

CDA Place Master Association

Run Date: 11/21/2025

Run Time: 08:46 AM

BALANCE SHEET As of: 10/31/2025

Assets

Account #	Account Name	Total
01004-000	GESA Money Market (Reserve)	\$182,730.01
01011-000	Alliance Bank - Operating	\$139,465.74
01013-000	Alliance Bank - Reserves/WC	\$33,327.91
01014-000	ICCU Savings (Operating)	\$25.00
01015-000	ICCU CD (Operating)	\$150,000.00
	TOTAL ASSETS	\$505,548.66

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES	\$0.00

Equity

Account #	Account Name	Total
03900-000	Retained Earnings Main Operating	\$105,087.67
03900-100	Retained Earnings Parkside Operating	\$20,337.15
03900-200	Retained Earnings Sorbonne Operating	(\$8,516.51)
03900-300	Retained Earnings Villages Operating	\$53,545.72
03900-400	Retained Earnings Parc Rose Operating	\$34,824.11
03900-500	Retained Earnings Soleil Operating	\$17,709.63
03900-600	Retained Earnings Vigne Operating	\$3,511.54
03900-900	Retained Earnings Main Reserves	\$110,636.42
03900-901	Retained Earnings Parkside Reserves	\$15,413.00
03900-902	Retained Earnings Sorbonne Reserves	\$10,663.00
03900-903	Retained Earnings Villages Reserves	(\$2,461.00)
03900-904	Retained Earnings Parc Rose Reserves	\$51,500.00
03900-905	Retained Earnings Soleil Reserves	\$1,785.00
03900-906	Retained Earnings Vigne Reserves	\$4,500.00
	Current Year Net Income/(Loss)	\$87,012.93
	TOTAL EQUITY	\$505,548.66
	TOTAL LIABILITIES AND EQUITY	\$505,548.66

