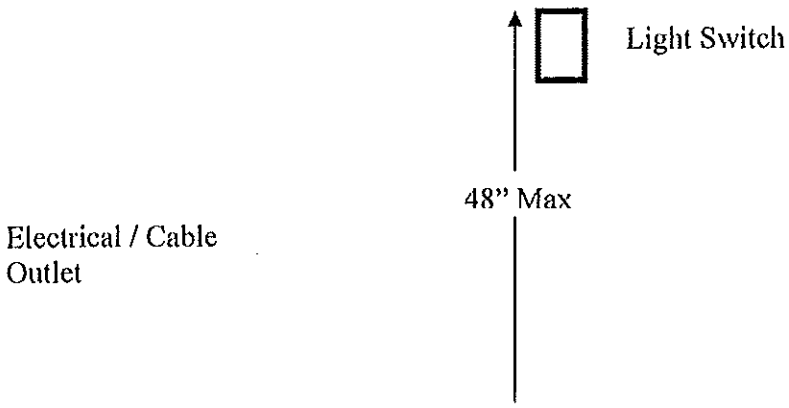
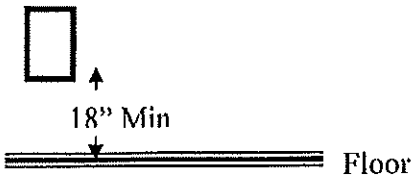


EXHIBIT A
Delray Beach Community Land Trust

(nts)



- Ceiling fans in Living area as designated by drawings.
- Exterior flood lights required on corners of home were no coach lights are present.
- ***Cable outlets are to be installed in all bedrooms and living/family room also at 18".***
- Phone outlets to be installed in all bedrooms and also in Kitchen
- High seer rated air conditioning units.
- Digital thermostat and control to be installed.

Landscape

- Plant material and beds to meet minimum standards of the Delray Beach code requirements.
- Irrigation system with rain sensor and timer control if using floratam.
- Driveway to be concrete or pavers.
- Type of grass to be determined by DBCLT, Floratam
- Please provide Mailbox installed to code.

All impact fees are to be included in the contract price and will be refunded to the contractor.

All plan review fees are the responsibility of the contractor.

In specific projects as directed by the builder, any land clearing and demolition cost shall be the responsibility of the contractor and should also be included in the initial contract amount which is to be approved by the builder and refunded to the contractor.

General Lot sizes are 50' wide which require 7.5' side set backs, Rear set back 10' min, and front with a one car garage may require a second parking space 25' beyond front boundary line. A two car garage home requires the traditional 25' front set back.

40' lots require a 5' side set back with the same front and rear requirements.

Corner lots require a 15' side setback on the road side.

All items stated above have been read and are understood, and will be adhered to in the construction of all homes built for the Delray Beach Community Land Trust

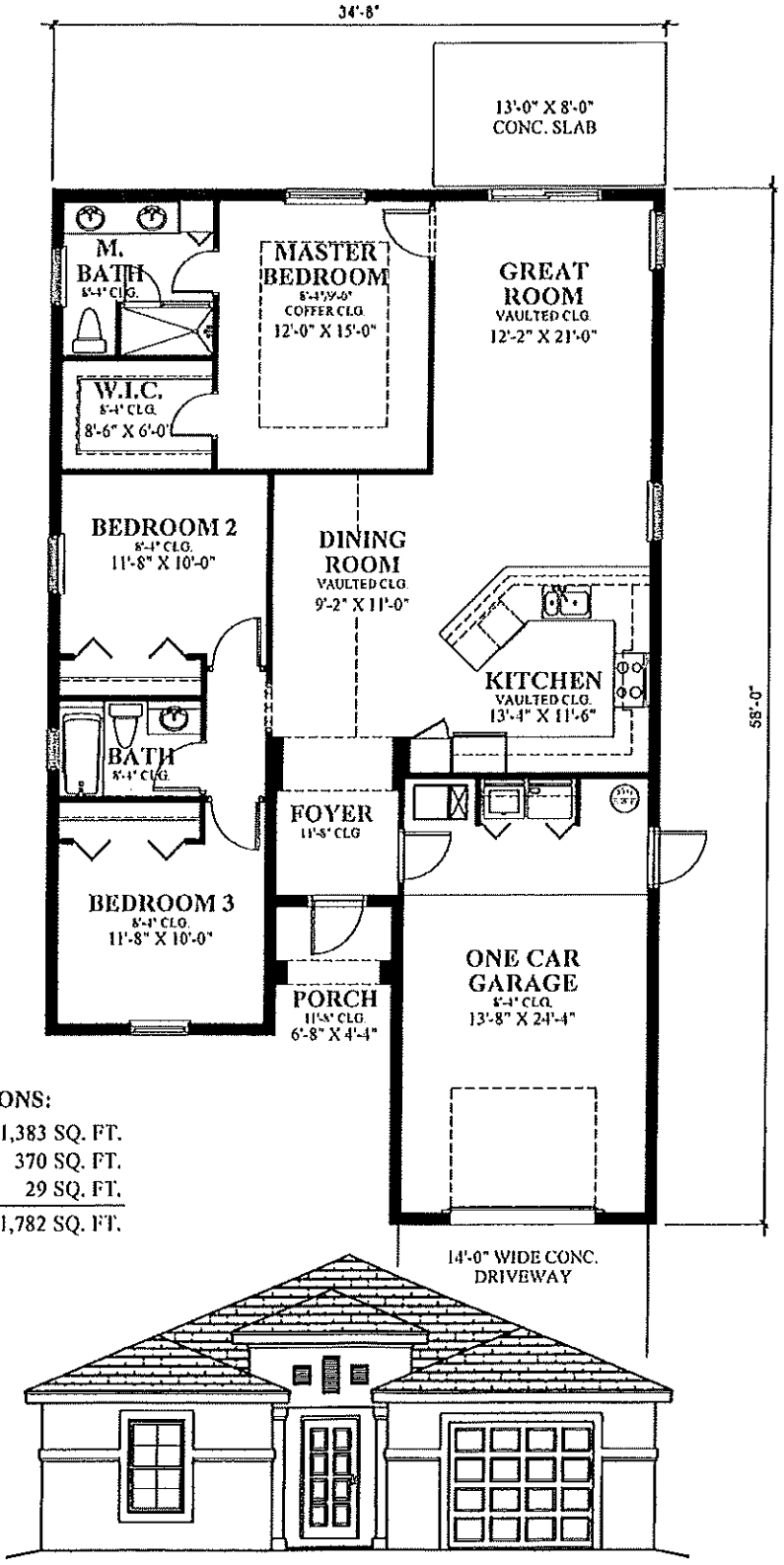
EXHIBIT A
Delray Beach Community Land Trust

Detailed Specifications:

See Construction Drawings

The King X

Three Bedrooms, Two Baths, Two Car Garage
21 SW 13th Avenue, Delray Beach, Florida



AREA CALCULATIONS:

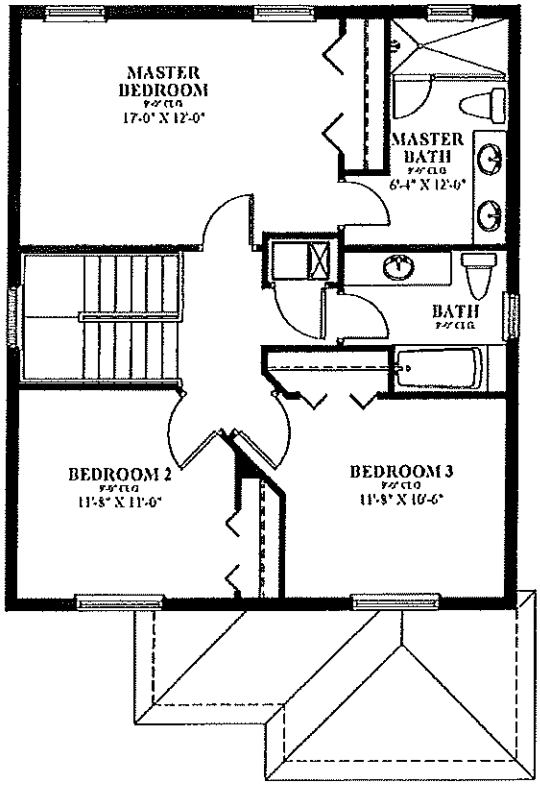
A/C LIVING AREA:	1,383 SQ. FT.
GARAGE:	370 SQ. FT.
PORCH:	29 SQ. FT.
TOTAL:	1,782 SQ. FT.

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MAURICE MENASCHE, ARCHITECT.

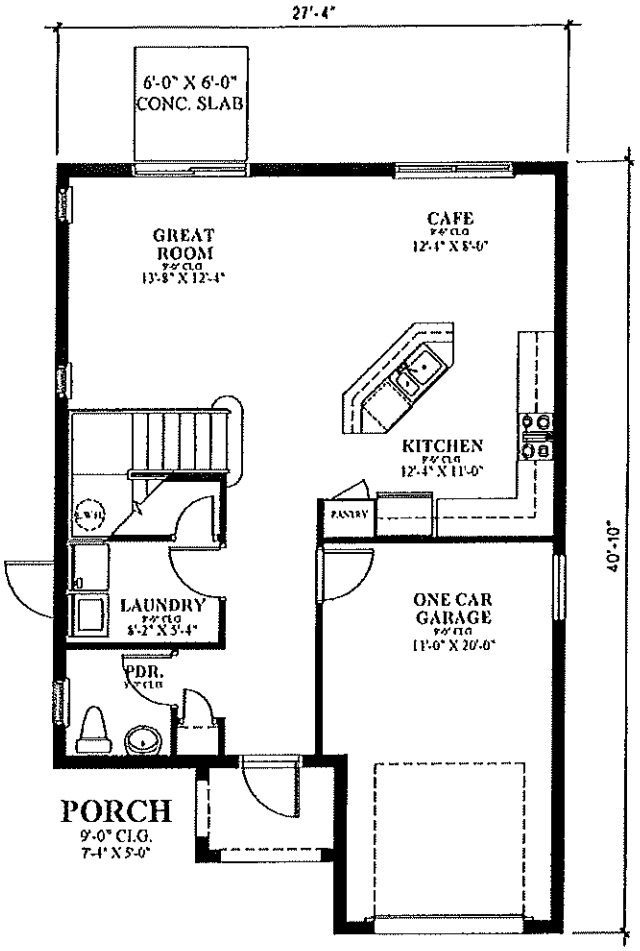
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The Monarch III

Three Bedrooms, 2 1/2 Baths, One Car Garage
102 NW 13th Avenue, Delray Beach, Florida



SECOND FLOOR PLAN



FIRST FLOOR PLAN



AREA CALCULATIONS:

FIRST FLOOR A/C AREA:	721 SQ. FT.
SECOND FLOOR A/C AREA:	811 SQ. FT.
TOTAL A/C LIVING AREA:	1,532 SQ. FT.
GARAGE:	263 SQ. FT.
PORCH:	37 SQ. FT.
TOTAL:	1,832 SQ. FT.

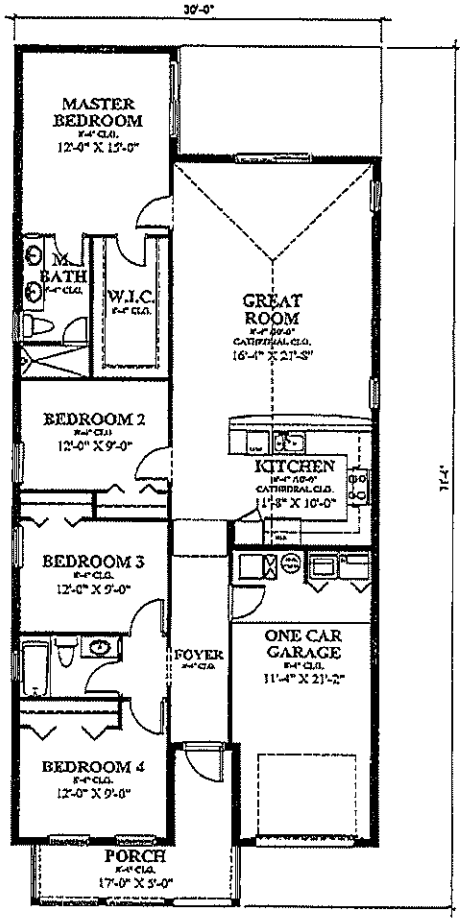
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The Commodore IV

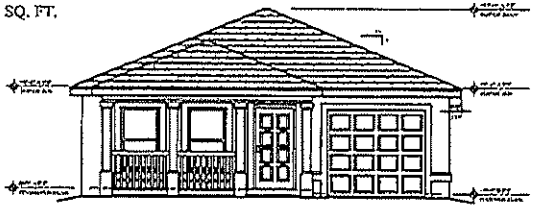
Four Bedrooms, Two Baths, One Car Garage

246 NW 8th Avenue, Delray Beach, Florida



AREA CALCULATIONS:

A/C LIVING AREA:	1,512 SQ. FT.
GARAGE:	294 SQ. FT.
PORCH:	122 SQ. FT.
TOTAL:	1,928 SQ. FT.



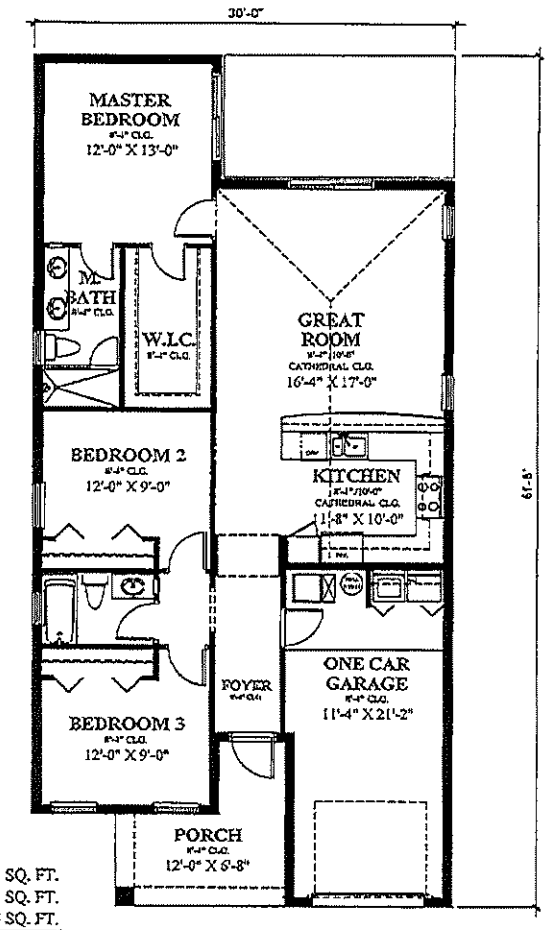
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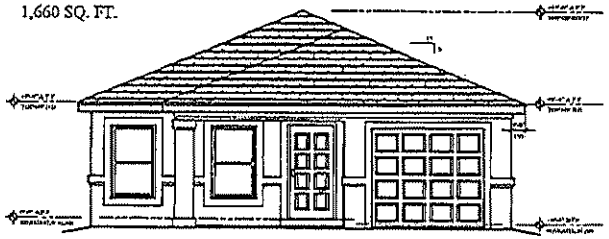
The Commodore III

Three Bedrooms, Two Baths, One Car Garage
248 NW 8th Avenue, Delray Beach, Florida



AREA CALCULATIONS:

A/C LIVING AREA:	1,261 SQ. FT.
GARAGE:	294 SQ. FT.
PORCH:	105 SQ. FT.
TOTAL:	1,660 SQ. FT.

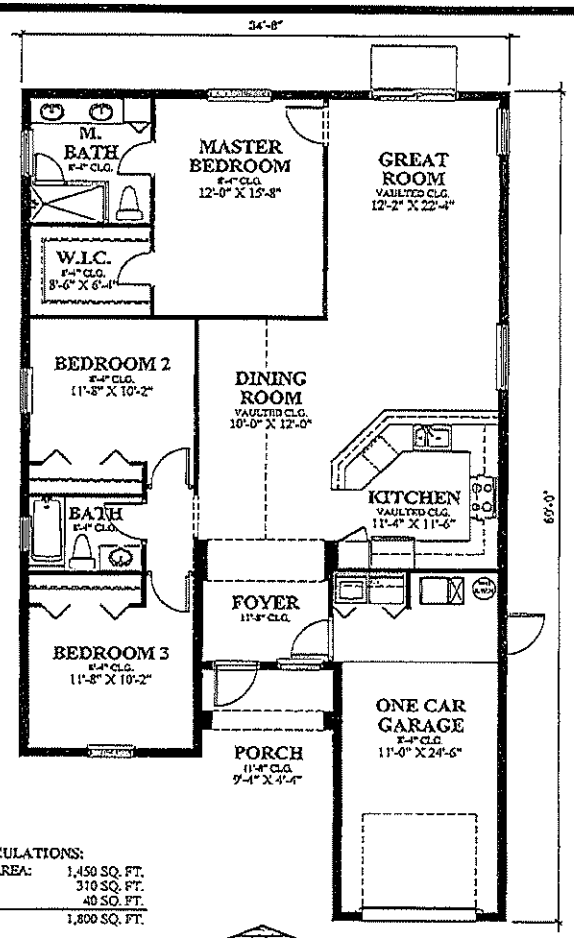


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Delray Beach Community Land Trust, Inc.

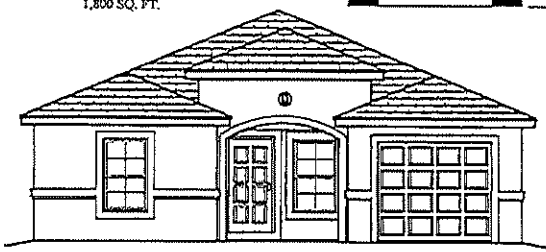
The King IV

Three Bedrooms, Two Baths, One Car Garage
27 SW 14th Avenue, Delray Beach, Florida



AREA CALCULATIONS:

A/C LIVING AREA:	1,450 SQ. FT.
GARAGE:	310 SQ. FT.
PORCH:	40 SQ. FT.
TOTAL:	1,800 SQ. FT.



