

CDA Place Master Association

Run Date: 06/02/2021

Run Time: 11:03 AM

BALANCE SHEET

As of: 12/31/2020

Assets

Account #	Account Name	Total
01001-000	Banner - Operating Account	\$129,849.42
01002-000	Banner - Savings Account	\$59,380.49
01003-000	Banner - Working Capital Acct	\$85,050.08
01004-000	GESA Money Market	\$100,418.13
	TOTAL ASSETS	\$374,698.12

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES	\$0.00

Equity

Account #	Account Name	Total
03900-000	Retained Earnings	\$351,487.41
	Current Year Net Income/(Loss)	\$23,210.71
	TOTAL EQUITY	\$374,698.12
	TOTAL LIABILITIES AND EQUITY	\$374,698.12

2021 Budget CDA Place Main

INCOME		Cost/Month	# Per year	# of homes	2020 Budget	2020 Actuals	2021 Budget
5010	Dues	\$ 21.00	12	1712	\$ 403,500.00	\$ 399,279.12	\$ 419,500.00
5011	Dues - Apartment Rockwood Lodge	\$ 10.50	12	240	\$ 30,240.00	\$ 30,240.00	\$ 30,240.00
5011	Dues - Apartment Northern	\$ 10.50	12	294	\$ 31,248.00	\$ 31,311.00	\$ 37,044.00
<i>Projected % of Delinquent Dues</i>				1.5%	\$ (6,052.50)		\$ (6,292.50)
5012	Dues - Builder	\$ 21.00	9	50	\$ 12,096.00	\$ 12,852.00	\$ 19,278.00
Total Assessments					\$ 471,031.50	\$ 473,682.12	\$ 499,769.50

5014	Transfer Fee				\$ -	\$ (100.00)	\$ -
5020	Late Charges	\$ -			\$ 15,550.00	\$ 7,691.52	\$ 7,300.00
5021	Late Interest	\$ -			\$ 1,290.00	\$ 701.62	\$ 540.00
5025	NSF Income				\$ -	\$ (20.00)	\$ -
5026	Fine Income	\$ -			\$ -	\$ 5,031.30	\$ -
5032	Lien income				\$ -	\$ 2,233.84	\$ -
5045	Initiation Fees	\$ -		0	\$ -	\$ (200.00)	\$ -
5050	Interest Income	\$ -			\$ -	\$ 69.24	\$ -
5100	Misc. Income				\$ -		\$ -
Total Income					\$ 487,871.50	\$ 489,089.64	\$ 507,609.50

Landscaping Expenses					2020 Budget	2020 Actuals	2021 Budget
6615	Snow Removal				\$ 12,000.00	\$ 6,167.50	\$ 11,000.00
6810	Mowing - Commons/Fall Leaf				\$ 134,400.00	\$ 140,500.00	\$ 145,000.00
6820	Fertilize - Commons				\$ 18,000.00	\$ 11,000.00	\$ 18,000.00
6830	Turf Spray - Commons				\$ 13,600.00	\$ 13,231.25	\$ 14,676.00
6843	Master Tree Program				\$ 16,500.00	\$ 23,175.00	\$ 18,150.00
6850	Flowers (Planting, Maintenance, Cleanup)				\$ 3,140.00	\$ 3,548.19	\$ 3,524.00
6860	Sprinkler Turn On & Blow Out				\$ 7,300.00	\$ 7,100.00	\$ 8,030.00
6880	Landscape Labor (Irrigation Maintenance)				\$ 22,300.00	\$ 27,677.01	\$ 26,000.00
6890	Misc. Landscape(planter Beds)				\$ 4,870.00	\$ 3,231.75	\$ 4,409.50
6891	Swale Maintenance				\$ 1,000.00	\$ 303.00	\$ 1,000.00
Total Landscaping					\$ 233,110.00	\$ 235,933.70	\$ 249,789.50