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06415-300 Electricity & Gas - VL	157.99	163.00	5.01	1,506.13	1,630.00	123.87	1,956.00
06415-400 Electricity & Gas - PR	305.12	311.21	6.09	2,917.72	3,112.10	194.38	3,734.52
06415-500 Electricity & Gas - SL	96.22	101.04	4.82	917.57	1,010.40	92.83	1,212.48
06415-600 Electricity & Gas - VIG	93.80	150.00	56.20	953.83	1,445.00	491.17	1,745.00
06420-000 Water	46,877.24	44,505.00	(2,372.24)	159,082.54	140,242.50	(18,840.04)	168,187.50
06420-100 Water - PK	319.88	280.00	(39.88)	999.76	1,075.00	75.24	1,280.00
06420-200 Water - SB	1,874.51	800.00	(1,074.51)	5,040.36	4,425.00	(615.36)	4,875.00
06420-400 Water - PR	2,429.12	1,600.00	(829.12)	6,417.25	6,450.00	32.75	7,350.00
06420-500 Water - SL	3,669.77	2,000.00	(1,669.77)	10,481.97	8,300.00	(2,181.97)	9,800.00
06420-600 Water - VIG	2,265.56	1,000.00	(1,265.56)	34,799.73	8,450.00	(26,349.73)	8,700.00
06590-100 Gate Operations - PK	127.52	60.00	(67.52)	2,427.28	2,800.00	372.72	2,920.00
06590-400 Gate Operations - PR	196.03	175.00	(21.03)	4,583.26	6,150.00	1,566.74	6,500.00
06590-500 Gate Operations - SL	205.71	145.00	(60.71)	4,926.83	5,850.00	923.17	6,140.00
06590-600 Gate Operations - VIG	43.95	42.00	(1.95)	1,230.70	1,520.00	289.30	1,604.00
06615-000 Snow Removal	0.00	0.00	0.00	6,035.00	11,157.30	5,122.30	12,171.60
06615-100 Snow Removal - PK	0.00	0.00	0.00	3,350.00	6,699.00	3,349.00	7,308.00
06615-200 Snow Removal - SB	0.00	0.00	0.00	5,465.00	9,101.40	3,636.40	9,928.80
06615-300 Snow Removal - VL	0.00	0.00	0.00	3,110.00	5,659.50	2,549.50	6,174.00
06615-400 Snow Removal - PR	0.00	0.00	0.00	3,475.00	7,114.80	3,639.80	7,761.60
06615-500 Snow Removal - SL	0.00	0.00	0.00	4,365.00	8,085.00	3,720.00	8,820.00
06615-600 Snow Removal - VIG	0.00	0.00	0.00	4,710.00	9,350.00	4,640.00	10,200.00
06620-000 Reserve Funding	3,500.00	3,500.00	0.00	35,000.00	35,000.00	0.00	42,000.00
06620-100 Reserve Funding - PK	833.00	833.00	0.00	8,330.00	8,330.00	0.00	10,000.00
06620-200 Reserve Funding - SB	500.00	500.00	0.00	5,000.00	5,000.00	0.00	6,000.00
06620-300 Reserve Funding - VL	1,500.00	1,500.00	0.00	15,000.00	15,000.00	0.00	18,000.00
06620-400 Reserve Funding - PR	833.00	833.00	0.00	8,330.00	8,330.00	0.00	10,000.00
06620-500 Reserve Funding - SL	500.00	500.00	0.00	5,000.00	5,000.00	0.00	6,000.00
06620-600 Reserve Funding - VIG	800.00	800.00	0.00	8,000.00	8,000.00	0.00	9,600.00
06621-900 Capital Expenses - Main	3,710.00	1,200.00	(2,510.00)	37,943.24	63,400.00	25,456.76	63,400.00
06621-901 Capital Expenses - PK	0.00	0.00	0.00	1,000.00	0.00	(1,000.00)	0.00
06621-902 Capital Expenses - SB	0.00	0.00	0.00	2,367.73	0.00	(2,367.73)	0.00
06621-904 Capital Expenses - PR	26,153.24	0.00	(26,153.24)	28,299.36	35,000.00	6,700.64	35,000.00
06626-000 Postage	456.85	200.00	(256.85)	9,463.48	9,680.00	216.52	17,480.00
06630-000 Repairs & Maint	611.88	548.00	(63.88)	8,678.67	7,280.00	(1,398.67)	8,376.00
06630-200 Repairs & Maint - SB	87.50	87.50	0.00	957.42	1,125.00	167.58	1,300.00
06630-400 Repairs & Maint - PR	0.00	0.00	0.00	873.78	0.00	(873.78)	0.00
06630-500 Repairs & Maint - SL	0.00	0.00	0.00	1,781.00	0.00	(1,781.00)	0.00
06630-600 Repairs & Maint - VIG	131.25	131.25	0.00	1,368.25	1,612.50	244.25	1,875.00
06631-500 Fence Repair & Maint - SL	0.00	0.00	0.00	597.89	0.00	(597.89)	0.00
06810-000 Commons Mowing	27,300.00	37,500.00	10,200.00	150,150.00	195,000.00	44,850.00	226,800.00
06810-100 Commons Mowing - PK	6,903.75	7,250.00	346.25	31,757.25	37,700.00	5,942.75	42,050.00
06810-200 Commons Mowing - SB	3,990.00	4,987.50	997.50	20,947.50	25,935.00	4,987.50	29,767.50
06810-400 Commons Mowing - PR	12,310.00	6,755.00	(5,555.00)	34,170.00	35,126.00	956.00	39,179.00
06810-500 Commons Mowing - SL	10,530.00	5,880.00	(4,650.00)	29,250.00	30,576.00	1,326.00	34,104.00
06810-600 Commons Mowing - VIG	3,937.50	4,750.00	812.50	18,237.50	23,750.00	5,512.50	26,700.00
06820-000 Commons Fertilizing-	7,980.00	8,200.00	220.00	23,940.00	24,600.00	660.00	24,600.00
06820-100 Commons Fertilizing - PK	1,118.25	1,174.16	55.91	3,354.75	3,522.48	167.73	3,522.48
06820-200 Commons Fertilizing - SB	934.50	934.50	0.00	2,803.50	2,803.50	0.00	2,803.50