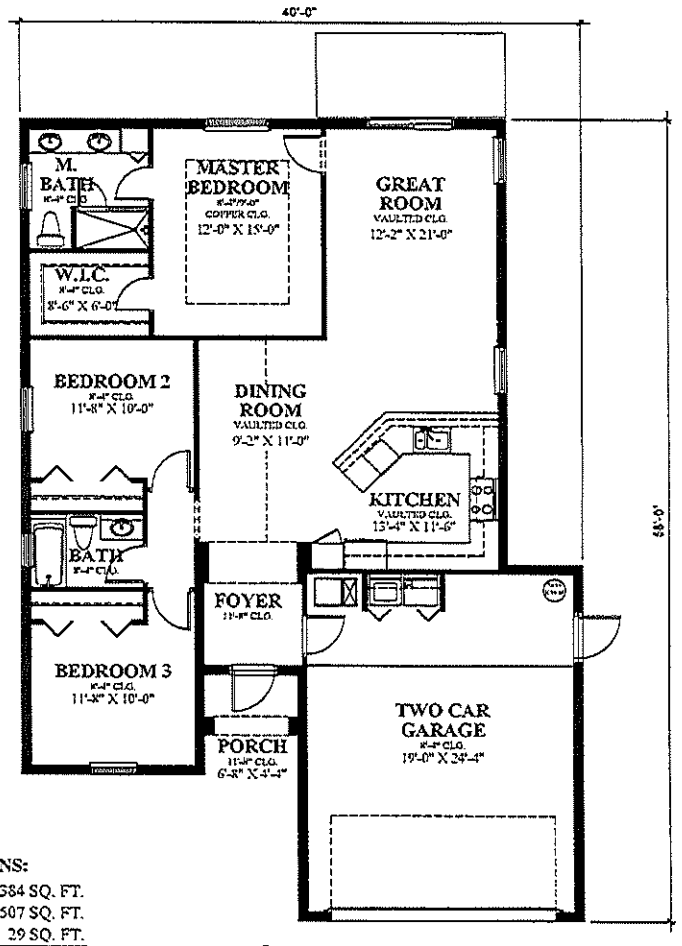
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Hatcher Construction & Development, Inc.

The King III

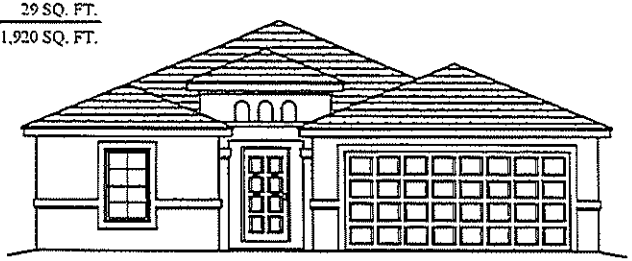
Three Bedrooms, Two Baths, Two Car Garage

215 NW 8th Avenue, Delray Beach, Florida



AREA CALCULATIONS:

A/C LIVING AREA:	1,584 SQ. FT.
GARAGE:	507 SQ. FT.
PORCH:	29 SQ. FT.
TOTAL:	1,920 SQ. FT.

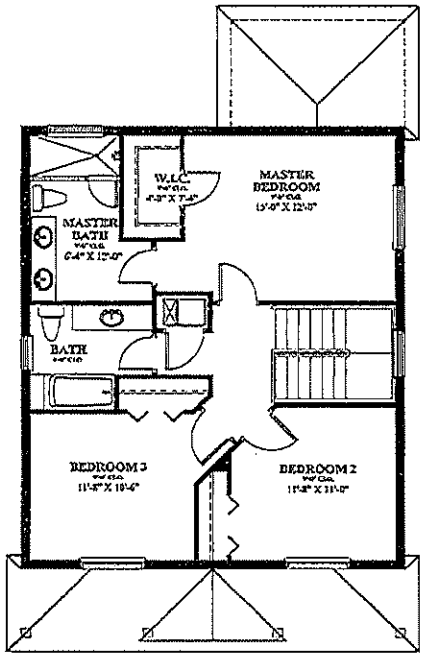


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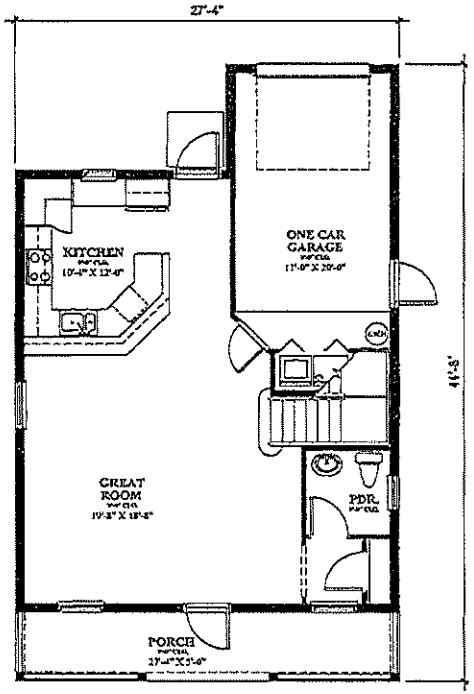
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The Martin

Three Bedrooms, 2 1/2 Baths, One Car Garage
233 SW 14th Avenue, Delray Beach, Florida



SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA CALCULATIONS:

FIRST FLOOR A/C AREA:	726 SQ. FT.
SECOND FLOOR A/C AREA:	811 SQ. FT.
TOTAL A/C LIVING AREA:	1,537 SQ. FT.
GARAGE:	243 SQ. FT.
PORCH:	137 SQ. FT.
TOTAL:	1,917 SQ. FT.



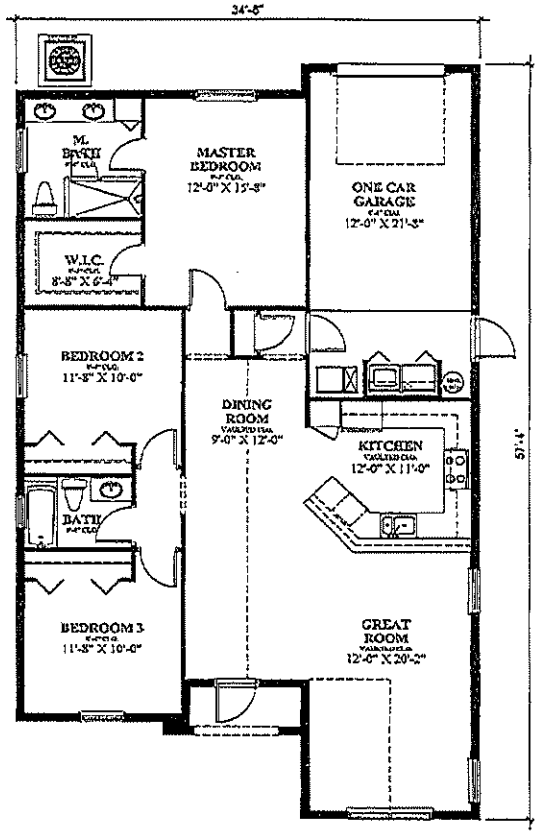
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The King VIII

Three Bedrooms, Two Baths, One Car Garage

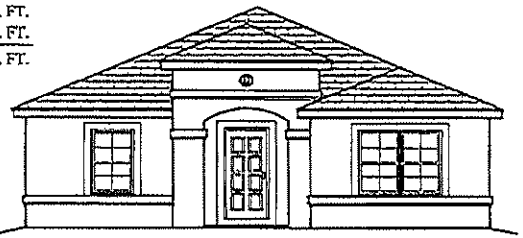
229-~~231~~ SW 14th Avenue, Delray Beach, Florida



FLOOR PLAN

AREA CALCULATIONS:

A/C LIVING AREA:	1,446 SQ. FT.
GARAGE:	320 SQ. FT.
COVERED ENTRY:	33 SQ. FT.
TOTAL:	1,799 SQ. FT.



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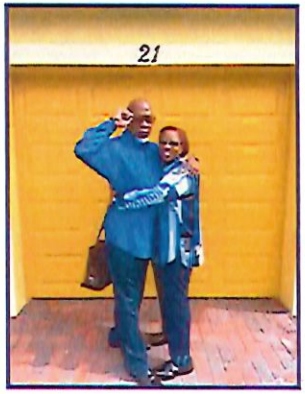
DBCLT

DELRAY BEACH COMMUNITY LAND TRUST

Creating healthy communities through the provision and preservation of affordable housing!















CORE VALUES AND GOALS

TO PROVIDE
Housing opportunities for low and moderate income individuals to secure housing that is decent, affordably priced and controlled by the residents on a long-term basis.

EXCLUSIVE EXPERIENCES
The quality and affordability of housing for future generations.

TO PROTECT
The natural environment and to promote the ecologically sound use of land and natural resources and the long-term health and safety of the community.

DELRAYBEACHLANDTRUST.ORG | 141 SW 12TH AVENUE, DELRAY BEACH, FL 33444 | 561-243-7500

THE DELRAY BEACH COMMUNITY LAND TRUST
IN PARTNERSHIP WITH THE DELRAY BEACH CRA
IS PROUD TO ANNOUNCE
THE FUTURE DEVELOPMENT OF "COREY ISLES"
TEN (10) NEW WORKFORCE HOUSING UNITS
IN THE SW NEIGHBORHOOD
(3 & 4 BR/2BATH, Rear loaded garages, 1800 TO 2300 Square Feet)



FOR MORE INFORMATION CONTACT:
THE DELRAY BEACH COMMUNITY LAND TRUST, INC.
145 SW 12TH AVENUE, DELRAY BEACH FL 33444
Phone (561) 243-7500 Fax (561) 243-7501

CARVER ISLE

DELRAY BEACH, FL

SITE 4, MODEL A1





FLOOR PLAN

DRAWING INDEX

APPLICABLE CODES

DESCRIPTION OF PROJECT

PROFESSIONALS

CITY OF DELRAY CRA

CARVER ISLE

SITE 4 - MODEL A1

COVER

A-0.0

CARVER ISLE

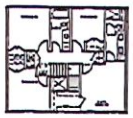
DELRAY BEACH, FL

SITE 1, MODEL B1





FIRST FLOOR PLAN



SECOND FLOOR PLAN

DRAWING INDEX

APPLICABLE CODES

DESCRIPTION OF PROJECT

PROFESSIONALS

CITY OF DELRAY CRA
CARVER ISLE

SITE 1 - MODEL B1

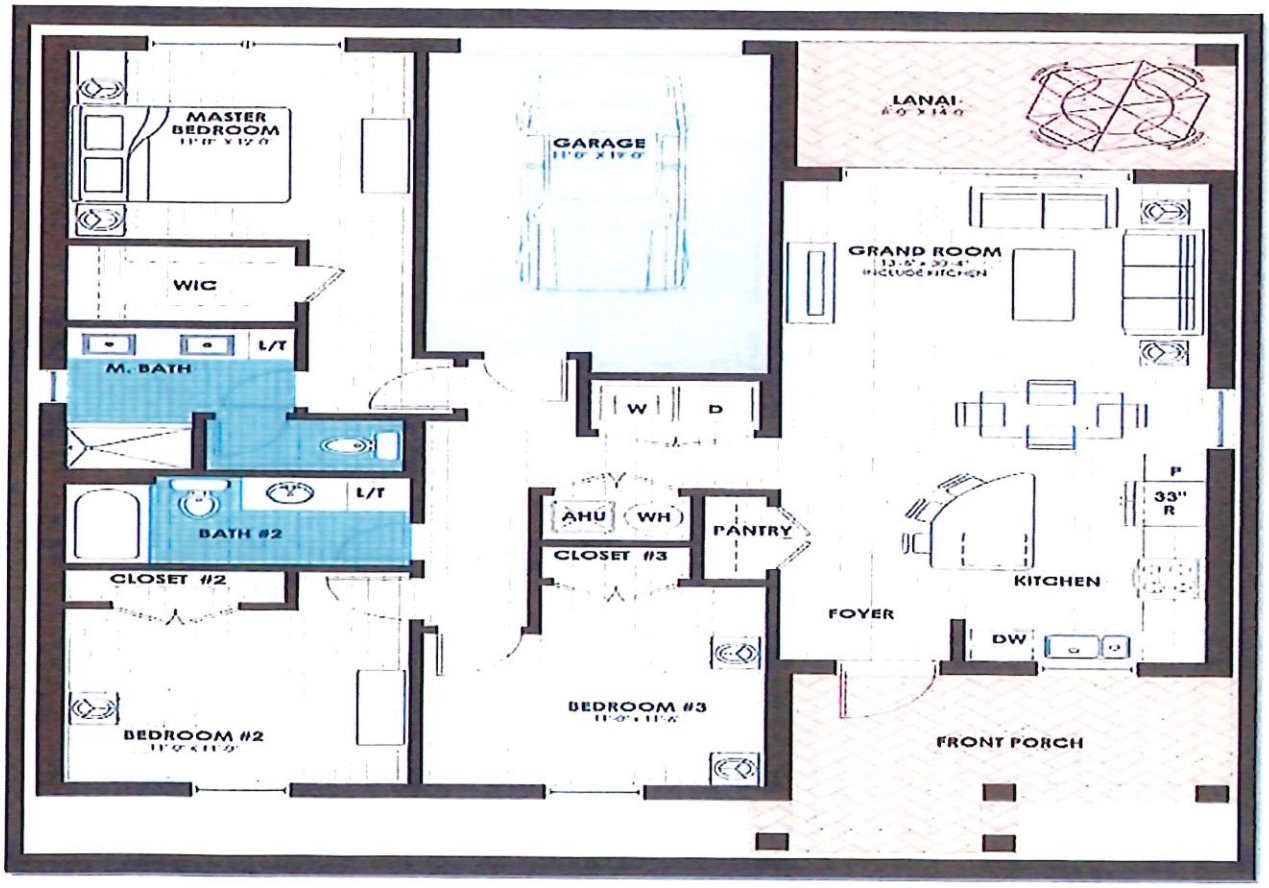
COVER

A-0

COREY JONES ISLES PROJECT – SINGLE STORY UNIT

Model "A"

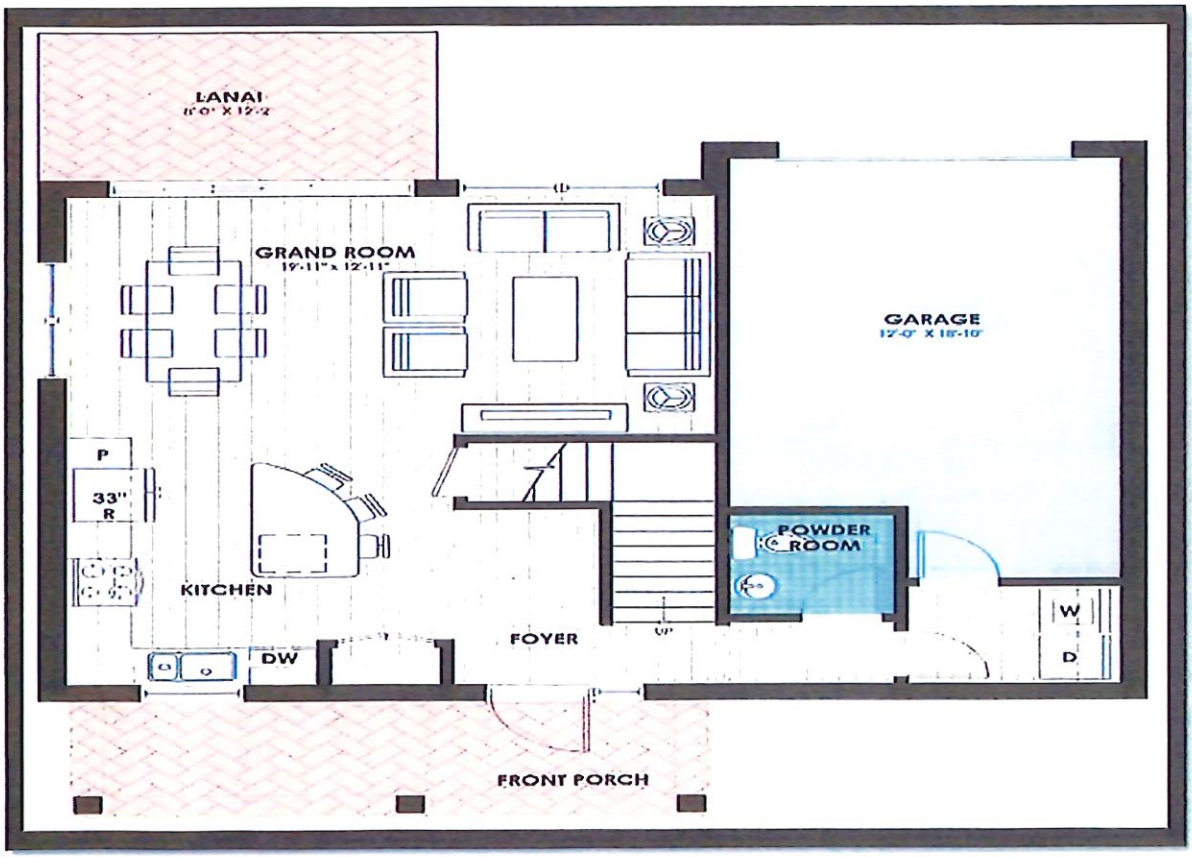
1st Floor Standard



COREY JONES ISLES PROJECT – TWO STORY UNIT

Model "B"