Other Expenses							
6120	Community Events				\$ 7,500.00	\$ -	\$ 7,500.00
6135	Board & Annual Meetings				\$ 200.00	\$ 41.93	\$ 200.00
6305	Accounting				\$ 235.00	\$ 235.00	\$ 235.00
6306	Legal				\$ 350.00	\$ 10.00	\$ 170.00
6307	Code Enforcement				\$ -		\$ -
6310	Insurance Expense				\$ 13,110.00	\$ 11,525.00	\$ 13,110.00
6330	Bank Charges				\$ 1,900.00	\$ 408.00	\$ 1,900.00
6415	Electricity				\$ 4,392.00	\$ 4,567.28	\$ 5,400.00
6420	Water				\$ 109,200.00	\$ 115,899.29	\$ 117,650.00
6625	Supplies				\$ -		\$ -
6626	Postage				\$ 10,500.00	\$ 8,218.83	\$ 10,500.00
6630	Repairs & Maintenance- hard scape/Dogi Pot				\$ 5,040.00	\$ 5,422.66	\$ 5,180.00
6631	Fence Repair & Maintenance				\$ 500.00	\$ 350.00	\$ 500.00
6635	Special Projects				\$ -		\$ -
6900	Web Fees				\$ 95.00	\$ 198.39	\$ 180.00
7505	Management Fee	\$ 4.75			\$ 89,062.50	\$ 89,718.00	\$ 94,297.00
7508	Property Taxes				\$ 1,900.00	\$ 1,450.60	\$ 2,000.00
7515	Income Tax				\$ 250.00	\$ 425.00	\$ 500.00
6220?	Capital Reserve Funding				\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
Total Other					\$ 251,234.50	\$ 245,469.98	\$ 266,322.00
TOTAL EXPENSES					\$ 484,344.50	\$ 481,403.68	\$ 516,111.50
NET CASH FLOW					\$ 3,527.00	\$ 7,685.96	\$ (8,502.00)

Capital Improvements		\$ (24,474.35)	\$ (24,450.00)
BEGINNING CASH BALANCE	\$ 216,611.50	\$ 216,611.50	\$ 206,823.11
ENDING CASH BALANCE	\$ 220,138.50	\$ 199,823.11	\$ 173,871.11
Cash Balance With Capital Income and CD's	\$ 227,138.50	\$ 206,823.11	\$ 180,871.11

Operating Account	\$ 129,849.42
Savings Account	\$ 59,380.49
Working Capital Account	\$ 85,050.08
Gesa Money Market	<u>\$ 100,418.13</u>
Total Assets	\$ 374,698.12

2021 Budget Parkside

Income		Cost/Month	# Per year	# of homes	2020 Budget	2020 Actuals	2021 Budget
5010	Dues	\$ 65.00	12	66	51,480.00	52,278.87	\$ 51,480.00
<i>Projected % of Delinquent Dues</i>			0.0%		\$ -		\$ -
Total Income		\$ -			\$ 51,480.00	\$ 52,278.87	\$ 51,480.00

Landscaping Expenses		Contract Dates	Frequency	Total / Year	2020 Budget	2020 Actuals	2021 Budget
6615	Snow Removal				\$ 3,700.00	\$ 5,860.00	\$ 4,500.00
6810	Mowing - Commons/Fall Leaf entire site				\$ 3,800.00	\$ 3,680.00	\$ 3,800.00
6812	Mowing - Homes				\$ 19,681.00	\$ 19,400.00	\$ 19,681.00
6820	Fertilize - Commons				\$ 800.00	\$ 555.00	\$ 800.00
6822	Fertilize - Homes				\$ 3,060.00	\$ 2,376.00	\$ 3,060.00
6830	Turf Spray - Commons				\$ 1,200.00	\$ 650.00	\$ 1,200.00
6832	Turf Spray - Homes				\$ 3,000.00	\$ 1,045.87	\$ 3,000.00
6843	Master Tree Program				\$ 1,000.00	\$ 147.25	\$ 1,000.00
6850	Flowers (Planting, Maintenance, & Fall Cleanup)/Planter Beds				\$ 600.00	\$ 591.45	\$ 600.00
6860	Sprinkler Turn On & Blow Out				\$ 264.00	\$ 248.00	\$ 290.40
6880	Landscape Labor/Materials (Irrigation)				\$ 1,100.00	\$ 1,332.99	\$ 1,525.00
6890	Planter Bed Maintenance				\$ 500.00	\$ 225.00	\$ 500.00
Total Landscaping					\$ 38,705.00	\$ 36,111.56	\$ 39,956.40