06820-400 Commons Fertilizing - PR	1,130.00	1,131.90	1.90	3,390.00	3,395.70	5.70	3,395.70
06820-500 Commons Fertilizing - SL	990.00	992.25	2.25	2,970.00	2,976.75	6.75	2,976.75
06820-600 Commons Fertilizing - VIG	840.00	1,000.00	160.00	2,520.00	3,000.00	480.00	3,000.00
06830-000 Commons Turf Spray	0.00	14,000.00	14,000.00	14,696.25	34,200.00	19,503.75	34,200.00
06830-100 Commons Turf Spray - PK	1,979.75	1,979.67	(0.08)	3,525.63	5,579.18	2,053.55	5,579.18
06830-200 Commons Turf Spray - SB	1,614.15	1,021.02	(593.13)	3,042.73	3,728.55	685.82	3,728.55
06830-400 Commons Turf Spray - PR	1,788.75	1,788.81	0.06	3,223.13	5,123.02	1,899.89	5,123.02
06830-500 Commons Turf Spray - SL	1,783.00	1,783.95	0.95	3,214.50	5,111.40	1,896.90	5,111.40
06830-600 Commons Turf Spray - VIG	2,030.50	1,195.00	(835.50)	3,213.88	4,404.67	1,190.79	4,404.67
06843-000 Tree Program	0.00	0.00	0.00	21,632.75	25,000.00	3,367.25	25,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06843-100 Tree Program - PK	0.00	0.00	0.00	693.25	2,195.00	1,501.75	2,195.00
06843-200 Tree Program - SB	0.00	0.00	0.00	2,612.00	4,625.00	2,013.00	4,625.00
06843-400 Tree Program - PR	0.00	0.00	0.00	2,412.00	4,102.10	1,690.10	4,102.10
06843-500 Tree Program - SL	0.00	0.00	0.00	1,337.70	2,358.70	1,021.00	2,358.70
06843-600 Tree Program - VIG	0.00	0.00	0.00	66.25	2,600.00	2,533.75	2,600.00
06850-000 Flowers	0.00	0.00	0.00	3,761.25	4,300.00	538.75	4,510.00
06850-100 Flowers - PK	0.00	0.00	0.00	1,098.74	1,333.50	234.76	1,419.60
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	5,789.50	6,074.25	284.75	12,420.45
06860-100 Sprinkler Turn On/Off - PK	0.00	0.00	0.00	219.25	219.17	(0.08)	450.17
06860-200 Sprinkler Turn On/Off - SB	0.00	0.00	0.00	752.00	756.00	4.00	2,185.05
06860-400 Sprinkler Turn On/Off - PR	0.00	0.00	0.00	1,666.75	1,666.67	(0.08)	2,972.40
06860-500 Sprinkler Turn On/Off - SL	0.00	0.00	0.00	789.50	789.44	(0.06)	1,771.48
06860-600 Sprinkler Turn On/Off - VIG	0.00	0.00	0.00	255.00	1,666.67	1,411.67	2,972.40
06880-000 Landscape Labor	2,312.25	6,500.00	4,187.75	20,617.46	30,000.00	9,382.54	32,000.00
06880-100 Landscape Labor - PK	0.00	250.00	250.00	162.74	2,250.00	2,087.26	2,350.00
06880-200 Landscape Labor - SB	439.19	350.00	(89.19)	4,350.14	3,000.00	(1,350.14)	3,100.00
06880-400 Landscape Labor - PR	499.86	500.00	0.14	6,219.23	5,750.00	(469.23)	5,750.00
06880-500 Landscape Labor - SL	1,139.50	500.00	(639.50)	6,640.08	6,500.00	(140.08)	6,500.00
06880-600 Landscape Labor - VIG	1,029.18	800.00	(229.18)	10,556.96	7,500.00	(3,056.96)	7,500.00
06890-000 Misc. Landscape	433.25	766.50	333.25	3,979.00	6,909.00	2,930.00	10,153.50
06890-100 Misc. Landscape - PK	0.00	0.00	0.00	200.00	558.60	358.60	768.60
06890-200 Misc. Landscape - SB	693.00	693.00	0.00	10,412.00	8,647.80	(1,764.20)	15,694.35
06890-400 Misc. Landscape - PR	0.00	105.00	105.00	220.00	1,503.60	1,283.60	2,281.13
06890-500 Misc. Landscape - SL	0.00	105.00	105.00	200.00	1,272.60	1,072.60	2,050.13
06890-600 Misc. Landscape - VIG	65.00	329.70	264.70	370.00	3,229.80	2,859.80	4,498.20
06891-000 Swale Maintenance	0.00	0.00	0.00	0.00	1,120.00	1,120.00	1,120.00
06900-000 Web Fees	156.96	178.67	21.71	181.31	201.67	20.36	201.67
07505-000 Management Fee	11,132.00	11,017.00	(115.00)	109,733.00	109,163.75	(569.25)	131,255.25
07505-100 Management Fee - PK	396.00	396.00	0.00	3,960.00	3,960.00	0.00	4,752.00
07505-200 Management Fee - SB	672.00	672.00	0.00	6,720.00	6,720.00	0.00	8,064.00
07505-400 Management Fee - PR	528.00	528.00	0.00	5,280.00	5,280.00	0.00	6,336.00
07505-500 Management Fee - SL	448.00	448.00	0.00	4,480.00	4,480.00	0.00	5,376.00
07505-600 Management Fee - VIG	432.00	492.00	60.00	4,032.00	4,380.00	348.00	5,400.00
07508-000 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	1,740.00
07515-000 Income Tax	0.00	0.00	0.00	2,069.00	2,321.26	252.26	2,321.26
Expense Total	208,699.08	189,820.28	(18,878.80)	1,087,930.70	1,218,399.83	130,469.13	1,392,089.49
Total Expense	208,699.08	189,820.28	(18,878.80)	1,087,930.70	1,218,399.83	130,469.13	1,392,089.49
Net Income	(120,884.74)	(97,220.24)	(23,664.50)	87,012.93	45,912.09	41,100.84	23,277.09