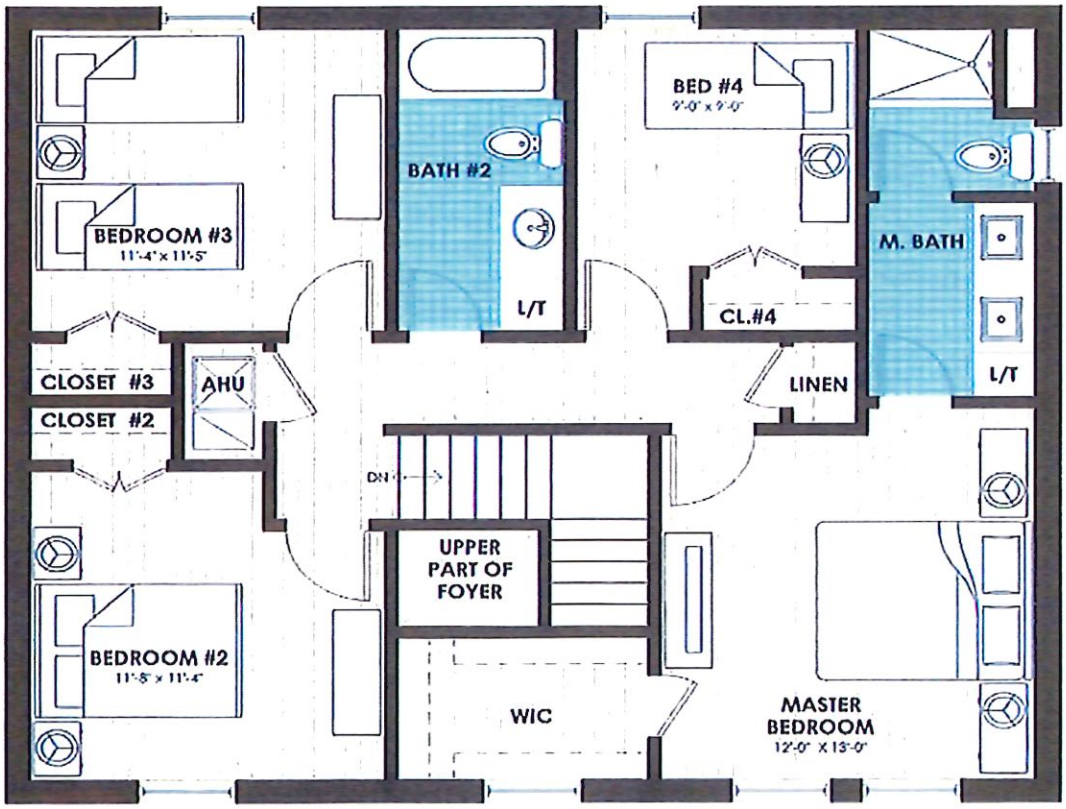
1st Floor Standard

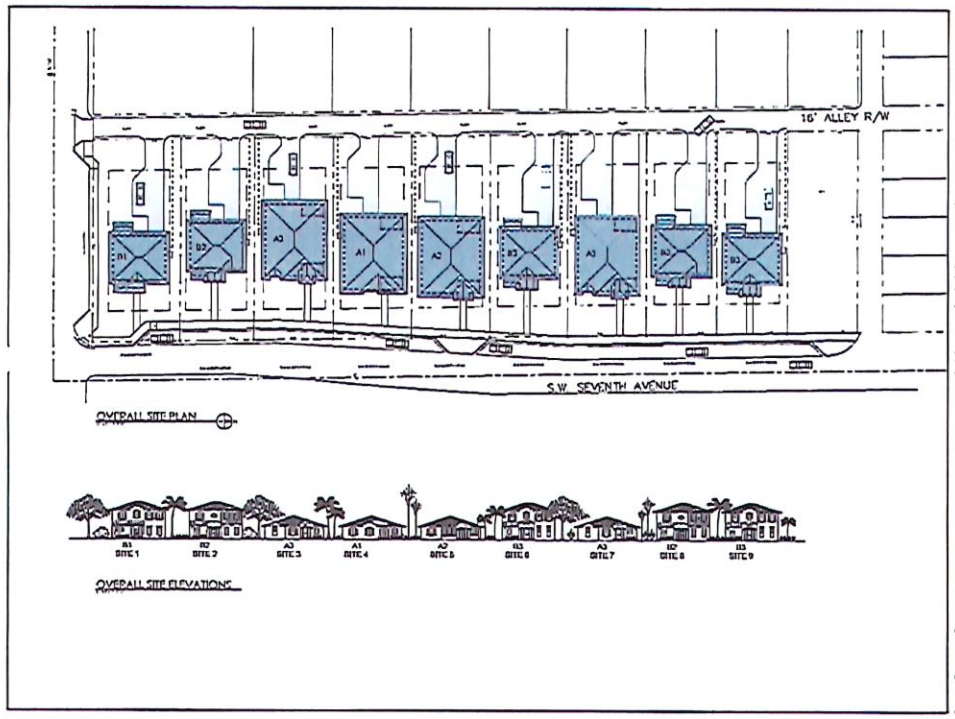


COREY JONES ISLES PROJECT – TWO STORY UNIT

Model "B"

2nd Floor - Standard





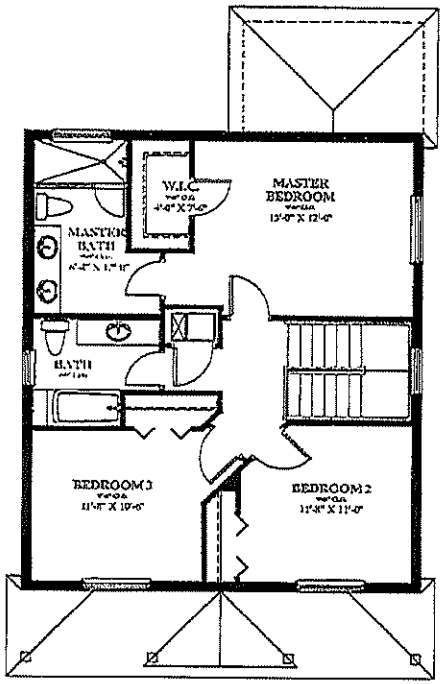
CITY OF DELRAY CRA
CARVER ISLE

OVERALL
SITE PLAN

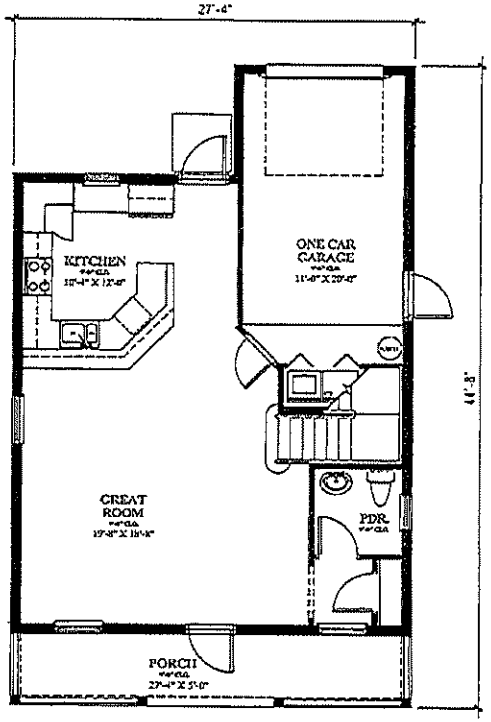
A-1.0

The Martin-309 SW 5th Avenue

Three Bedrooms, 2 1/2 Baths, One Car Garage



SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA CALCULATIONS:

FIRST FLOOR A/C AREA:	726 SQ. FT.
SECOND FLOOR A/C AREA:	811 SQ. FT.
TOTAL A/C LIVING AREA:	1,537 SQ. FT.
GARAGE:	243 SQ. FT.
PORCH:	137 SQ. FT.
TOTAL:	1,917 SQ. FT.

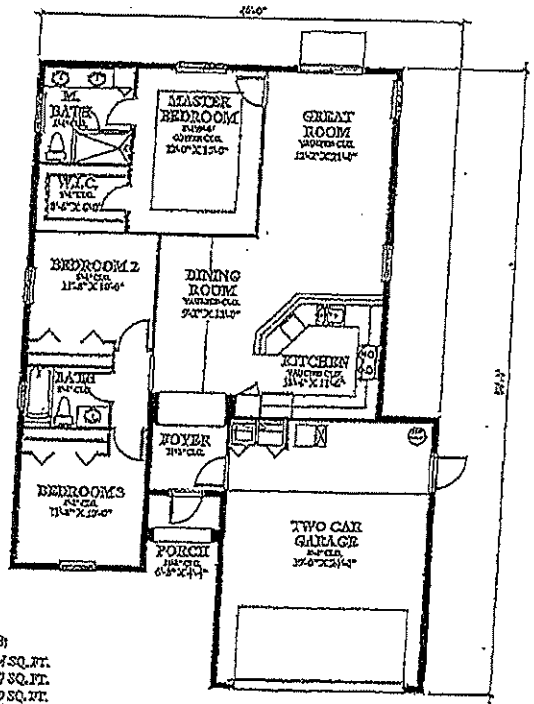


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Delray Beach Community Land Trust, Inc.

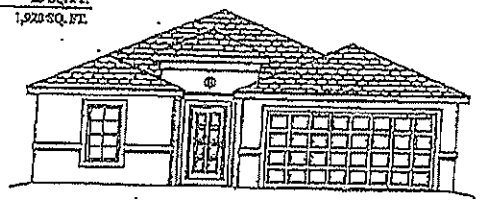
The King III

Three Bedrooms, Two Baths, Two Car Garage
706 SW 2nd Street, Delray Beach, Florida



AREA CALCULATIONS:

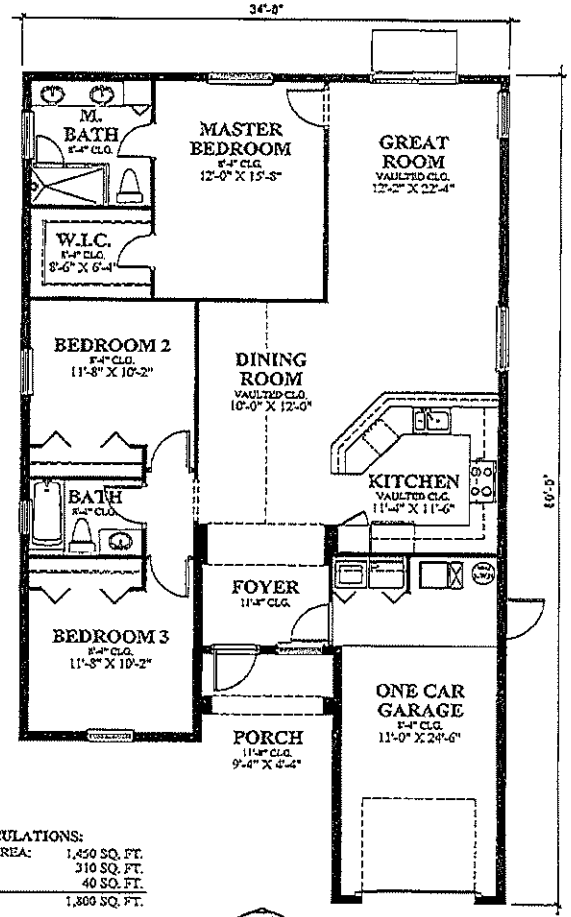
A/C LIVING AREA:	1,388 SQ. FT.
GARAGE:	507 SQ. FT.
PORCH:	29 SQ. FT.
TOTAL:	1,924 SQ. FT.



Stuart & Shelby Development, Inc.
205 Orange Bush Blvd., Delray Beach, Florida 33444 Phone: (561) 637-1902 • Fax: (561) 637-1904 • www.stuartandshelby.com

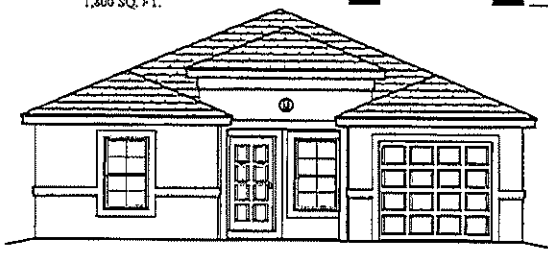
The King IV

Three Bedrooms, Two Baths, One Car Garage
710 SW 2nd Street, Delray Beach, Florida



AREA CALCULATIONS:

A/C LIVING AREA:	1,450 SQ. FT.
GARAGE:	310 SQ. FT.
PORCH:	40 SQ. FT.
TOTAL:	1,800 SQ. FT.

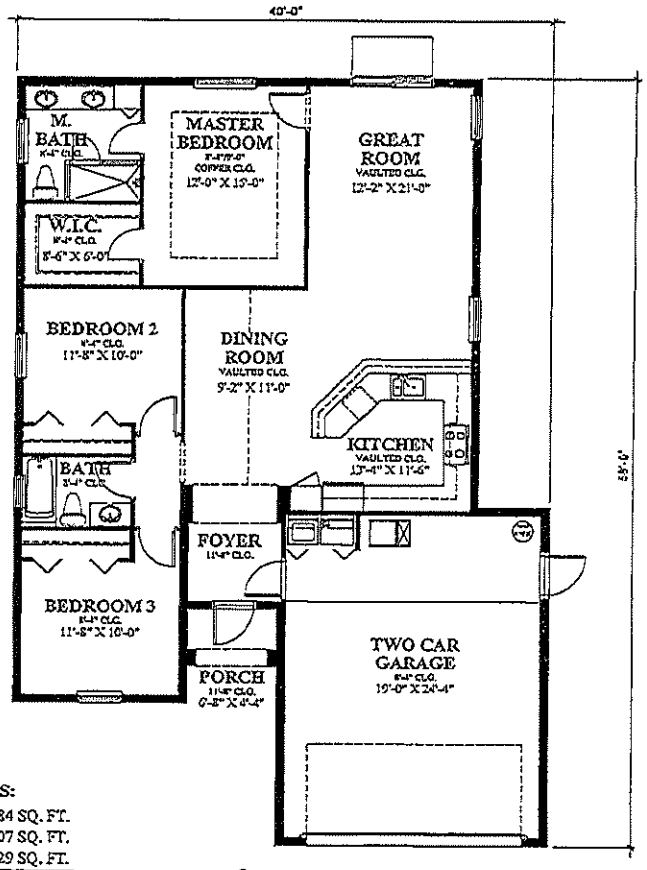


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Stuart & Shelby Development, Inc.
205 George Bush Blvd., Delray Beach, Florida 33444 Phone: (561) 637-7902 - Fax: (561) 637-7904 - www.stuartandshelby.com

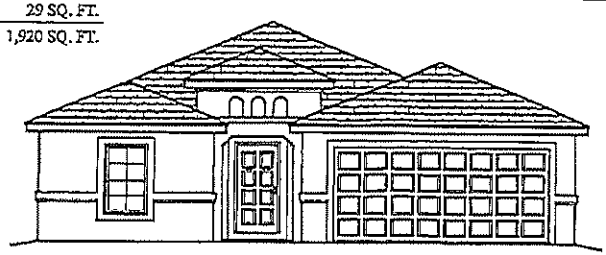
The King III

Three Bedrooms, Two Baths, Two Car Garage
111 NW 12th Avenue, Delray Beach, Florida



AREA CALCULATIONS:

A/C LIVING AREA:	1,384 SQ. FT.
GARAGE:	507 SQ. FT.
PORCH:	29 SQ. FT.
TOTAL:	1,920 SQ. FT.



ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THEIR ORIGINATOR AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MADDEN MONACHINO, ARCHITECT.

Stuart & Shelby Development, Inc.
205 George Bush Blvd., Delray Beach, Florida 33444 Phone: (561) 637-7902 - Fax: (561) 637-7904 - www.stuartandshelby.com

DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 5: PROPOSER'S PROFESSIONAL REFERENCES

As requested, please find three (3) professional references included in this submission. Each reference includes the organization name, contact person, title, and contact information, and is separated by a yellow divider sheet for ease of review:

1. Delray Beach Housing Authority
2. Riviera Beach Community Development Corporation (CDC)
3. Valley Bank

Delray Beach HOUSING
Delray Housing GROUP INC.
P 561.272.6766 • F 561.272.7352 • 82 NW 5th Ave. • Delray Beach, FL 33444
DBHA.org

March 26, 2026

Delray Beach Community Redevelopment Agency (DBCRA)
20 N. Swinton Ave
Delray Beach, FL 33444

Re: Request for Proposals, CRA No. 2026-01, for the Disposition of (3) CRA-Owned Vacant Lots for the Development of Affordable/Workforce Housing

Dear DBCRA Board:

We are writing to offer support for the Delray Beach Community Land Trust (DBCLT) in response to the referenced Request for Proposal (RFP). As a member of our community deeply invested in the betterment of Delray Beach, we have had the privilege of witnessing firsthand the exceptional dedication and effectiveness of the DBCLT in providing quality, affordable housing opportunities for low to moderate income households.

In a landscape where a significant portion of households face severe cost burdens in securing adequate housing, the DBCLT's efforts stand as an example of hope. This need is especially pronounced within our city, underscoring the urgency and importance of initiatives such as this one.

We enthusiastically endorse the DBCLT as a core partner in our shared mission to enhance neighborhoods within the CRA target area, through the development of affordable workforce housing units. Their managerial and development strengths, together with a track record of successful projects, position them as qualified stewards of the proposed project.

We wish to highlight the specific importance of this endorsement to the current RFP. In response to CRA No. 2026-01, for the disposition of CRA-owned vacant lots for the development of affordable/workforce housing, I extend my support for DBCLT's proposal for the (3) specified lots. With their proven expertise, we have no doubt that the DBCLT will exceed the established RFP guidelines.

Their commitment to our community and their ability to deliver tangible, impactful results make them an invaluable asset to Delray Beach.

Sincerely,

Shirley Erazo, President/CEO
Delray Beach Housing Authority

RB CDC
RIVIERA BEACH COMMUNITY DEVELOPMENT CORPORATION
Innovation. Restoration. Beautification.

March 26, 2026

Delray Beach Community Redevelopment Agency
20 N. Swinton Ave
Delray Beach, FL 33444

Re: Request for Proposal, CRA RFP 2026-01 for Disposition of Three (3) CRA-Owned Vacant Lots for the Development of Affordable/Workforce Housing.

Dear DBCRA Board,

I am writing to offer my enthusiastic support for the Delray Beach Community Land Trust (DBCLT) in response to the referenced Request for Proposal (RFP). As a member of our community deeply invested in the betterment of Delray Beach, I have had the privilege of witnessing firsthand the exceptional dedication and effectiveness of the DBCLT in providing quality, affordable housing opportunities.

The DBCLT has demonstrated an unwavering commitment to addressing the pressing need for affordable housing options, particularly for low-and moderate-income households. In a landscape where many households face severe cost burdens in securing adequate housing, the DBCLT's efforts stand as a beacon of hope. This need is especially pronounced within our county, underscoring the urgency and importance of initiatives like this.

We wholeheartedly endorse the DBCLT as a valuable partner in our collective mission to enhance neighborhoods by developing affordable workforce housing units. Their organizational strength and track record of successful projects position them as capable stewards of the proposed endeavor. Therefore, I am confident that I offer this letter of support.

Furthermore, I wish to highlight the specific relevance of this endorsement to the current RFP. In response to CRA RFP 2026-01, which addresses the disposition of CRA-owned vacant lots for the development of affordable/workforce housing, I extend my support for the DB CL T's proposal for the three (3) specified lots. With their proven expertise and dedication, I have no doubt that the DBCLT will excel in meeting and exceeding the established RFP guidelines.

In conclusion, I urge the DBCRA Board to seriously consider and favorably review the DBCLT's proposal. Theil- commitment to our community's well-being and ability to deliver tangible, impactful results make them an invaluable asset to Delray Beach.

Sincerely,

Annetta Jenkins

Executive Director
(561) 444-6965

Valley

March 30, 2026

Evelyn S. Dobson, CEO
Delray Beach Community Land Trust
141 SW 12th Avenue
Delray Beach, FL 33444

RE: Reference Letter for the Delray Beach Community Redevelopment Agency
RFP No. 2026-01

Dear Evelyn,

We are very glad to submit this professional reference for the Delray Beach Community Land Trust (DBCLT). Together with my colleague, SVP Lending Officer Douglas Parkey, we have worked closely with the DBCLT for over five years. WE have found them to be an exemplary organization that makes a meaningful impact on affordable and workforce housing.