Other Expenses		Contract Dates	Frequency	Total / Year	2020 Budget	2020 Actuals	2021 Budget
6415	Common Area Electricity				\$ 1,848.00	\$ 1,802.00	\$ 1,860.00
6420	Common Area Water				\$ 1,350.00	\$ 1,067.51	\$ 1,350.00
6590	Gate Operations/Maintenance				\$ 1,600.00	\$ 811.93	\$ 1,600.00
6630	Repairs and Maintenance (hardscape)				\$ 250.00	\$ 125.00	\$ 250.00
6631	Fence Repair & Maintenance				\$ 1,000.00	\$ -	\$ 500.00
7505	Management Fee	\$ 5.00			\$ 3,960.00	\$ 3,960.00	\$ 3,960.00
	Reserve Funding				\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
Total Other					\$ 13,008.00	\$ 10,766.44	\$ 12,520.00
TOTAL EXPENSES					\$ 51,713.00	\$ 46,878.00	\$ 52,476.40
NET CASH FLOW					\$ (233.00)	\$ 5,400.87	\$ (996.40)
BEGINNING CASH BALANCE					\$ 33,658.17	\$ 33,658.17	\$ 42,059.04
Ending Cash Balance With Reserve Funding					\$ 36,425.17	\$ 42,059.04	\$ 44,062.64

2021 Budget Sorbonne Townhomes

Income		Cost/Month	# per Year	# of homes	2020 Budget	2020 Actuals	2021 Budget
5010	Dues	\$ 80.00	12	56	\$ 53,760.00	\$ 54,855.79	\$ 53,760.00
5100	Misc. Income				\$ -	\$ 180.00	\$ 180.00
<i>Projected % of Delinquent Dues</i>			0%		\$ -		\$ -
Total Income					\$ 53,760.00	\$ 55,035.79	\$ 53,940.00

Landscaping Expenses		Contract Dates	Frequency	Total / Year	2020 Budget	2020 Actuals	2021 Budget
6615	Snow Removal				\$ 6,000.00	\$ 6,197.50	\$ 6,000.00
6810	Mowing/Fall Leaf				\$ 17,550.00	\$ 17,350.00	\$ 17,550.00
6820	Fertilize				\$ 1,890.00	\$ 1,580.25	\$ 1,890.00
6830	Turf Spray/Curb line weeds				\$ 1,700.00	\$ 1,087.79	\$ 1,700.00
6843	Master Tree Program				\$ 2,000.00	\$ 1,558.75	\$ 2,000.00
6860	Sprinkler Turn On & Blow Out				\$ 1,500.00	\$ 1,443.50	\$ 1,500.00
6880	Landscape labor and Materials (Irrigation)				\$ 2,100.00	\$ 2,777.15	\$ 2,100.00
6890	Misc. Landscape (Planter Beds)				\$ 7,441.00	\$ 6,843.65	\$ 8,451.00
6891	Swale Maintenance				\$ 100.00	\$ -	\$ 100.00
Total Landscaping					\$ 40,281.00	\$ 38,838.59	\$ 41,291.00

Other Expenses		Contract Dates	Frequency	Total / Year	2020 Budget	2020 Actuals	2021 Budget
6415	Electricity Common area/street lights				\$ 1,620.00	\$ 1,581.12	\$ 1,620.00
6420	Water				\$ 3,700.00	\$ 3,195.11	\$ 3,700.00
6440	Street Cleaning & Maintenance				\$ -		\$ -
6630	Repairs and Maintenance					\$ 395.79	\$ 600.00
6631	Reserve Funding				\$ -	\$ 2,500.00	\$ 2,500.00
7505	Management Fee	\$ 12.00			\$ 8,064.00	\$ 8,076.00	\$ 8,064.00
Total Other					\$ 13,384.00	\$ 15,748.02	\$ 16,484.00

TOTAL EXPENSES	\$ 53,665.00	\$ 54,586.61	\$ 57,775.00
NET CASH FLOW	\$ 95.00	\$ 449.18	\$ (3,835.00)
BEGINNING CASH BALANCE	\$ 22,346.02	\$ 22,346.02	\$ 25,295.20
ENDING CASH BALANCE	\$ 22,441.02	\$ 25,295.20	\$ 21,460.20
Capital Improvement Expenses		\$ -	

2021 Budget Villages

INCOME:		Cost/Month	# per Year	# of homes	2020 Budget	2020 Actuals	2021 Budget
5010	Dues	\$ 12.00	12	84	\$ 12,096.00	\$ 12,129.93	\$ 12,096.00
<i>Projected % of Delinquent Dues</i>			10%		\$ (1,209.60)		\$ (1,209.60)
Total Income:					\$ 10,886.40	\$ 12,129.93	\$ 10,886.40