CDA Place Master Association

Run Date: 11/21/2025

Run Time: 08:46 AM

INCOME STATEMENT

Main

Start: 10/01/2025 | End: 10/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-000 Dues - Main	27,501.89	27,129.17	372.72	569,117.90	632,098.10	(62,980.20)	678,522.38
05011-000 Dues - Apartment	4,140.00	8,550.00	(4,410.00)	85,206.00	85,500.00	(294.00)	102,600.00
05012-000 Builder Dues - Main	1,110.00	810.00	300.00	13,800.00	10,530.00	3,270.00	12,420.00
05014-000 Transfer Fee	(1,021.04)	0.00	(1,021.04)	1,458.28	0.00	1,458.28	0.00
05020-000 Late Charges	2,423.13	1,000.00	1,423.13	18,133.50	10,000.00	8,133.50	12,000.00
05021-000 Late Interest	327.79	130.00	197.79	1,909.06	1,300.00	609.06	1,560.00
05026-000 Fine Income	850.00	100.00	750.00	3,330.33	1,000.00	2,330.33	1,200.00
05032-000 Lien Income	213.60	0.00	213.60	2,557.89	0.00	2,557.89	0.00
05045-000 Initiation Fees	(480.00)	0.00	(480.00)	(604.00)	0.00	(604.00)	0.00
05050-000 Interest Income	4.28	9.00	(4.72)	98.84	90.00	8.84	108.00
05100-000 Misc. Income	0.00	0.00	0.00	20.00	0.00	20.00	0.00
Income Total	35,069.65	37,728.17	(2,658.52)	695,027.80	740,518.10	(45,490.30)	808,410.38
Total Income	35,069.65	37,728.17	(2,658.52)	695,027.80	740,518.10	(45,490.30)	808,410.38