The DBCLT is a reliably consistent and prolific developer that truly makes a difference in our community. The amount of quality housing they have built and then sold to income-qualified homeowners is very impressive.

We have found all of the DBCLT colleagues to be professional, knowledgeable, and reliable. CEO Evelyn Dobson is regarded as a leader in the land trust industry for her expertise in creating affordable housing. Her ability to bring together the many approval and funding sources Is inspiring. The housing counseling that the DBCLT provides to prepare the borrowers is always top notch.

Valley is proud to align with them to originate mortgages for the properties that they build. As a way supporting the low- and moderate-income community, Valley has a special Affordable Housing Loan Program that offers a lower interest rate and waived fees among other items, that support homeowners.

Affordable and workforce housing are real needs in our communities. Together with the DBCLT, Valley shares their goals to make homeownership a reality for many borrowers who may not otherwise be able to afford a home.

We are completely in support of their proposal to acquire more land to continue their affordable and workforce housing developments.

Sincerely,



Amy L Robbins
First Vice President
Mortgage Manager, State of Florida
Valley Bank
585-230-9697

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DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 6: PROPOSER'S DEVELOPMENT AND CONSTRUCTION PLAN

Development Plan and Proposed Housing Models

This development plan reflects DBCLT's commitment to delivering high-quality, code-compliant housing in full alignment with CRA expectations. It is the intent of the Delray Beach Community Land Trust (DBCLT) to develop the following three (3) vacant lots for Affordable/Workforce Housing in accordance with the expectations outlined in the CRA RFP, as well as the City of Delray Beach Workforce Housing Regulations and applicable Building Codes.

Attached please find one (1) copy of DBCLT specifications and three (3) corresponding home model brochures, each separated by a yellow divider sheet, for the following properties:

- **Lot 1:** 708 SW 4th Street — ***The Seabreeze***
  PCN: 12-43-46-20-88-000-0010
- **Lot 2:** 704 SW 4th Street — ***The Starburst***
  PCN: 12-43-46-20-88-000-0020
- **Lot 3:** 630 SW 4th Street — ***The Martin Grand***
  PCN: 12-43-46-20-88-000-0030

These proposed models reflect DBCLT's commitment to delivering high-quality, code-compliant, and affordable housing solutions tailored to meet the needs of low- to moderate-income households.

Development Plan:

DBCLT proposes to undertake the development and construction of the subject properties in accordance with the following plan:

i. Develop and construct one (1) single-family home on each of the identified lots in full compliance with all applicable City of Delray Beach Land Development Regulations and Building Codes.

ii. Complete the development and construction of all homes in a single phase, as required by the RFP, to ensure efficiency and timely delivery.

iii. Complete construction and deliver all homes ready for sale within eighteen (18) months from the commencement date of the Agreement, contingent upon timely permitting approvals.

iv. Ensure all homes are restricted and priced in accordance with the City of Delray Beach Workforce Housing Program and the DBCLT Model to maintain long-term affordability.

v. Satisfy all development and construction costs, including permit and impact fees, with support from CRA funding assistance and applicable subsidies, as needed.

vi. Coordinate and complete all required infrastructure improvements and underground utility connections necessary to support the development.

Additional Development Specifications

In addition to the development plan, each of the proposed single-family homes will include the following features and specifications:

i. All homes will comply with the City of Delray Beach Architectural Guidelines.

ii. Each home will range from approximately 1,522 to 1,640 square feet under air.

iii. Each home will include three (3) full bedrooms.

iv. Two (2) homes will include two (2) full bathrooms, and one (1) home will include two (2) full bathrooms and one (1) half bathroom.

v. Each home will include a one (1) car garage.

vi. All homes will be constructed with hurricane impact windows.

vii. All homes will include impact-rated exterior doors.

viii. Each home will include a hurricane impact-rated garage door.

ix. Appliance packages will include energy-efficient stainless-steel refrigerator, range, microwave, and dishwasher.

x. Each home will include an energy-efficient washer and dryer set.

xi. Each home will include an energy-efficient water heater.

xii. All bathrooms will be equipped with high-efficiency toilets.

xiii. Each home will include an energy-efficient air conditioning system.

xiv. All cabinetry (kitchen and bathrooms) will be constructed of wood or comparable quality materials.

xv. All countertops (kitchen and bathrooms) will be granite or comparable quality materials.

xvi. Flooring will consist of tile or comparable materials, with carpet in bedrooms as applicable.

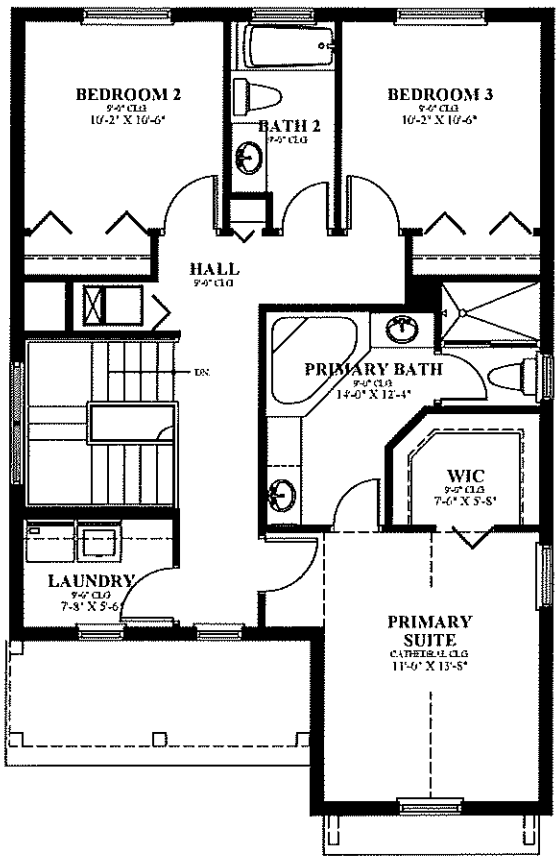
xvii. Recessed lighting will be installed in all primary living and open areas.

xviii. Ceiling fans with integrated lighting will be installed in all bedrooms and/or great rooms.

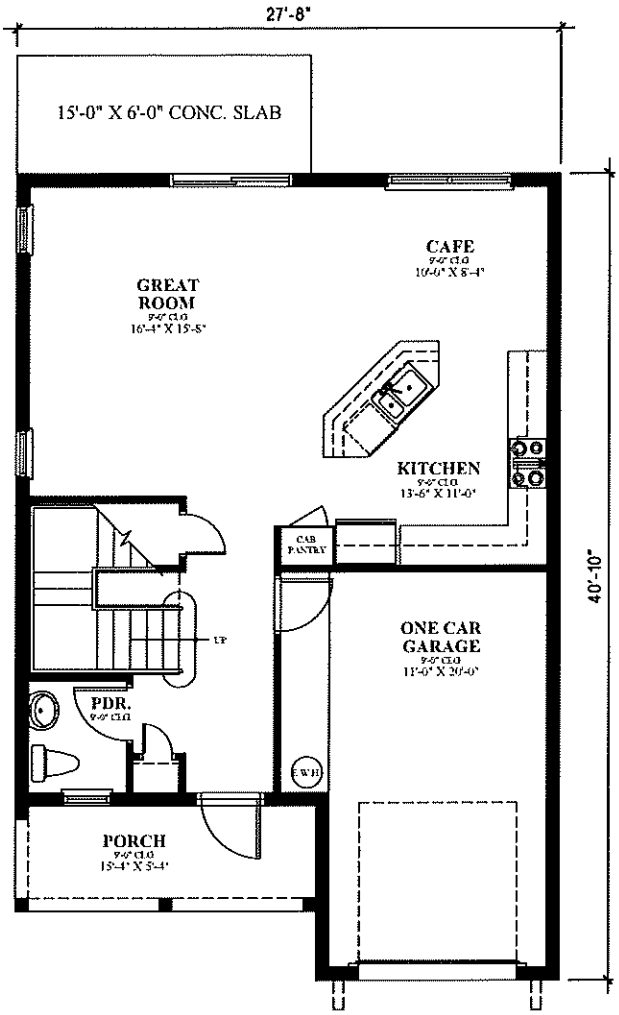
These specifications reflect DBCLT's commitment to delivering durable, energy-efficient, and high-quality homes that enhance long-term affordability and homeowner sustainability.

The Seabreeze-Lot 1

Three Bedrooms, 2 1/2 Baths, One Car Garage
708 SW 4th Street, Delray Beach, Florida



SECOND FLOOR PLAN



FIRST FLOOR PLAN

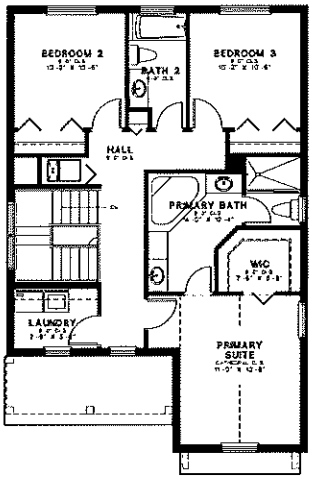


AREA CALCULATIONS:

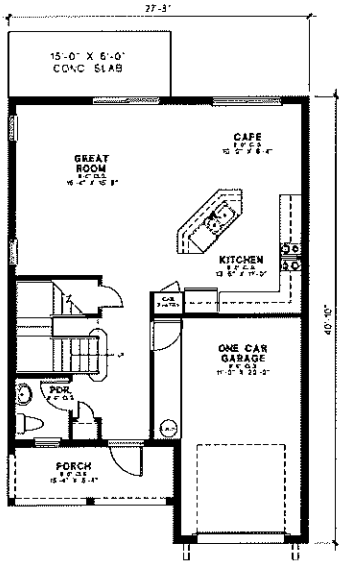
FIRST FLOOR A/C AREA:	718 SQ. FT.
SECOND FLOOR A/C AREA:	922 SQ. FT.
TOTAL A/C LIVING AREA:	1,640 SQ. FT.
GARAGE:	278 SQ. FT.
PORCH:	44 SQ. FT.
TOTAL:	1,962 SQ. FT.

ALL IDEAS DESIGNS ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MAURICE MENASCHE, ARCHITECT.

Delray Beach Community Land Trust, Inc.
145 SW 12th Ave., Delray Beach, Florida 33444 · Phone: (561) 243-7500 · Fax: (561) 243-7501 · www.delraylandtrust.org



SECOND FLOOR PLAN



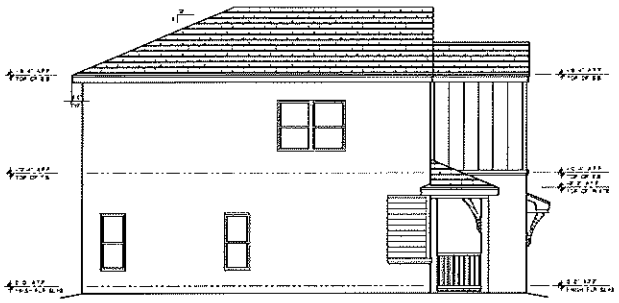
FIRST FLOOR PLAN

AREA CALCULATIONS:

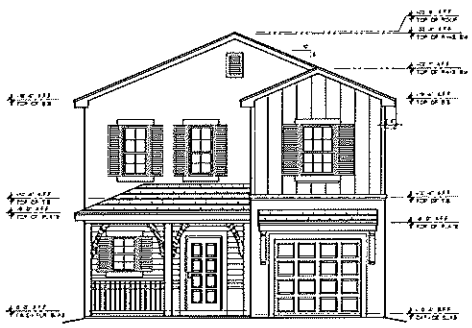
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SEABREEZE MODEL
THREE BEDROOMS & 2 1/2 BATHS
700 SW 4TH STREET
DELRAY BEACH, FLORIDA

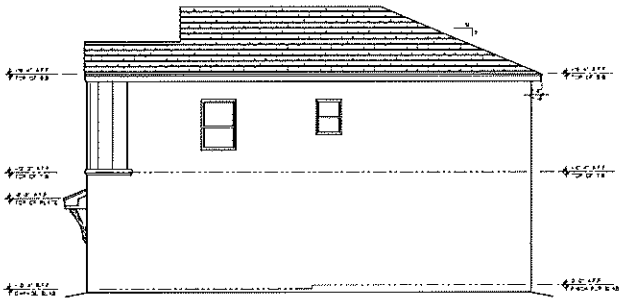
A-1



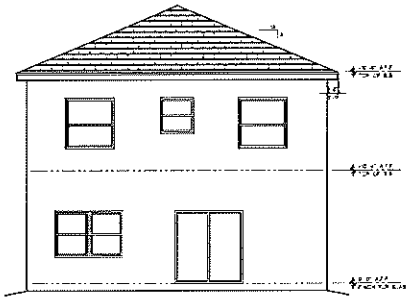
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



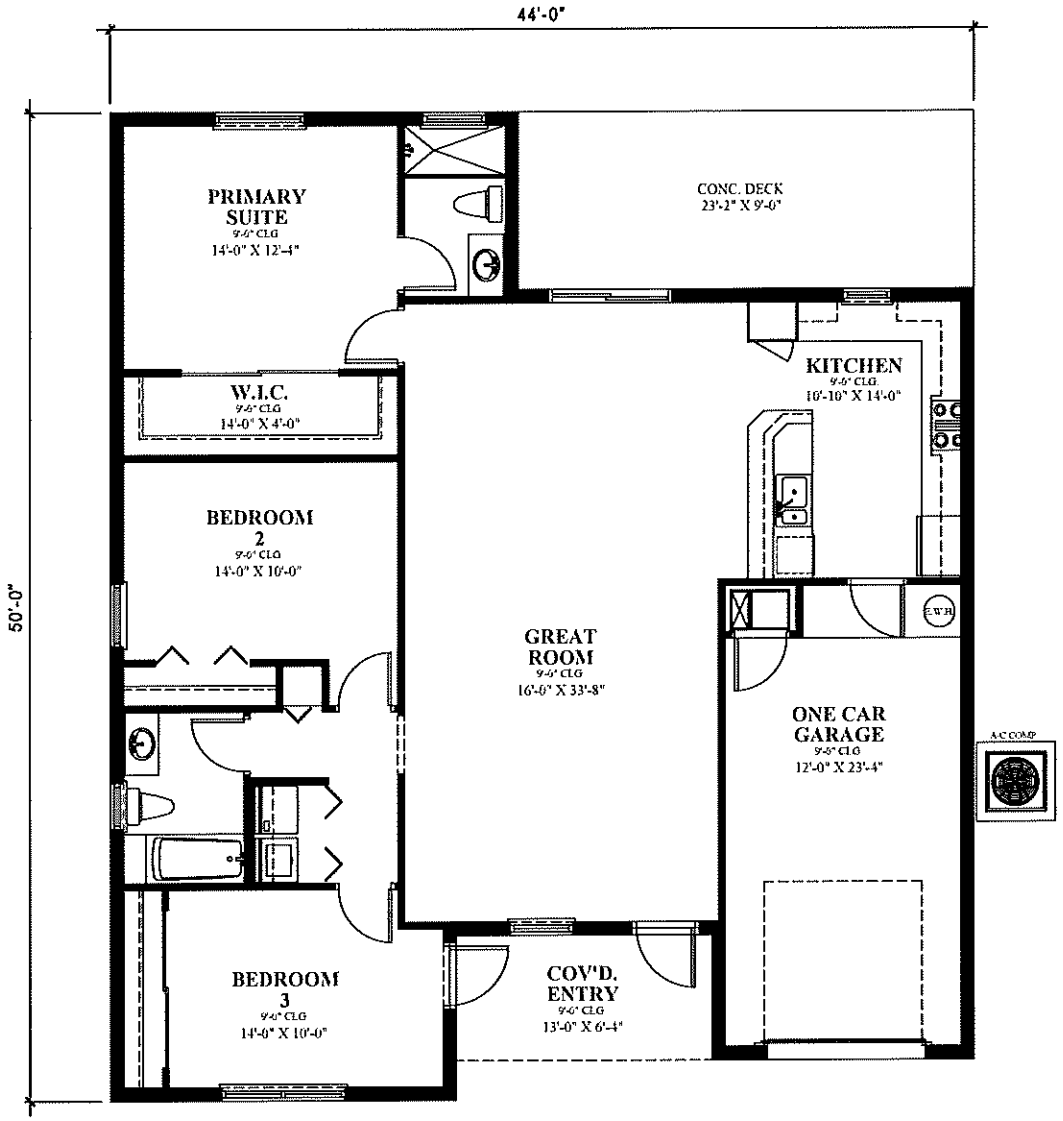
REAR ELEVATION

SEABREEZE MODEL
THREE BEDROOMS & 2 1/2 BATHS
708 SW 4TH DRIVE
DELRAY BEACH, FLORIDA

A-2

The Starburst-Lot 2

Three Bedrooms, Two Baths, One Car Garage
704 SW 4th Street, Delray Beach, Florida



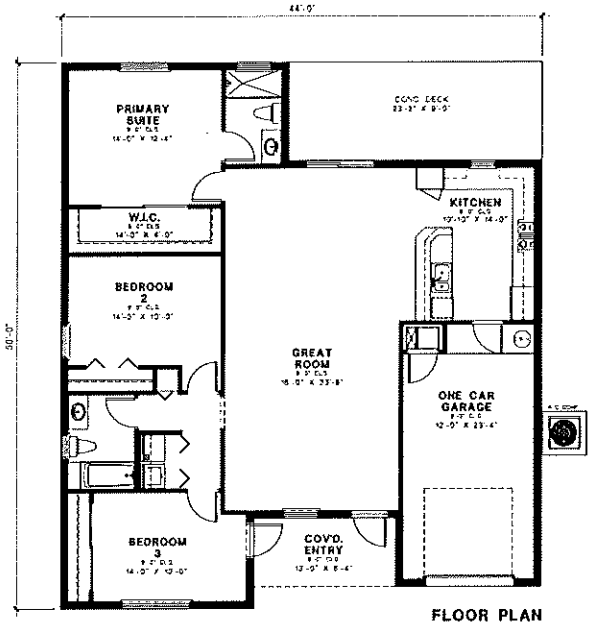
AREA CALCULATIONS:

A/C LIVING AREA:	1,559 SQ. FT.
COV'D. ENTRY:	82 SQ. FT.
GARAGE:	298 SQ. FT.
TOTAL:	1,939 SQ. FT.