Landscaping Expenses:		Contract Dates	Frequency	Total / Year	2020 Budget	2020 Actuals	2021 Budget
6615	Snow Removal				\$ 5,000.00	\$ 4,218.75	\$ 5,000.00
Total Landscaping:					\$ 5,000.00	\$ 4,218.75	\$ 5,000.00

Other Expenses:		Contract Dates	Frequency	Total / Year	2020 Budget	2020 Actuals	2021 Budget
6630	Repairs/Maintenance				\$ -	\$ -	\$ -
6415	Electricity				\$ 1,896.00	\$ 1,838.76	\$ 1,920.00
Total Other:					\$ 1,896.00	\$ 1,838.76	\$ 1,920.00
TOTAL EXPENSES:					\$ 6,896.00	\$ 6,057.51	\$ 6,920.00
NET CASH FLOW:					\$ 3,990.40	\$ 6,072.42	\$ 3,966.40
BEGINNING CASH BLANCE:					\$ 24,300.15	\$ 24,300.15	\$ 30,372.57
ENDING CASH BALANCE:					\$ 28,290.55	\$ 30,372.57	\$ 34,338.97

2021 Budget Parc Rose

Income		Cost/Month	# per Year	# of homes	2020 Budget	2020 Actuals	2021 Budget
5010	Dues	\$ 90.00	12	66	\$ 71,280.00	\$ 69,881.58	\$ 71,280.00
5100	Misc. Income				\$ 180.00	\$ 20.00	\$ 180.00
	<i>Projected % of Delinquent Dues</i>						

Total Income **\$ 71,460.00** **\$ 69,901.58** **\$ 71,460.00**

Landscaping Expenses		Cost Per	Frequency	Total / Year	2020 Budget	2020 Actuals	2021 Budget
6615	Snow Removal				\$ 5,000.00	\$ 5,566.81	\$ 5,500.00
6810	Mowing - Commons/Fall Leaf entire site				\$ 3,200.00	\$ 2,828.76	\$ 3,200.00
6812	Mowing - Homes				\$ 23,760.00	\$ 20,328.00	\$ 23,760.00
6820	Fertilize - Commons				\$ 630.00	\$ 555.00	\$ 630.00
6822	Fertilize - Homes				\$ 2,772.00	\$ 2,376.00	\$ 2,772.00
6830	Turf Spray - Commons				\$ 640.00	\$ 300.00	\$ 640.00
6832	Turf Spray - Homes				\$ 2,900.00	\$ 2,590.25	\$ 2,900.00
6843	Master Tree Program				\$ 1,600.00	\$ 1,969.75	\$ 2,350.00
6860	Sprinkler Turn On & Blow Out				\$ 1,680.00	\$ 1,707.50	\$ 1,878.00
6880	Landscape Labor/Materials (Irrigation)				\$ 4,000.00	\$ 2,445.65	\$ 4,000.00
6890	Misc. Landscape(planter Beds)				\$ 2,100.00	\$ 1,060.00	\$ 2,100.00

Total Landscaping **\$ 48,282.00** **\$ 41,727.72** **\$ 49,730.00**

Other Expenses		Cost Per	Frequency	Total / Year	2020 Budget	2020 Actuals	2021 Budget
6415	Electricity				\$ 3,540.00	\$ 3,444.45	\$ 3,540.00
6420	Water				\$ 5,570.00	\$ 5,175.68	\$ 5,570.00
6590	Gate Operations/Maintenance				\$ 3,000.00	\$ 3,561.19	\$ 3,000.00
6630	Repairs and Maintenance (hardscape)				\$ 200.00	\$ 45.79	\$ 200.00
6631	Fence Repair & Maintenance				\$ -		\$ -
7505	Management Fee	\$ 8.00			\$ 6,336.00	\$ 6,336.00	\$ 6,336.00
6632	Capital Reserve Funding				\$ 4,500.00	\$ 4,500.00	\$ 4,500.00
	Total Other				\$ 23,146.00	\$ 23,063.11	\$ 23,146.00

TOTAL EXPENSES **\$ 71,428.00** **\$ 64,790.83** **\$ 72,876.00**

NET CASH FLOW **\$ 32.00** **\$ 5,110.75** **\$ (1,416.00)**

BEGINNING CASH BALANCE **\$ 51,124.84** **\$ 51,124.84** **\$ 60,735.59**

ENDING CASH BALANCE **\$ 51,156.84** **\$ 56,235.59** **\$ 59,319.59**

Ending Cash Balance with Reserve Funding **\$ 55,656.84** **\$ 60,735.59** **\$ 63,819.59**