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06120-000 Community Events	0.00	0.00	0.00	12,591.50	14,100.00	1,508.50	14,100.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	162.18	310.00	147.82	310.00
06305-000 Accounting	0.00	0.00	0.00	4,085.00	3,985.00	(100.00)	3,985.00
06306-000 Legal	1,970.48	0.00	(1,970.48)	3,619.73	0.00	(3,619.73)	0.00
06308-000 Lien Filing Expense	80.00	0.00	(80.00)	1,850.00	0.00	(1,850.00)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	15,041.00	19,892.00	4,851.00	19,892.00
06330-000 Bank Charges	0.00	0.00	0.00	5.00	0.00	(5.00)	0.00
06415-000 Electricity & Gas	545.43	605.00	59.57	5,172.44	5,805.00	632.56	7,015.00
06420-000 Water	46,877.24	44,505.00	(2,372.24)	159,082.54	140,242.50	(18,840.04)	168,187.50
06615-000 Snow Removal	0.00	0.00	0.00	6,035.00	11,157.30	5,122.30	12,171.60
06620-000 Reserve Funding	3,500.00	3,500.00	0.00	35,000.00	35,000.00	0.00	42,000.00
06626-000 Postage	456.85	200.00	(256.85)	9,463.48	9,680.00	216.52	17,480.00
06630-000 Repairs & Maint	611.88	548.00	(63.88)	8,678.67	7,280.00	(1,398.67)	8,376.00
06810-000 Commons Mowing	27,300.00	37,500.00	10,200.00	150,150.00	195,000.00	44,850.00	226,800.00
06820-000 Commons Fertilizing-	7,980.00	8,200.00	220.00	23,940.00	24,600.00	660.00	24,600.00
06830-000 Commons Turf Spray	0.00	14,000.00	14,000.00	14,696.25	34,200.00	19,503.75	34,200.00
06843-000 Tree Program	0.00	0.00	0.00	21,632.75	25,000.00	3,367.25	25,000.00
06850-000 Flowers	0.00	0.00	0.00	3,761.25	4,300.00	538.75	4,510.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	5,789.50	6,074.25	284.75	12,420.45
06880-000 Landscape Labor	2,312.25	6,500.00	4,187.75	20,617.46	30,000.00	9,382.54	32,000.00
06890-000 Misc. Landscape	433.25	766.50	333.25	3,979.00	6,909.00	2,930.00	10,153.50
06891-000 Swale Maintenance	0.00	0.00	0.00	0.00	1,120.00	1,120.00	1,120.00
06900-000 Web Fees	156.96	178.67	21.71	181.31	201.67	20.36	201.67
07505-000 Management Fee	11,132.00	11,017.00	(115.00)	109,733.00	109,163.75	(569.25)	131,255.25
07508-000 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	1,740.00
07515-000 Income Tax	0.00	0.00	0.00	2,069.00	2,321.26	252.26	2,321.26
Expense Total	103,356.34	127,520.17	24,163.83	617,336.06	686,341.73	69,005.67	799,839.23

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	103,356.34	127,520.17	24,163.83	617,336.06	686,341.73	69,005.67	799,839.23
Net Income	(68,286.69)	(89,792.00)	21,505.31	77,691.74	54,176.37	23,515.37	8,571.15

CDA Place Master Association

Run Date: 11/21/2025

Run Time: 08:46 AM

INCOME STATEMENT

Parkside

Start: 10/01/2025 | End: 10/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-100 Dues - Parkside	11,240.00	15,899.40	(4,659.40)	74,870.61	82,546.20	(7,675.59)	87,120.00
Income Total	11,240.00	15,899.40	(4,659.40)	74,870.61	82,546.20	(7,675.59)	87,120.00
Total Income	11,240.00	15,899.40	(4,659.40)	74,870.61	82,546.20	(7,675.59)	87,120.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06415-100 Electricity & Gas - PK	155.65	159.50	3.85	1,482.53	1,595.00	112.47	1,914.00
06420-100 Water - PK	319.88	280.00	(39.88)	999.76	1,075.00	75.24	1,280.00
06590-100 Gate Operations - PK	127.52	60.00	(67.52)	2,427.28	2,800.00	372.72	2,920.00
06615-100 Snow Removal - PK	0.00	0.00	0.00	3,350.00	6,699.00	3,349.00	7,308.00
06620-100 Reserve Funding - PK	833.00	833.00	0.00	8,330.00	8,330.00	0.00	10,000.00
06810-100 Commons Mowing - PK	6,903.75	7,250.00	346.25	31,757.25	37,700.00	5,942.75	42,050.00
06820-100 Commons Fertilizing - PK	1,118.25	1,174.16	55.91	3,354.75	3,522.48	167.73	3,522.48
06830-100 Commons Turf Spray - PK	1,979.75	1,979.67	(0.08)	3,525.63	5,579.18	2,053.55	5,579.18
06843-100 Tree Program - PK	0.00	0.00	0.00	693.25	2,195.00	1,501.75	2,195.00
06850-100 Flowers - PK	0.00	0.00	0.00	1,098.74	1,333.50	234.76	1,419.60
06860-100 Sprinkler Turn On/Off - PK	0.00	0.00	0.00	219.25	219.17	(0.08)	450.17
06880-100 Landscape Labor - PK	0.00	250.00	250.00	162.74	2,250.00	2,087.26	2,350.00
06890-100 Misc. Landscape - PK	0.00	0.00	0.00	200.00	558.60	358.60	768.60
07505-100 Management Fee - PK	396.00	396.00	0.00	3,960.00	3,960.00	0.00	4,752.00
Expense Total	11,833.80	12,382.33	548.53	61,561.18	77,816.93	16,255.75	86,509.03
Total Expense	11,833.80	12,382.33	548.53	61,561.18	77,816.93	16,255.75	86,509.03
Net Income	(593.80)	3,517.07	(4,110.87)	13,309.43	4,729.27	8,580.16	610.97