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Delray Beach Community Land Trust, Inc.
145 SW 12th Ave., Delray Beach, Florida 33444 · Phone: (561) 243-7500 · Fax: (561) 243-7501 · www.delraylandtrust.org



FLOOR PLAN

STARBURST MODEL

THREE BEDROOMS & TWO BATHS

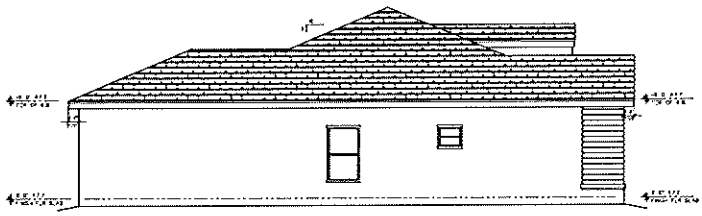
704 SW 4TH STREET

DELRAY BEACH, FLORIDA

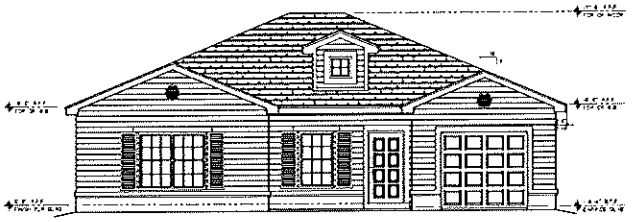
A-1

AREA CALCULATIONS:

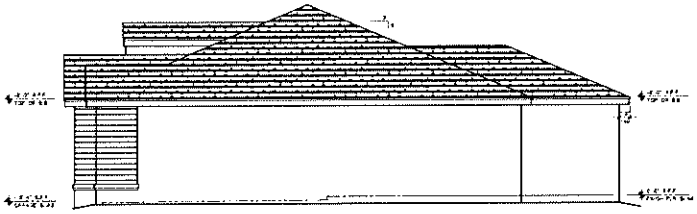
A/C LIVING AREA	1559 SQ FT.
COV'D ENTRY:	82 SQ FT.
GARAGE	298 SQ FT.
TOTAL:	1939 SQ FT.



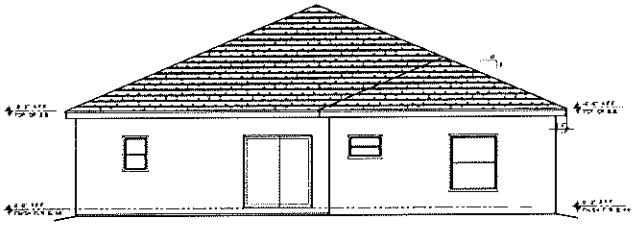
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

STARBURST MODEL

THREE BEDROOMS & TWO BATHS

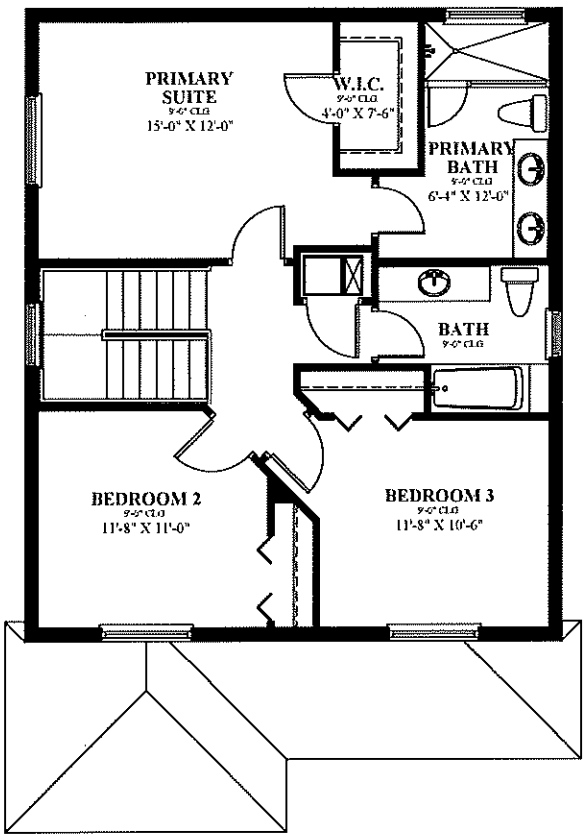
704 SW 4TH STREET

DELRAY BEACH, FLORIDA

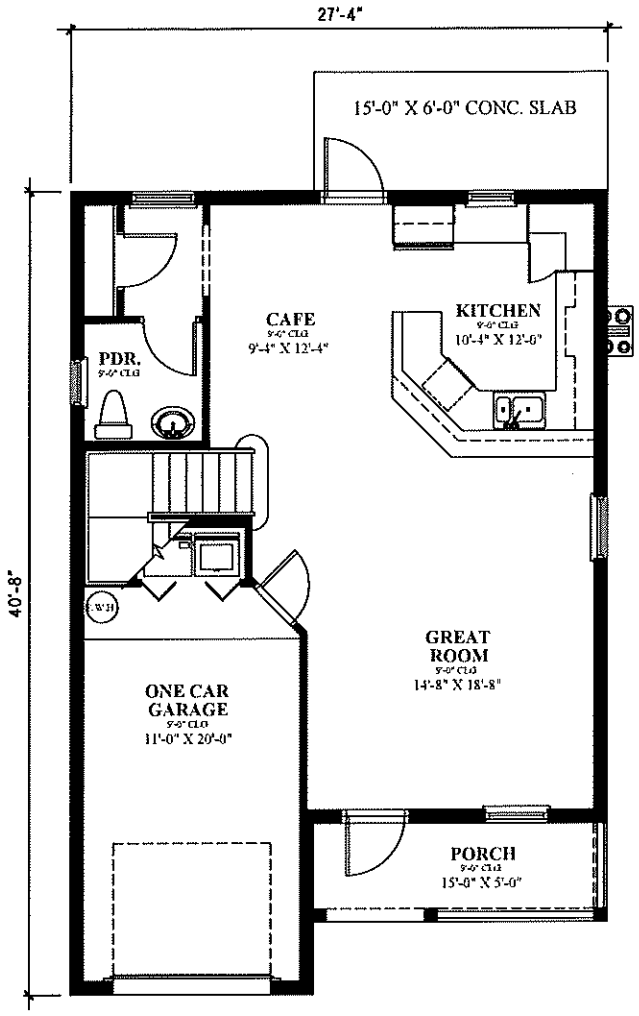
A-2

The Martin Grand-Lot 3

Three Bedrooms, 2 1/2 Baths, One Car Garage
630 SW 4th Street, Delray Beach, Florida



SECOND FLOOR PLAN



FIRST FLOOR PLAN

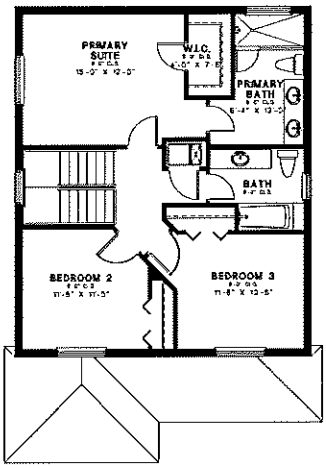


AREA CALCULATIONS:

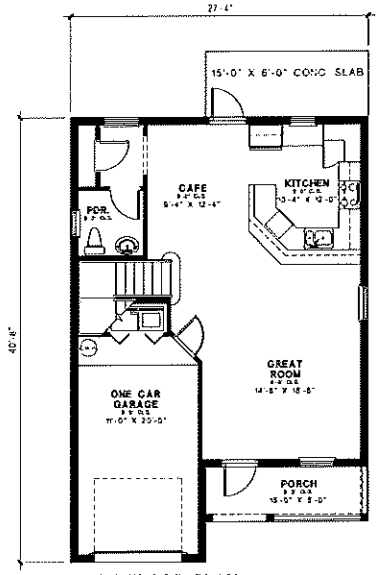
FIRST FLOOR A/C AREA:	711 SQ. FT.
SECOND FLOOR A/C AREA:	811 SQ. FT.
TOTAL A/C LIVING AREA:	1,522 SQ. FT.
GARAGE:	270 SQ. FT.
PORCH:	75 SQ. FT.
TOTAL:	1,867 SQ. FT.

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Delray Beach Community Land Trust, Inc.
145 SW 12th Ave., Delray Beach, Florida 33444 · Phone: (561) 243-7500 · Fax: (561) 243-7501 · www.delraylandtrust.org



SECOND FLOOR PLAN



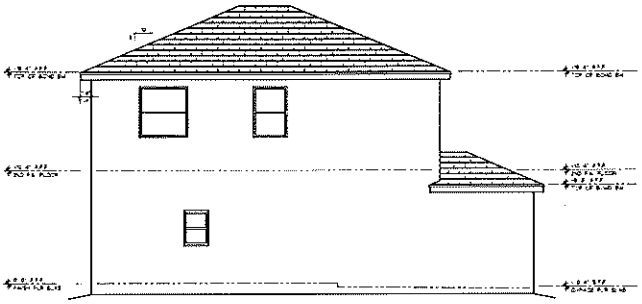
FIRST FLOOR PLAN

AREA CALCULATIONS:

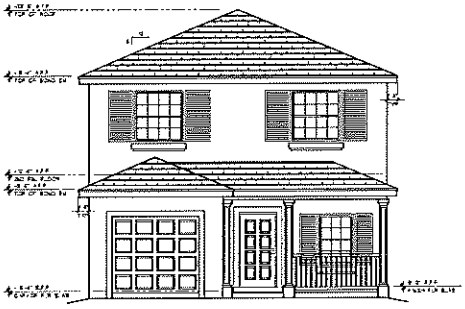
FIRST FLOOR A/C AREA	711 SQ. FT.
SECOND FLOOR A/C AREA	811 SQ. FT.
TOTAL A/C LIVING AREA	1522 SQ. FT.
GARAGE	270 SQ. FT.
PORCH	75 SQ. FT.
TOTAL	1867 SQ. FT.

MARTIN GRAND MODEL
THREE BEDROOMS & 2 1/2 BATHS
FIRST FLOOR & SECOND FLOOR
DELRAY BEACH, FLORIDA

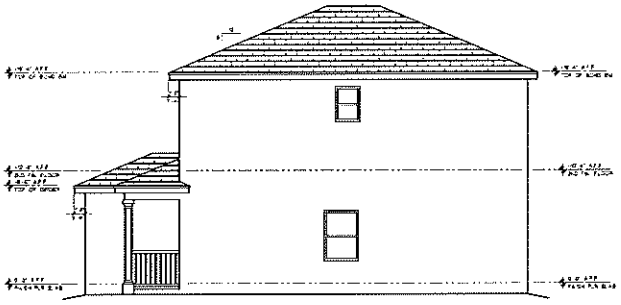
SHEET TITLE
FLOOR PLAN
DRAWN
MM
CHECKED
MM
DATE
3/13/08
SCALE
1/4" = 1'-0"
JOB NO.
2003.28
SHEET
A-1



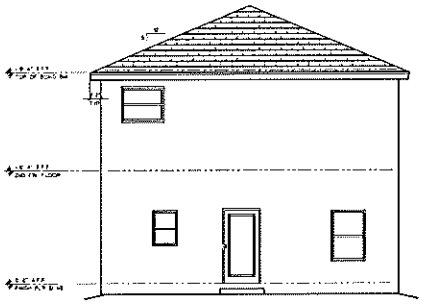
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

MARTIN GRAND MODEL

THREE BEDROOMS & 2 1/2 BATHS

630 SW 4TH STREET

DELRAY BEACH, FLORIDA

SHEET TITLE
ELEVATIONS

MJ

2-25-25

MJ

3/19/25

1/4" = 1'-0"

A-2

DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 7: CRA FUNDING ASSISTANCE & SUBSIDIES

The Delray Beach Community Land Trust's (DBCLT) request development and construction cost assistance to support the delivery of three new single-family residential units while maintaining affordability for income-eligible, first-time homebuyers. Rising interest rates and escalating construction costs—driven by increases in labor, materials, and infrastructure requirements—continue to place significant pressure on the final purchase price of new homes. These market conditions make it increasingly challenging for nonprofit developers to deliver housing at attainable price points while maintaining quality and long-term sustainability.

The proposed development has been carefully designed to balance quality, durability, and cost-efficiency. However, without subsidy or financial assistance, total development costs would necessitate sales prices that exceed affordability thresholds for the target population. Funding support will directly offset a portion of construction and development costs, ensuring the homes can be sold at prices accessible to first-time homebuyers. Importantly, the requested funding will not be passed on to the homebuyer or developer but will instead serve as a direct subsidy to reduce overall development costs.

With this assistance, DBCLT will offer homes to households earning approximately **80% to 120% of Area Median Income (AMI)**, with projected sales prices ranging from **$282,000 to $300,000**, significantly below estimated market values. This subsidy structure ensures long-term affordability while maintaining high-quality construction standards.

This investment will expand homeownership opportunities for working families, support wealth-building through equitable access to housing, and contribute to long-term neighborhood stability. Through the community land trust model, affordability will be preserved for future generations, preventing displacement and promoting sustainable, inclusive community development.

FUNDING ASSISTANCE REQUEST:

Lot 1 (708 SW 4th Street)

Total Development/Construction Cost: $450,539.00

Requested Funding Assistance:

- Construction Hard Costs: **$75,000.00**
- Site Development Costs: **$27,494.00**
- Soft Costs: **$40,495.00**
- Performance Bond: **$8,333.00**

Total Funding Request: $151,322.00

Purchase Price: $299,217.00

Purchase Assistance (as needed): Up to $85,000.00

Lot 2 (704 SW 4th Street)

Total Development/Construction Cost: $450,405.00

Requested Funding Assistance:

- Construction Hard Costs: **$75,000.00**
- Site Development Costs: **$31,506.00**
- Soft Costs: **$40,495.00**
- Performance Bond: **$8,333.00**

Total Funding Request: $155,334.00

Purchase Price: $295,071.00

Purchase Assistance (as needed): Up to **$85,000.00**

Lot 3 (630 SW 4th Street)

Total Development/Construction Cost: $432,275.00

Requested Funding Assistance:

- Construction Hard Costs: **$75,000.00**
- Site Development Costs: **$27,199**
- Soft Costs: **$40,495.00**
- Performance Bond: **$8,333.00**

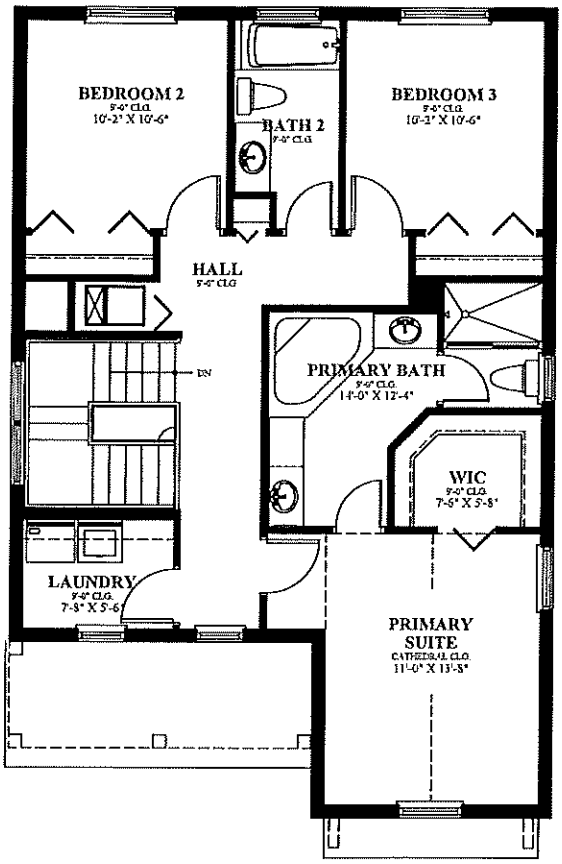
Total Funding Request: $151,027.00

Purchase Price: $281,248.00

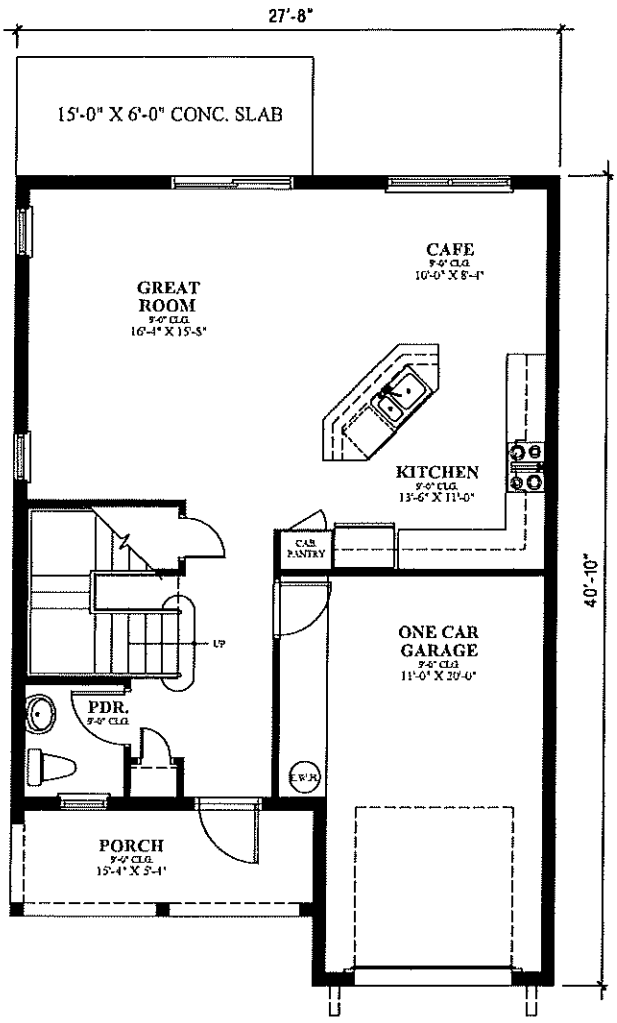
Purchase Assistance (as needed): Up to **$85,000.00**

The Seabreeze-Lot 1

Three Bedrooms, 2 1/2 Baths, One Car Garage
708 SW 4th Street, Delray Beach, Florida



SECOND FLOOR PLAN



FIRST FLOOR PLAN



AREA CALCULATIONS:

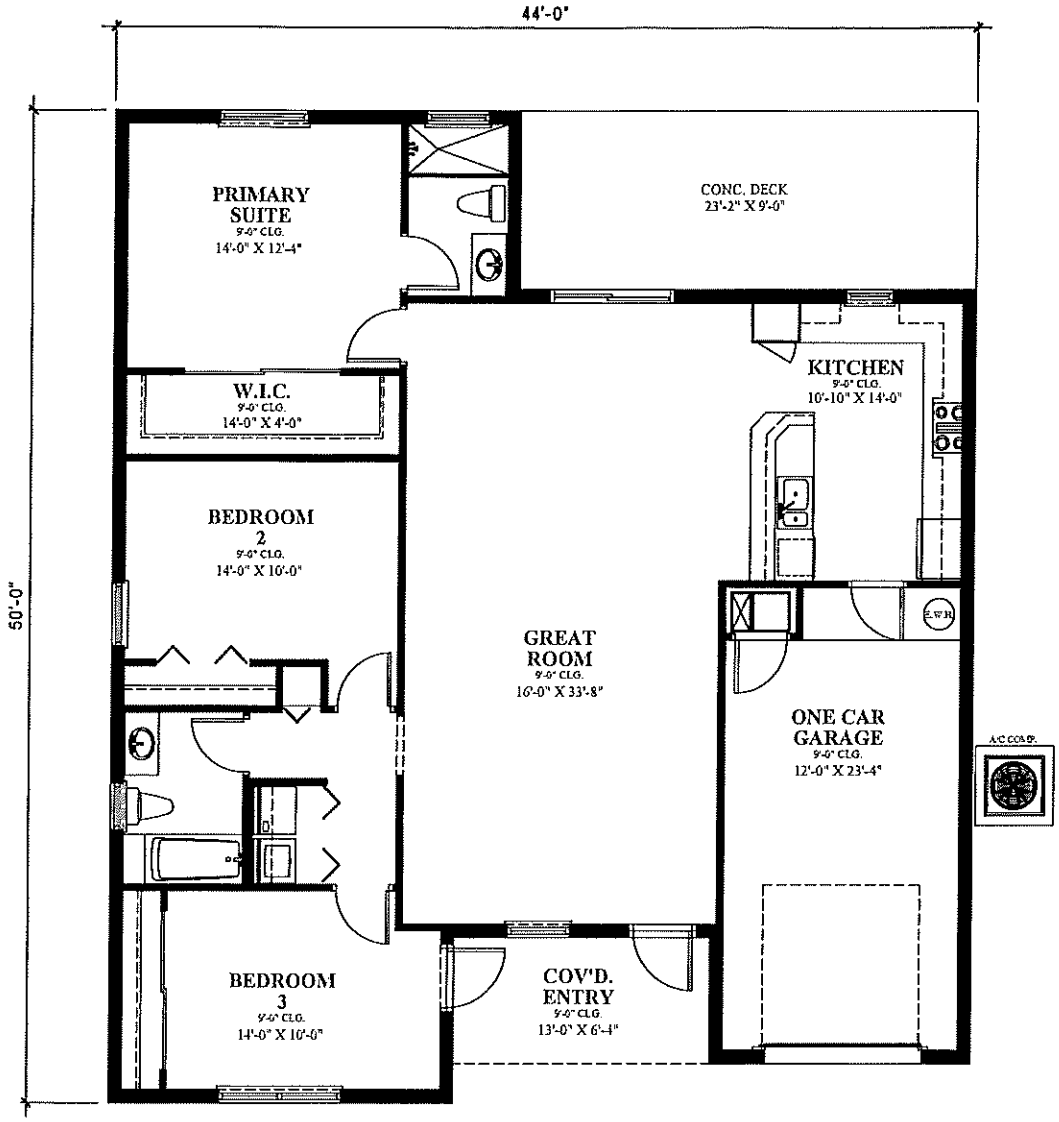
FIRST FLOOR A/C AREA:	718 SQ. FT.
SECOND FLOOR A/C AREA:	922 SQ. FT.
TOTAL A/C LIVING AREA:	1,640 SQ. FT.
GARAGE:	278 SQ. FT.
PORCH:	44 SQ. FT.
TOTAL:	1,962 SQ. FT.

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Delray Beach Community Land Trust, Inc.
145 SW 12th Ave., Delray Beach, Florida 33444 · Phone: (561) 243-7500 · Fax: (561) 243-7501 · www.delraylandtrust.org

The Starburst-Lot 2

Three Bedrooms, Two Baths, One Car Garage
704 SW 4th Street, Delray Beach, Florida



AREA CALCULATIONS:

A/C LIVING AREA:	1,559 SQ. FT.
COV'D. ENTRY:	82 SQ. FT.
GARAGE:	298 SQ. FT.
TOTAL:	1,939 SQ. FT.

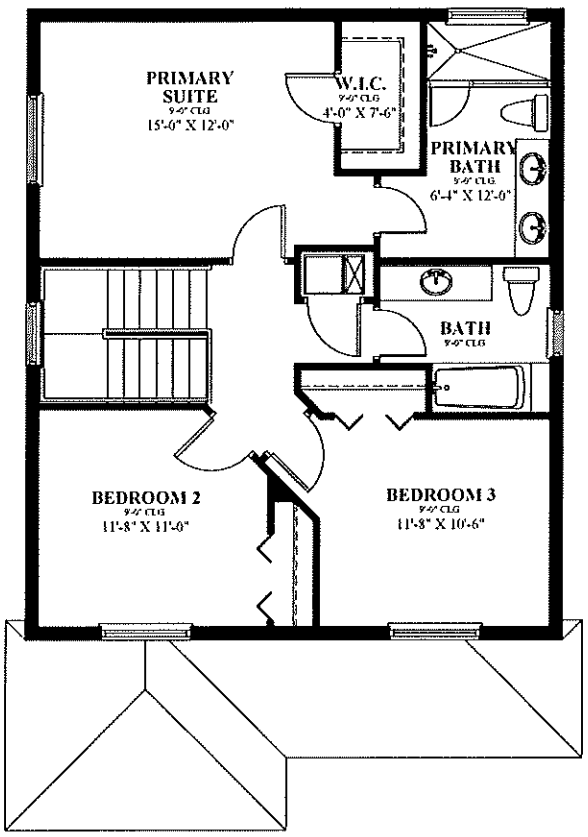


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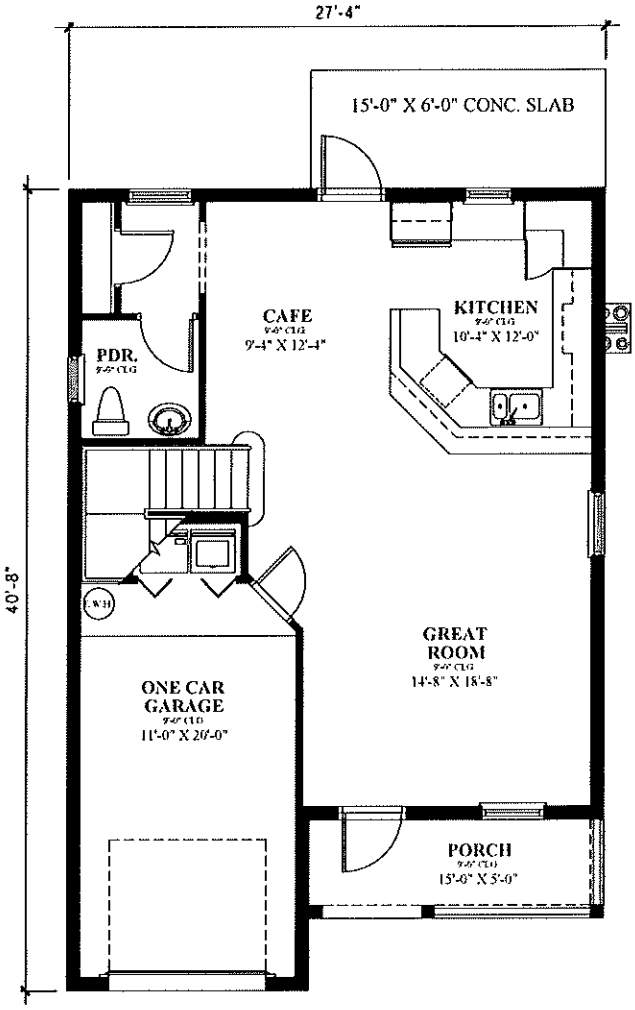
Delray Beach Community Land Trust, Inc.
145 SW 12th Ave., Delray Beach, Florida 33444 · Phone: (561) 243-7500 · Fax: (561) 243-7501 · www.delraylandtrust.org

The Martin Grand-Lot 3

Three Bedrooms, 2 1/2 Baths, One Car Garage
630 SW 4th Street, Delray Beach, Florida



SECOND FLOOR PLAN



FIRST FLOOR PLAN



AREA CALCULATIONS:

FIRST FLOOR A/C AREA:	711 SQ. FT.
SECOND FLOOR A/C AREA:	811 SQ. FT.
TOTAL A/C LIVING AREA:	1,522 SQ. FT.
GARAGE:	270 SQ. FT.
PORCH:	75 SQ. FT.
TOTAL:	1,867 SQ. FT.

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Delray Beach Community Land Trust, Inc.
145 SW 12th Ave., Delray Beach, Florida 33444 · Phone: (561) 243-7500 · Fax: (561) 243-7501 · www.delraylandtrust.org

DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 8: PROPOSER'S DEVELOPMENT AND CONSTRUCTION COSTS

This submission presents a comprehensive construction cost analysis and development estimate for three new single-family residential units ranging from approximately **1,867 to 1,962 square feet,** with supporting documentation organized and separated by yellow divider sheets. The proposed development offers a cost-efficient approach to delivering quality entry-level housing within current market conditions. The analysis demonstrates the overall feasibility of constructing three well-designed homes that meet both functional needs and market expectations.

The cost analysis reflects current market conditions and incorporates all major cost components, including **hard costs** (materials, labor, and contractor overhead), **site development costs**, and **soft costs** associated with the project.

Cost Assumptions
Entry-level residential construction in the current market ranges between **$250.00 and $400.00 per square foot**, depending on:

- Builder quality and specifications
- Local labor market conditions
- Material selections and supply variability

Total Development Cost Summaries:

Lot 1 – 708 SW 4th Street
Model: The Seabreeze (Two-Story)
Total Cost: $450,539.00

Unit Details:

- Total Square Footage: 1,962 sq. ft.
  - Under Air (Living Area): 1,640 sq. ft.
  - Garage: 278 sq. ft.
  - Porch: 44 sq. ft.
- Configuration:
  - 3 Bedrooms / 2.5 Bathrooms
  - One-Car Garage
  - Front Porch

DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 8: PROPOSER'S DEVELOPMENT AND CONSTRUCTION COSTS

Lot 2 – 704 SW 4th Street

Model: The Starburst (Single-Story)

Total Cost: $450,405.00

Unit Details:

- Total Square Footage: 1,939 sq. ft.
  - Under Air (Living Area): 1,559 sq. ft.
  - Garage: 298 sq. ft.
- Configuration:
  - 3 Bedrooms / 2 Bathrooms
  - One-Car Garage
  - Covered Entry

Lot 3 – 630 SW 4th Street

Model: The Martin Grand (Single-Story)

Total Cost: $432,275.00

Unit Details:

- Total Square Footage: 1,867 sq. ft.
  - Under Air (Living Area): 1,522 sq. ft.
  - Garage: 270 sq. ft.
  - Covered Entry/Porch: 75 sq. ft.
- Configuration:
  - 3 Bedrooms / 2 Bathrooms
  - One-Car Garage
  - Garage positioned to the right of the site, away from the corner

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702 — Page 1 of 1

OWNER: Delray Beach Community Land Trust
141 SW 12th Avenue
Delray Beach, FL 33444

CONTRACTOR: Stuart & Shelby
Home Builders
1116 SW 10th Avenue
Delray Beach, FL 33444

Project: Lot 1 708 SW 4th Street
Delray Beach, FL 33444
Seabreeze Model
1962SF under roof/ 1640SF under air
3 bedroom/ 2.5 baths/ 1 car garage

APPLICATION NO:
Contract ☐ OWNER
PERIOD TO: ☐ ARCHITECT
3/18/26
☐ CONTRACTOR

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATIONS	WORK COMPLETE THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	PERCENTAGE COMPLETE TO DATE	BALANCE TO FINISH (C-G)	ACTUAL PAYMENT
	VERTICAL CONSTRUCTION INCLUDING LANDSCAPE, IRRIGATION, FLATWORK	$353,160.00							
1	DEPOSIT AT CONTRACT (10%)	$35,316.00	$0.00			$0.00	0.00%	$35,316.00	$0.00
2	SHELL- SLAB, BLOCK, BEAM AND TRUSS (20%)	$70,632.00	$0.00			$0.00	0.00%	$70,632.00	$0.00
3	FRAMING INSPECTION- ROUGH TRADES/ WINDOWS (15%)	$52,974.00	$0.00			$0.00	0.00%	$52,974.00	$0.00
4	DRYWALL SPRAY/ STUCCO/ INTERIOR TRIM/ INT & EXT PAINT 15%	$52,974.00	$0.00			$0.00	0.00%	$52,974.00	$0.00
5	CABINETS/ TOP/ MAIN FLOOR TILE AND BATH TILE/ ROOF (15%)	$52,974.00	$0.00			$0.00	0.00%	$52,974.00	$0.00
6	FINAL TRADES/ FLATWORK/ IRRIGATION (15%)	$52,974.00	$0.00			$0.00	0.00%	$52,974.00	$0.00
7	CARPET/ APPLIANCES/ LANDSCAPE/ CO FROM CITY OF DELRAY (10%)	$35,316.00	$0.00			$0.00	0.00%	$35,316.00	$0.00
	TOTAL CONSTRUCTION HARD COST IS @ $180.00 per sq ft	$353,160.00	$0.00	$0.00	$0.00	$0.00		$353,160.00	$0.00
	SITE COST ESTIMATES								
	CLEAR AND GRUB LOT OF VEGETATION AND HAUL OFF	$2,800.00	$0.00			$0.00	0.00%	$2,800.00	$0.00
	ESTIMATE- ASSUMING UNDERCUT PAD 2', REPLACE AND COMPACT AND BRING PAD TO 6"+/- FFE, ESTIMATING 200 YARDS REQUIRED. WE ARE FIGURING DRAINAGE CAN BE ACCOMPLISHED WITH RETENTION AREAS AND NO EXFILTRATION TRENCH IS INCLUDED	$9,000.00	$0.00			$0.00	0.00%	$9,000.00	$0.00
	ESTIMATE FOR NEW WATER SERVICE AND UNDERGROUND ELECTRICAL SERVICE.	$11,500.00	$0.00			$0.00	0.00%	$11,500.00	$0.00
	OH&P ON SITE WORK	$4,194.00	$0.00			$0.00	0.00%	$4,194.00	$0.00
	TOTAL CONSTRUCTION-SITE COST ESTIMATE	$27,494.00	$0.00	$0.00	$0.00	$0.00		$27,494.00	$0.00
	SOFT COST ESTIMATES								
	PERMIT FEES ESTIMATE TAKING INTO CONSIDERATION NONPROFIT CONCESSION	$5,398.00	$0.00			$0.00	0.00%	$5,398.00	$0.00
	COUNTY IMPACT FEES- ASSUMES NO STRUCTURE BUILD ON PROPERTY	$12,300.00	$0.00			$0.00	0.00%	$12,300.00	$0.00
	CITY PARK FEE	$500.00	$0.00			$0.00	0.00%	$500.00	$0.00
	WATER & SEWER- ASSUMES NO SERVICE EVER ON PROPERTY	$2,497.00	$0.00			$0.00	0.00%	$2,497.00	$0.00
	SOIL TESTING, PAD DENSITIES AND CONCRETE TESTING	$4,400.00	$0.00			$0.00	0.00%	$4,400.00	$0.00
	SURVEY FEE- PLOT PLAN AND FINAL SURVEY	$1,600.00	$0.00			$0.00	0.00%	$1,600.00	$0.00
	DRAINAGE PLAN FEE	$1,800.00	$0.00			$0.00	0.00%	$1,800.00	$0.00
	ARCHITECTURAL/ENGINEERING PLANS	$12,000.00	$0.00			$0.00	0.00%	$12,000.00	$0.00
	TOTAL CONSTRUCTION-SOFT COST	$40,495.00	$0.00	$0.00	$0.00	$0.00		$40,495.00	$0.00
	TOTAL CONSTRUCTION COST ESTIMATE	$421,149.00	$0.00	$0.00	$0.00	$0.00	$0.00	$421,149.00	$0.00
	DEVELOPER FEE (5%) subject to change	$21,057.00							
	Performance Bond cost each unit	$8,333.00							
	TOTAL DEVELOPMENT/CONSTRUCTION COST ESTIMATE	$450,539.00							

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

OWNER Delray Beach Community Land Trust
141 SW 12th Avenue
Delray Beach, FL 33444

Project: Lot 2 704 SW 4th Street
Delray Beach, FL 33444
Starburst Model
1939SF under roof/ 1559SF under air
3 bedroom/ 2 baths/ 1 car garage

APPLICATION NO:
Contract ☐ OWNER
PERIOD TO: ☐ ARCHITECT
3/18/26
☐ CONTRACTOR

CONTRACTOR Stuart & Shelby
Home Builders
1116 SW 10th Avenue
Delray Beach, FL. 33444