2021 Budget Soleil Park

Income	Cost/Month	# per Year	# of homes	2020 Budget	2020 Actuals	2021 Budget
5010 Dues	\$ 90.00	12	56	\$ 34,560.00	\$ 37,011.11	\$ 52,020.00
5012 Dues - Builder	\$ 90.00	3	14	\$ 4,320.00	\$ 3,780.00	\$ 3,780.00
5100 Misc. Income					\$ 4,344.32	\$ 240.00
Developer Contribution				\$ -		\$ -
Total Income				\$ 38,880.00	\$ 45,135.43	\$ 56,040.00

Landscaping Expenses	Cost Per	Frequency	Total / Year	2020 Budget	2020 Actuals	2021 Budget
6615 Snow Removal				\$ 4,000.00	\$ 4,602.50	\$ 5,900.00
6810 Mowing - Commons/Fall Leaf entire site				\$ 3,080.00	\$ 2,295.00	\$ 3,080.00
6812 Mowing - Homes				\$ 11,700.00	\$ 11,839.28	\$ 16,400.00
6820 Fertilize - Commons				\$ 330.00	\$ 255.00	\$ 330.00
6822 Fertilize - Homes				\$ 1,350.00	\$ 1,368.00	\$ 2,150.00
6830 Turf Spray - Commons				\$ 450.00	\$ 200.00	\$ 450.00
6832 Turf Spray - Homes				\$ 850.00	\$ 953.70	\$ 1,903.50
6843 Master Tree Program				\$ 800.00	\$ 848.00	\$ 900.00
6860 Sprinkler Turn On & Blow Out				\$ 800.00	\$ 729.75	\$ 800.00
6880 Landscape Labor				\$ 2,000.00	\$ 1,945.31	\$ 2,650.00
6890 Misc. Landscape(planter Beds)				\$ 850.00	\$ 254.81	\$ 2,000.00
Total Landscaping				\$ 26,210.00	\$ 25,291.35	\$ 36,563.50

Other Expenses				2020 Budget	2020 Actuals	2021 Budget
6415 Electricity				\$ 1,340.00	\$ 1,070.13	\$ 1,128.00
6420 Water				\$ 4,400.00	\$ 6,802.82	\$ 8,380.00
6590 Gate Operations/Maintenance				\$ 1,770.00	\$ 2,720.46	\$ 7,015.32
6630 Repairs and Maintenance (hardscape)				\$ -	\$ 180.79	\$ -
6631 Fence Repair & Maintenance				\$ -		\$ -
7505 Management Fee	\$ 8.00	12	56	\$ 2,912.00	\$ 3,104.00	\$ 4,600.00
6632 Capital Reserve Funding						\$ 2,000.00
Total Other				\$ 10,422.00	\$ 13,878.20	\$ 23,123.32

TOTAL EXPENSES	\$	36,632.00	\$	39,169.55	\$	59,686.82
NET CASH FLOW	\$	2,248.00	\$	5,965.88	\$	(3,646.82)

BEGINNING CASH BALANCE	\$	3,446.73	\$	3,446.73	\$	9,412.61
ENDING CASH BALANCE	\$	5,694.73	\$	9,412.61	\$	5,765.79

Ending Cash Balance with Reserve Funding	\$	5,694.73	\$	9,412.61	\$	7,765.79
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2021 Capital Expense Budget

Income		Cost/Month	# of homes	2020 Budget	2020 Actuals	2021 Budget
	Operating-Building Replacement Res.	\$ -		\$ -	\$ -	\$ -
5045	Initiation Fees	\$ 50.00	50	\$ 2,550.00	\$ 3,650.00	\$ 4,450.00
5050	Interest				\$ 852.86	\$ 500.00
Total Income				\$ 2,550.00	\$ 4,502.86	\$ 4,950.00

Capital Expenses		Contract Dates	Total / Year	2020 Budget	2020 Actuals	2021 Budget
6621-900	Fencing/Parks			\$ -	\$ 28,977.21	\$ -
6621-900				\$ -		\$ -
6621-900				\$ -		\$ -
6621-900	Park Improvements			\$ -		\$ 12,000.00
6621-900	Fencing			\$ -		\$ 17,400.00
6621-900				\$ -		\$ -
Total Expenses				\$ -	\$ 28,977.21	\$ 29,400.00
Net Cash Flow				\$ 2,550.00	\$ (24,474.35)	\$ (24,450.00)