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATIONS	WORK COMPLETE THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	PERCENTAGE COMPLETE TO DATE	BALANCE TO FINISH (C-G)	ACTUAL PAYMENT
	VERTICAL CONSTRUCTION INCLUDING LANDSCAPE, IRRIGATION, FLATWORK	$349,020.00							
1	DEPOSIT AT CONTRACT (10%)	$34,902.00	$0.00			$0.00	0.00%	$34,902.00	$0.00
2	SHELL- SLAB, BLOCK, BEAM AND TRUSS (20%)	$69,804.00	$0.00			$0.00	0.00%	$69,804.00	$0.00
3	FRAMING INSPECTION- ROUGH TRADES/ WINDOWS (15%)	$52,353.00	$0.00			$0.00	0.00%	$52,353.00	$0.00
4	DRYWALL SPRAY/ STUCCO/ INTERIOR TRIM/ INT & EXT PAINT 15%	$52,353.00	$0.00			$0.00	0.00%	$52,353.00	$0.00
5	CABINETS/ TOP/ MAIN FLOOR TILE AND BATH TILE/ ROOF (15%)	$52,353.00	$0.00			$0.00	0.00%	$52,353.00	$0.00
6	FINAL TRADES/ FLATWORK/ IRRIGATION (15%)	$52,353.00	$0.00			$0.00	0.00%	$52,353.00	$0.00
7	CARPET/ APPLIANCES/ LANDSCAPE/ CO FROM CITY OF DELRAY (10%)	$34,902.00	$0.00			$0.00	0.00%	$34,902.00	$0.00
	TOTAL CONSTRUCTION HARD COST @ $180.00 per sq ft	$349,020.00	$0.00	$0.00	$0.00	$0.00		$349,020.00	$0.00
	SITE COST ESTIMATES								
	CLEAR AND GRUB LOT OF VEGETATION AND HAUL OFF	$2,800.00	$0.00			$0.00	0.00%	$2,800.00	$0.00
	ESTIMATE- ASSUMING UNDERCUT PAD 2', REPLACE AND COMPACT AND BRING PAD TO 6"+/- FFE, ESTIMATING 280 YARDS REQUIRED, WE ARE FIGURING DRAINAGE CAN BE ACCOMPLISHED WITH RETENTION AREAS AND NO EXFILTRATION TRENCH IS INCLUDED	$12,400.00	$0.00			$0.00	0.00%	$12,400.00	$0.00
	ESSTIAMTE FFOR NEW WATER SERVICE AND UNDERGROUND ELECTRICAL SERVICE.	$11,500.00	$0.00			$0.00	0.00%	$11,500.00	$0.00
	OH&P ON SITE WORK	$4,806.00	$0.00			$0.00	0.00%	$4,806.00	
	TOTAL CONSTRUCTION-SITE COST ESTIMATE	$31,506.00	$0.00	$0.00	$0.00	$0.00		$31,506.00	$0.00
	SOFT COST ESTIMATES								
	PERMIT FEES ESTIMATE TAKING INTO CONSIDERATION NONPROFIT CONCESSION	$5,398.00	$0.00			$0.00	0.00%	$5,398.00	$0.00
	COUNTY IMPACT FEES- ASSUMES NO STRUCTURE BUILD ON PROPERTY	$12,300.00	$0.00			$0.00	0.00%	$12,300.00	$0.00
	CITY PARK FEE	$500.00	$0.00			$0.00	0.00%	$500.00	$0.00
	WATER & SEWER- ASSUMES NO SERVICE EVER ON PROPERTY	$2,497.00	$0.00			$0.00	0.00%	$2,497.00	$0.00
	SOIL TESTING AND PAD DENSITY (ASSUMES SOILS ARE GOOD NO REMEDIATION)	$4,400.00	$0.00			$0.00	0.00%	$4,400.00	$0.00
	SURVEY FEE- PLOT PLAN AND FINAL SURVEY	$1,600.00	$0.00			$0.00	0.00%	$1,600.00	$0.00
	DRAINAGE PLAN FEE	$1,800.00	$0.00			$0.00	0.00%	$1,800.00	$0.00
	ARCHITECTURAL/ENGINEERING PLANS	$12,000.00	$0.00			$0.00	0.00%	$12,000.00	$0.00
	TOTAL CONSTRUCTION-SOFT COST	$40,495.00	$0.00	$0.00	$0.00	$0.00		$40,495.00	$0.00
	TOTAL CONSTRUCTION COST ESTIMATE	$421,021.00	$0.00	$0.00	$0.00	$0.00	$0.00	$421,021.00	$0.00
	DEVELOPER FEE (5%)	$21,051.00							
	Performance Bond cost each unit	$8,333.00							
	TOTAL DEVELOPMENT/CONSTRUCTION COST ESTIMATE	$450,405.00							

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702 —

OWNER **Delray Beach Community Land Trust**
141 SW 12th Avenue
Delray Beach, FL 33444

CONTRACTOR **Stuart & Shelby**
Home Builders
1116 SW 10th Avenue
Delray Beach, Fl. 33444

Project: **Lot 3 630 SW 4th Street**
Delray Beach, FL 33444
The Martin Grand
1867SF under roof/ 1522SF under air
3 bedroom/ 2.5 baths/ 1 car garage

APPLICATION NO:
Contract ☐ OWNER
PERIOD TO: ☐ ARCHITECT
3/18/26
☐ CONTRACTOR

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATIONS	WORK COMPLETE THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	PERCENTAGE COMPLETE TO DATE	BALANCE TO FINISH (C-G)	ACTUAL PAYMENT
	VERTICAL CONSTRUCTION INCLUDING LANDSCAPE, IRRIGATION, FLATWORK	$336,060.00							
1	DEPOSIT AT CONTRACT (10%)	$33,606.00	$0.00			$0.00	0.00%	$33,606.00	$0.00
2	SHELL- SLAB, BLOCK, BEAM AND TRUSS (20%)	$67,212.00	$0.00			$0.00	0.00%	$67,212.00	$0.00
3	FRAMING INSPECTION- ROUGH TRADES/ WINDOWS (15%)	$50,409.00	$0.00			$0.00	0.00%	$50,409.00	$0.00
4	DRYWALL SPRAY/ STUCCO/ INTERIOR TRIM/ INT & EXT PAINT 15%	$50,409.00	$0.00			$0.00	0.00%	$50,409.00	$0.00
5	CABINETS/ TOP/ MAIN FLOOR TILE AND BATH TILE/ ROOF (15%)	$50,409.00	$0.00			$0.00	0.00%	$50,409.00	$0.00
6	FINAL TRADES/ FLATWORK/ IRRIGATION (15%)	$50,409.00	$0.00			$0.00	0.00%	$50,409.00	$0.00
7	CARPET/ APPLIANCES/ LANDSCAPE/ CO FROM CITY OF DELRAY (10%)	$33,606.00	$0.00			$0.00	0.00%	$33,606.00	$0.00
	TOTAL CONSTRUCTION HARD COST IS @ $180.00 per sq ft	$336,060.00	$0.00	$0.00	$0.00	$0.00		$336,060.00	$0.00
	SITE COST ESTIMATES								
	CLEAR AND GRUB VEGETATION AND HAUL OFF	$2,400.00	$0.00			$0.00	0.00%	$2,400.00	$0.00
	ESTIMATE- ASSUMING UNDERCUT PAD 2', REPLACE AND COMPACT AND BRING PAD TO 6"+/- FFE, ESTIMATING 205 YARDS REQUIREDD, WE ARE FIGURING DRAINAGE CAN BE ACCOMPLISED WITH RETENTION AREAS AND HAVE NO EXFILTRATION TRENCH INCLUDED	$9,150.00	$0.00			$0.00	0.00%	$9,150.00	$0.00
	ESTIMATE FOR NEW WATER SERVICE AND UNDERGROUND ELECTRICAL SERVICE.	$11,500.00	$0.00			$0.00	0.00%	$11,500.00	$0.00
	OH&P ON SITE WORK	$4,149.00	$0.00						
	TOTAL CONSTRUCTION-SITE COST ESTIMATE	$27,199.00	$0.00	$0.00	$0.00	$0.00		$23,050.00	$0.00
	SOFT COST ESTIMATES								
	PERMIT FEES ESTIMATE TAKING INTO CONSIDERATION NONPROFIT CONCESSION	$5,398.00	$0.00			$0.00	0.00%	$5,398.00	$0.00
	COUNTY IMPACT FEES- ASSUMES NO STRUCTURE BUILD ON PROPERTY	$12,300.00	$0.00			$0.00	0.00%	$12,300.00	$0.00
	CITY PARK FEE	$500.00	$0.00			$0.00	0.00%	$500.00	$0.00
	WATER & SEWER- ASSUMES NO SERVICE EVER ON PROPERTY	$2,497.00	$0.00			$0.00	0.00%	$2,497.00	$0.00
	SOIL TESTING AND PAD DENSITY (ASSUMES SOILS ARE GOOD NO REMEDIATION)	$4,400.00	$0.00			$0.00	0.00%	$4,400.00	$0.00
	SURVEY FEE- PLOT PLAN AND FINAL SURVEY	$1,600.00	$0.00			$0.00	0.00%	$1,600.00	$0.00
	DRAINAGE PLAN FEE	$1,800.00	$0.00			$0.00	0.00%	$1,800.00	$0.00
	ARCHITECTURAL/ENGINEERING PLANS	$12,000.00	$0.00			$0.00	0.00%	$12,000.00	$0.00
	TOTAL SOFT COST	$40,495.00	$0.00	$0.00	$0.00	$0.00		$40,495.00	$0.00
	TOTAL CONSTRUCTION COST ESTIMATE	$403,754.00	$0.00	$0.00	$0.00	$0.00	$0.00	$399,605.00	$0.00
	DEVELOPER FEE (5%)	$20,188.00							
	Performance Bond cost each unit	$8,333.00							
	TOTAL DEVELOPMENT/CONSTRUCTION COST ESTIMATE	$432,275.00							

DELRAY BEACH COMMUNITY LAND TRUST (DBCLT)
SECTION 9-HOME SALES PRICE

As of April 1st, 2025, the Median Income is $111,800.00 (West Palm Beach, Boca Raton, FL Hud Metro FMR Area). The WFH target populations are:

Low Income Household – A household with a gross, combined income between 51% - 80% of the Palm Beach County Adjusted Median Income

Moderate Income Household – A household with a gross, combined income between 81% - 120% of the Palm Beach County Adjusted Median Income

High Moderate Households- A household with a gross, combined income between 121% - 140% of the Palm Beach County Adjusted Median Income

The proposed sales prices reflect a significant reduction from total development costs due to requested subsidies and the community land trust model, ensuring affordability for income-qualified buyers while maintaining high-quality construction standards.

Proposed Home Sales Prices

Lot 1 – 708 SW 4th Street
Model: The Seabreeze
Proposed Sales Price: $299,217.00

- Less Purchase Assistance (as needed): Up to $85,000.00
- No land cost
- Includes 5% developer fee

Lot 2 – 704 SW 4th Street
Model: The Starburst
Proposed Sales Price: $295,071.00

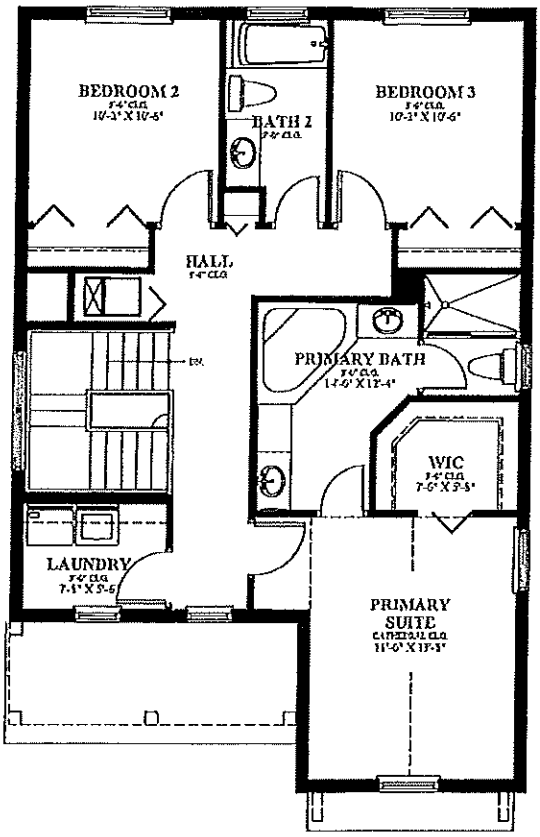
- Less Purchase Assistance (as needed): Up to $85,000.00
- No land cost
- Includes 5% developer fee

Lot 3 – 630 SW 4th Street
Model: The Starburst *(confirm if this should be "Martin Grand")*
Proposed Sales Price: $281,248.00

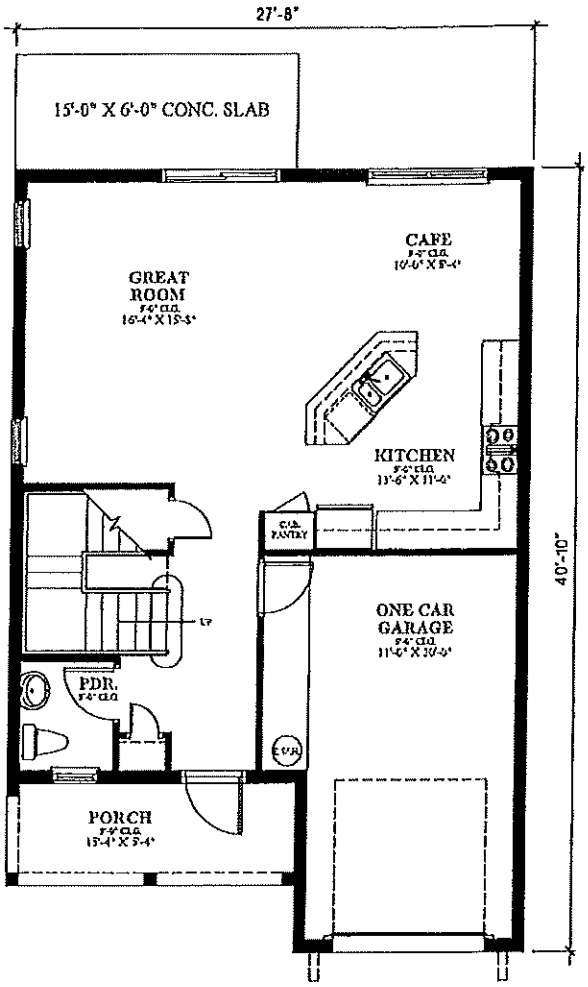
- Less Purchase Assistance (as needed): Up to $85,000.00
- No land cost
- Includes 5% developer fee

The Seabreeze-Lot 1

Three Bedrooms, 2 1/2 Baths, One Car Garage
708 SW 4th Street, Delray Beach, Florida



SECOND FLOOR PLAN



FIRST FLOOR PLAN



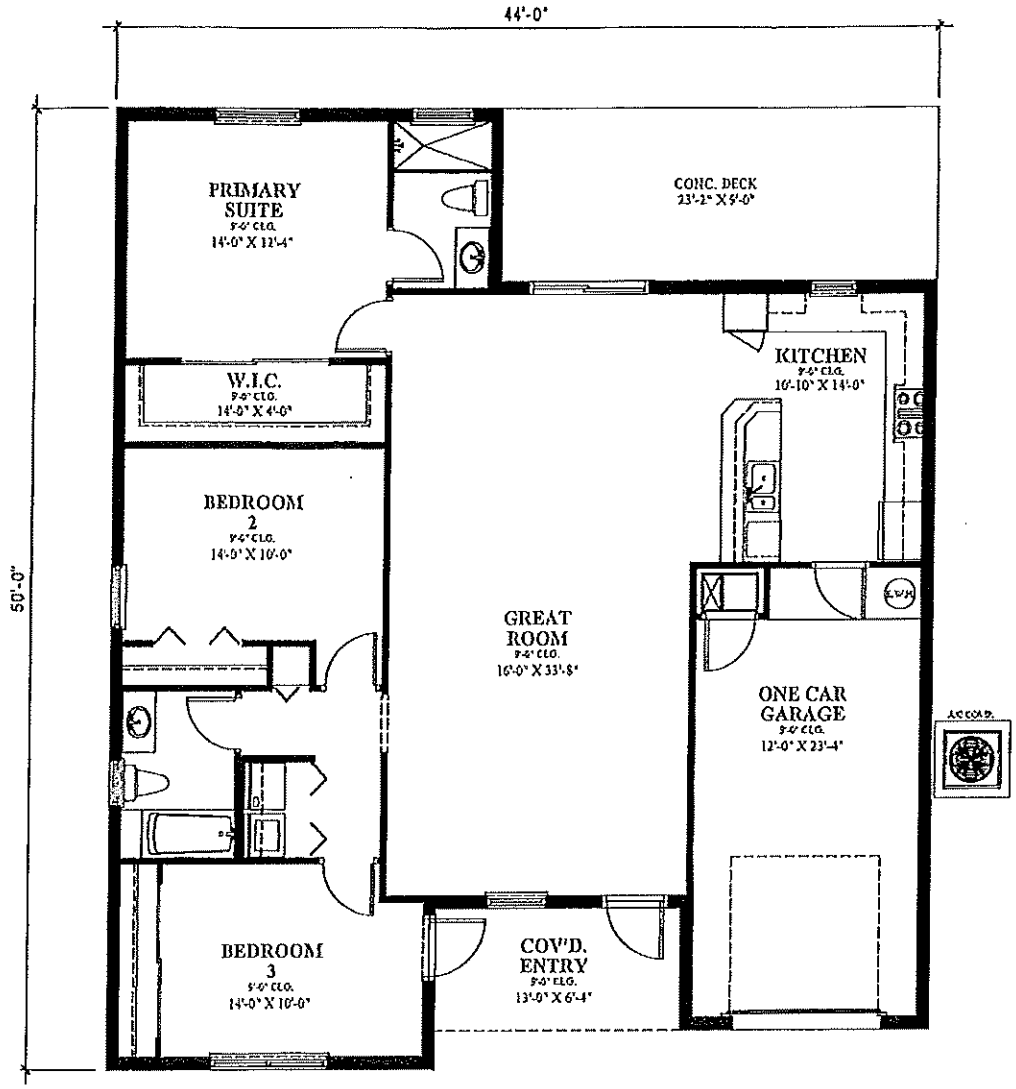
AREA CALCULATIONS:	
FIRST FLOOR A/C AREA:	718 SQ. FT.
SECOND FLOOR A/C AREA:	922 SQ. FT.
TOTAL A/C LIVING AREA:	1,640 SQ. FT.
GARAGE:	278 SQ. FT.
PORCH:	44 SQ. FT.
TOTAL:	1,962 SQ. FT.

ALL IDEAS DESIGNS ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MAURICE CRESCHE, ARCHITECT.

Delray Beach Community Land Trust, Inc.
145 SW 12th Ave., Delray Beach, Florida 33444 · Phone: (561) 243-7500 · Fax: (561) 243-7501 · www.delraylandtrust.org

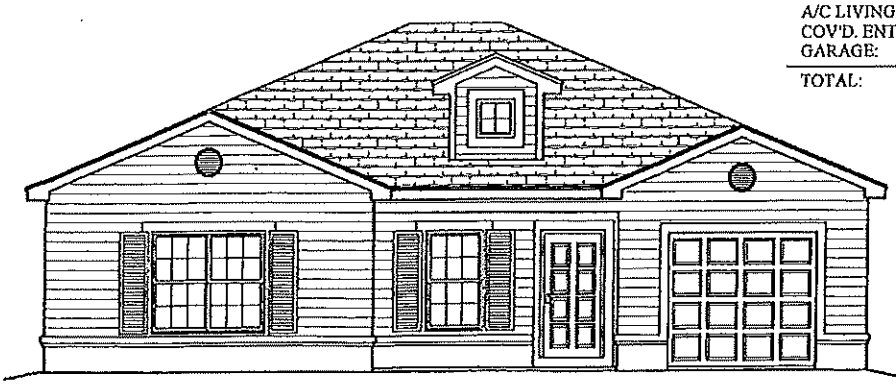
The Starburst-Lot 2

Three Bedrooms, Two Baths, One Car Garage
704 SW 4th Street, Delray Beach, Florida



AREA CALCULATIONS:

A/C LIVING AREA:	1,559 SQ. FT.
COV'D. ENTRY:	82 SQ. FT.
GARAGE:	298 SQ. FT.
TOTAL:	1,939 SQ. FT.

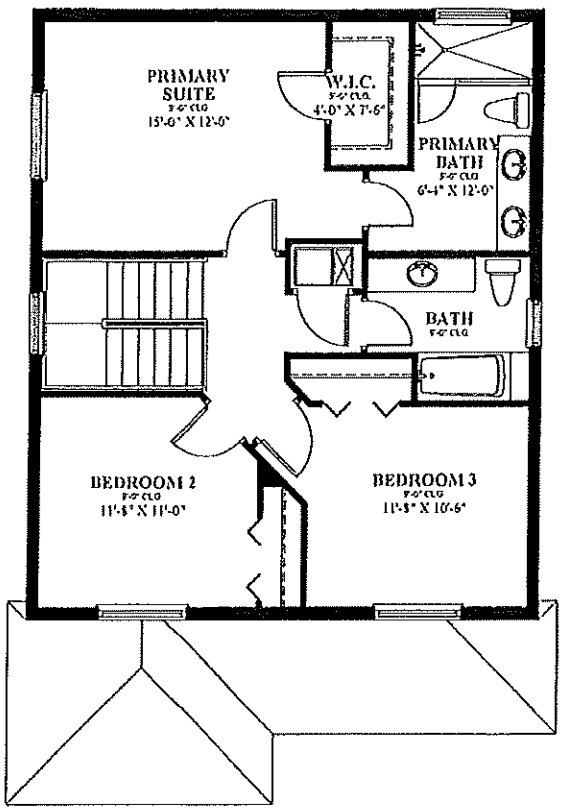


ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF LAURENCE MENASCHE, ARCHITECT.

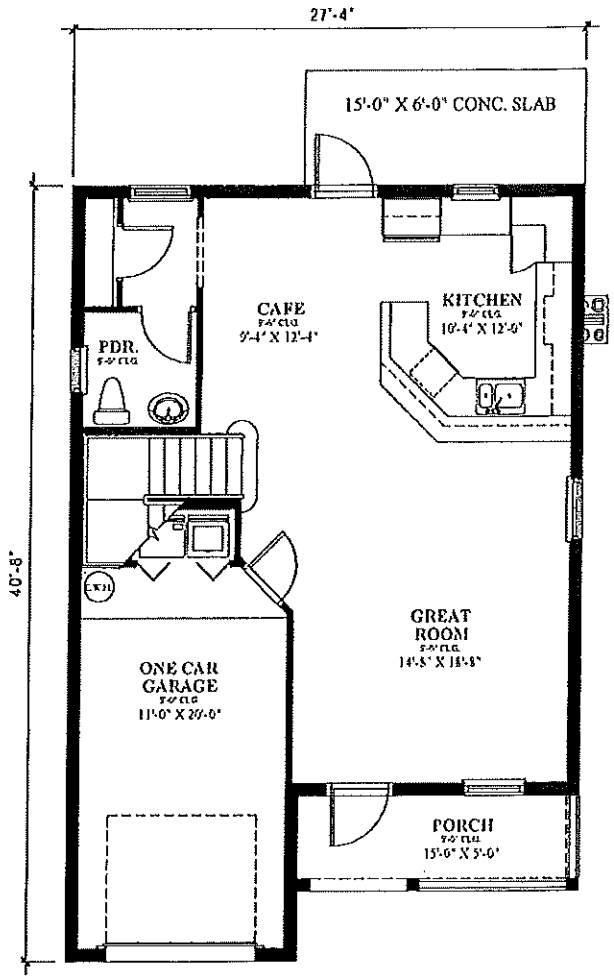
Delray Beach Community Land Trust, Inc.
145 SW 12th Ave., Delray Beach, Florida 33444 · Phone: (561) 243-7500 · Fax: (561) 243-7501 · www.delraylandtrust.org

The Martin Grand-Lot 3

Three Bedrooms, 2 1/2 Baths, One Car Garage
630 SW 4th Street, Delray Beach, Florida



SECOND FLOOR PLAN



FIRST FLOOR PLAN



AREA CALCULATIONS:

FIRST FLOOR A/C AREA:	711 SQ. FT.
SECOND FLOOR A/C AREA:	811 SQ. FT.
TOTAL A/C LIVING AREA:	1,522 SQ. FT.
GARAGE:	270 SQ. FT.
PORCH:	75 SQ. FT.
TOTAL:	1,867 SQ. FT.

ALL IDEAS DESIGNS ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MAURICE HUDASCHE, ARCHITECT.

Delray Beach Community Land Trust, Inc.
145 SW 12th Ave., Delray Beach, Florida 33444 · Phone: (561) 243-7500 · Fax: (561) 243-7501 · www.delraylandtrust.org

DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 10: PROPOSER'S HOME SALES STRUCTURE AND FACILITATION OF HOME SALES

Home Sales Structure & Facilitation

Non-Discrimination Policy

The Delray Beach Community Land Trust (DBCLT) is an Equal Housing Opportunity provider and conducts all activities in full compliance with the U.S. Fair Housing Act, as well as applicable State of Florida and City of Delray Beach anti-discrimination laws and policies.

Home Sales Structure

Although the City of Delray Beach's Workforce Housing Program (Article 4.7) requires affordability restrictions for a minimum period of forty (40) years from the date of closing on a single-family home, the Delray Beach Community Land Trust (DBCLT) model extends affordability well beyond this requirement.

Under the DBCLT model, the sales price of each home excludes the cost of the land. DBCLT retains ownership of the land and holds it in trust to ensure long-term affordability for future generations. At closing, each homebuyer enters into a renewable 99-year ground lease agreement with DBCLT, which includes provisions governing use, occupancy, resale, and pricing.

This structure not only meets but exceeds local requirements by ensuring permanent affordability, long-term community stability, and continued access to homeownership opportunities for low- to moderate-income households.

Marketing and Outreach

DBCLT implements targeted outreach strategies to attract and qualify prospective homebuyers. Marketing efforts include participation in regional homebuyer expos and community events, maintenance of an active website, and distribution of the DBCLT quarterly newsletter. These efforts are designed to generate interest, encourage applications, and build a pipeline of qualified buyers.

Income Qualification

The DBCLT Housing Coordinator conducts comprehensive income certifications for all applicants. These certifications are submitted to City staff for review and approval to ensure compliance with all applicable local, state, and federal requirements.

Buyer Selection

DBCLT maintains a pipeline of mortgage-ready applicants. When multiple qualified

applicants are eligible for the same homeownership opportunity, a secondary selection process is applied using the following criteria:

- **Residency (10 points):** Applicant is a current or recent resident of Delray Beach, including individuals displaced within the past five years due to circumstances beyond their control.
- **Local Workforce (10 points):** Applicant is employed or has a bona fide job offer (minimum 20 hours per week) with a business or agency operating in Delray Beach.
- **Core Workforce (15 points):** Applicant is an active or retired worker in essential services, including education, healthcare, public safety, housing, or social services.
- **DBCLT/Core Partner Affiliation (up to 20 points):** Applicant is a current or former DBCLT employee or affiliated with a core partner organization contributing to DBCLT's mission.

All definitions of residency, workforce status, household composition, and domestic partnership are applied in accordance with DBCLT policies and applicable legal standards.

Facilitation of Home Sales

The Delray Beach Community Land Trust (DBCLT) has successfully facilitated 106 home closings over the past twenty (20) years, including more than nine (9) resale transactions under the community land trust model. In addition, DBCLT completed over eleven (11) market-rate home sales through the City's Neighborhood Stabilization Program (NSP) during the housing downturn. Buyer meets with the Housing Manager to review available properties, pricing, and required down payment.

1. Buyer meets with the Housing Coordinator to initiate income qualification and certification.
2. Buyer reviews the Purchase and Sale Agreement and receives the Ground Lease Agreement for independent legal review.
3. Buyer executes the contract and submits the required deposit.
4. Contract is executed by DBCLT and transmitted to the lender and closing agent.
5. All lender conditions are satisfied, including appraisal and home inspection.
6. Closing is completed.

This structured approach ensures that all buyers are fully prepared, compliant, and supported throughout the homeownership process, resulting in successful and sustainable outcomes.

Market Conditions and Development Strategy

With construction costs at an all-time high and interest rates exceeding 5%, DBCLT continues to proactively pursue strategic partnerships with qualified general contractors to deliver high-quality, cost-efficient homes for low- to moderate-income households within the CRA target area. These collaborations enable DBCLT to maintain affordability, ensure construction quality, and sustain production despite challenging market conditions.

DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 11: PROPOSER'S OFFER PRICE

The proposed price is **$5,000.00 per lot** for each of the properties identified in attached Exhibit and the chart below.

This offer is submitted without contingencies or conditions. All terms of payment and conveyance shall be in accordance with the Delray Beach Community Redevelopment Agency (CRA) Purchase Agreement.

Lot	Property Address	Parcel Control Number (PCN)	Legal Description
1	708 SW 4th Street	12434620880000010	SOUTHWEST 4TH AND 7TH HOMES LT 1
2	704 SW 4th Street	12434620880000020	SOUTHWEST 4TH AND 7TH HOMES LT 2
3	630 SW 4th Street	12434620880000030	SOUTHWEST 4TH AND 7TH HOMES LT 3

Exhibit A – Subject Properties' Location Map

LOT	Address	PCN
1	708 SW 4th Street	12-43-46-20-88-000-0010
2	704 SW 4th Street	12-43-46-20-88-000-0020
3	630 SW 4th Street	12-43-46-20-88-000-0030



DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 12: DEVELOPMENT & CONSTRUCTION SCHEDULE

Please see the attached tentative Development and Construction Schedule for the completion of the three (3) proposed single-family homes. All homes will be constructed concurrently in a single phase to ensure efficiency and timely delivery.

- **Lot 1:** 708 SW 4th Street
- **Lot 2:** 704 SW 4th Street
- **Lot 3:** 630 SW 4th Street

DBCLT anticipates that all units will be completed and ready for sale within eighteen (18) months from the commencement date of the Agreement between the Community Redevelopment Agency (CRA) and the selected proposer.

This timeline reflects DBCLT's capacity to effectively manage project coordination, pre-development, permitting, and construction activities efficiently, ensuring that all units are delivered in compliance with CRA requirements.

DEVELOPMENT AND CONSTRUCTION SCHEDULE-SUBJECT TO CHANGE

	September - October 2026 (2 months)	November-December 2026 (2 months)	January 2027 -June 2027 (6 months)	July 2027 - Feb 2028 (8 months)
CRA Agreement	Approval and execution of the Agreement between the CRA and selected proposer			
Assignments		Execution of work assignments and project mobilization		
Permits			Permitting phase of development and construction	
Construction				Conveyance of the land and construction of three (3) single-family homes in one (1) phase, in accordance with the terms of the Agreement

DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 13: ADDITIONAL CONSIDERATIONS-N/A

DELRAY BEACH COMMUNITY LAND TRUST, INC.
SECTION 14: PROPOSER'S REQUIRED FORMS

Please see all required forms attached, each separated by a yellow divider sheet:

- Scrutinized Companies Certification pursuant to Florida Statutes 287.135
- Notification of Public Entity Crimes Law
- Notification of Public Records Law
- Drug-Free Workplace
- Non-Collusion Affidavit

SCRUTINIZED COMPANIES CERTIFICATION PURSUANT TO *FLORIDA STATUTES* § 287.135

I, Evelyn S. Dobson - CEO, on behalf of Delray Beach Community Land Trust Inc.
Print Name and Title Proposer Name

certify that Delray Beach Community Land Trust Inc does not:
Proposer Name

1. Participate in a boycott of Israel; and
2. Is not on the Scrutinized Companies that Boycott Israel List; and
3. Is not on the Scrutinized Companies with Activities in Sudan List; and
4. Is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; and
5. Has not engaged in business operations in Syria.

Submitting a false certification shall be deemed a material breach of contract. The Delray Beach Community Redevelopment Agency ("CRA") shall provide notice, in writing to the Proposer of the CRA'S determination concerning the false certification. The Proposer shall have ninety (90) days following receipt of the notice to respond in writing and demonstrate that the determination of false certification was made in error. If the Proposer does not demonstrate that the CRA's determination of false certification was made in error then the CRA shall have the right to terminate the contract and seek civil remedies pursuant to *Florida Statutes* § 287.135.

Section 287.135, Florida Statutes, prohibits the CRA from:

1) Contracting with companies for goods or services in any amount if at the time of bidding on, submitting a proposal for, or entering into or renewing a contract if the company is on the Scrutinized Companies that Boycott Israel; and

2) Contracting with companies, for goods or services over $1,000,000.00 that are on either the Scrutinized Companies with activities in the Iran Petroleum Energy Sector List, created pursuant to s. 215.473, or are engaged in business operations in Syria.

As the person authorized to sign on behalf of the Proposer, I hereby certify that the company identified above in the section entitled "Proposer Name" does not participate in any boycott of Israel, is not listed on the Scrutinized Companies that Boycott Israel List, is not listed on either the Scrutinized Companies with activities in the Iran Petroleum Energy Sector List, and is not engaged in business operations in Syria. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject the company to civil penalties, attorney's fees, and/or costs. I further understand that any contract with the DBCRA for goods or services may be terminated at the option of the DBCRA if the company is found to have submitted a false certification or has been

placed on the Scrutinized Companies with Activities in Sudan list or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Delray Beach Community Land Trust Inc
PROPOSER NAME

Evelyn S. Dobson
AUTHORIZED AGENT SIGNATURE

Evelyn S. Dobson
PRINT: AUTHORIZED AGENT NAME

CEO
AUTHORIZED AGENT TITLE

3/30/2026
DATE

Must be executed and returned with the submitted Proposal to be considered.

NOTIFICATION OF PUBLIC ENTITLY CRIMES LAW

Pursuant to Section 287.133, *Florida Statutes*, you are hereby notified that a person or affiliate who has been placed on the convicted contractors list following a conviction for a public entity crime may not submit a Bid/Proposal on a contract to provide any goods or services to a public entity, may not submit a Bid/Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit Bids/Proposals on leases or real property to a public entity, may not be awarded or perform work as a contractor, supplier, sub-vendor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017 [F.S.] for Category Two [$35,000.00] for a period of thirty-six (36) months from the date of being placed on the convicted contractors list.

Acknowledged by:

Delray Beach Community Land Trust Inc.
PROPOSER NAME

Evelyn S. Dobson
AUTHORIZED AGENT SIGNATURE

Evelyn S. Dobson - CEO
NAME AND TITLE (PRINT OR TYPE)

3/30/2024
DATE

PUBLIC RECORDS LAW

Notification of Public Records Law Pertaining the Public Contracts and Requests for Contractor Records Pursuant to Chapter 119, Florida Statutes

Pursuant to Chapter 119, Florida Statutes, Contractor shall comply with the public records law by keeping and maintaining public records required by the Delray Beach Community Redevelopment Agency ("DBCRA") in order to perform the service. Upon request from the DBCRA custodian of public records contract shall provide the DBCRA with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law. Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Contractor does not transfer the records to the DBCRA. Contractor upon completion of the contract, shall transfer, at no cost to the DBCRA all public records in possession of Contractor or keep and maintain public records required by the DBCRA in order to perform the service. If the Contractor transfers all public records to the DBCRA upon completion of the contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the contract, the Contractor keeps and maintains public records upon completion of the contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the DBCRA, upon request from the DBCRA custodian of public records, in a format that is compatible with the information technology systems of the DBCRA

IF THE AWARDED PROPOSER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AWARDED PROPOSER'S DUTY TO PPROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, CASSIDY HEITMAN, AT THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, 20 N. SWINTON AVE., DELRAY BEACH FLORIDA AND MAY BE CONTACTED BY PHONE AT 561-276-8640 OR VIA EMAIL AT HEITMANC@MYDELRAYBEACH.COM

Acknowledged by:

Delray Beach Community Land Trust Inc.
PROPOSER NAME

Evelyn S. Dobson
AUTHORIZED AGENT SIGNATURE

Evelyn S. Dobson - CEO
AUTHORIZED AGENT NAME AND TITLE (PRINT OR TYPE)

3/30/2024
DATE

DRUG-FREE WORKPLACE

Delray Beach Community Land Trust Inc. is a drug-free workplace and has a
(Proposer Name)
substance abuse policy in accordance with and pursuant to Section 440.102, *Florida Statutes.*

Acknowledged by:

Delray Beach Community Land Trust Inc.
PROPOSER NAME

Evelyn S. Dobson
AUTHORIZED AGENT SIGNATURE

Evelyn S. Dobson - CEO
AUTHORIZED AGENT NAME AND TITLE (PRINT OR TYPE)

3/30/2024
DATE

NON-COLLUSION AFFIDAVIT

STATE OF Florida
COUNTY OF Palm Beach

Before me, the undersigned authority, personally appeared Evelyn J. Dobson who, after being by me first duly sworn, deposes and says of his/her personal knowledge that:

a. He / She is CEO of Delray Beach Community Land Trust Inc, the Proposer that has submitted a Proposal to perform work for the following:

RFP No.: 2026-01 Title: For The Disposition Of Three (3) CRA-Owned Vacant lots For The Development of Affordable/Workforce Housing

b. He / She is fully informed respecting the preparation and contents of the attached Request for Proposals, and of all pertinent circumstances respecting such Solicitation.

Such Proposal is genuine and is not a collusive or sham Proposal.

c. Neither the said Proposer nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, conspired, connived, or agreed, directly or indirectly, with any other Proposer, firm, or person to submit a collusive or sham Proposal in connection with the Solicitation and contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Proposer, firm, or person to fix the price or prices in the attached Proposal or any other Proposer, or to fix any overhead, profit, or cost element of the Proposal price or the Proposal price of any other Proposer or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the Delray Beach Community Redevelopment Agency or any person interested in the proposed contract.

d. The price of prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Proposer or any of its agents, representatives, owners, employees, or parties in interest, including this affiant

Evelyn J. Dobson
Signature

Subscribed and sworn to (or affirmed) before me this 30th day of March 2026, by Evelyn J. Dobson who is personally known to me or who has produced _____ as identification.

SEAL

Notary Signature
Notary Name:
Notary Public (State):
My Commission No:
Expires on:

Notary Public State of Florida
Gerecia Jackson Edmond
My Commission HH 302182
Expires 8/17/2026