CDA Place Master Association

Run Date: 11/21/2025
Run Time: 08:46 AM

INCOME STATEMENT

Sorbonne Townhomes

Start: 10/01/2025 | End: 10/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-200 Dues - Sorbonne	8,040.11	7,161.28	878.83	75,313.02	79,085.44	(3,772.42)	93,408.00
05100-200 Misc. Income - SB	0.00	0.00	0.00	120.00	180.00	(60.00)	180.00
Income Total	8,040.11	7,161.28	878.83	75,433.02	79,265.44	(3,832.42)	93,588.00
Total Income	8,040.11	7,161.28	878.83	75,433.02	79,265.44	(3,832.42)	93,588.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06415-200 Electricity & Gas - SB	132.04	136.15	4.11	1,260.09	1,361.50	101.41	1,633.80
06420-200 Water - SB	1,874.51	800.00	(1,074.51)	5,040.36	4,425.00	(615.36)	4,875.00
06615-200 Snow Removal - SB	0.00	0.00	0.00	5,465.00	9,101.40	3,636.40	9,928.80
06620-200 Reserve Funding - SB	500.00	500.00	0.00	5,000.00	5,000.00	0.00	6,000.00
06630-200 Repairs & Maint - SB	87.50	87.50	0.00	957.42	1,125.00	167.58	1,300.00
06810-200 Commons Mowing - SB	3,990.00	4,987.50	997.50	20,947.50	25,935.00	4,987.50	29,767.50
06820-200 Commons Fertilizing - SB	934.50	934.50	0.00	2,803.50	2,803.50	0.00	2,803.50
06830-200 Commons Turf Spray - SB	1,614.15	1,021.02	(593.13)	3,042.73	3,728.55	685.82	3,728.55
06843-200 Tree Program - SB	0.00	0.00	0.00	2,612.00	4,625.00	2,013.00	4,625.00
06860-200 Sprinkler Turn On/Off - SB	0.00	0.00	0.00	752.00	756.00	4.00	2,185.05
06880-200 Landscape Labor - SB	439.19	350.00	(89.19)	4,350.14	3,000.00	(1,350.14)	3,100.00
06890-200 Misc. Landscape - SB	693.00	693.00	0.00	10,412.00	8,647.80	(1,764.20)	15,694.35
07505-200 Management Fee - SB	672.00	672.00	0.00	6,720.00	6,720.00	0.00	8,064.00
Expense Total	10,936.89	10,181.67	(755.22)	69,362.74	77,228.75	7,866.01	93,705.55
Total Expense	10,936.89	10,181.67	(755.22)	69,362.74	77,228.75	7,866.01	93,705.55
Net Income	(2,896.78)	(3,020.39)	123.61	6,070.28	2,036.69	4,033.59	(117.55)

CDA Place Master Association

Run Date: 11/21/2025

Run Time: 08:46 AM

INCOME STATEMENT

Villages

Start: 10/01/2025 | End: 10/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-300 Dues - Village	2,427.76	323.19	2,104.57	17,091.06	24,239.24	(7,148.18)	25,855.20
Income Total	2,427.76	323.19	2,104.57	17,091.06	24,239.24	(7,148.18)	25,855.20
Total Income	2,427.76	323.19	2,104.57	17,091.06	24,239.24	(7,148.18)	25,855.20

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06415-300 Electricity & Gas - VL	157.99	163.00	5.01	1,506.13	1,630.00	123.87	1,956.00
06615-300 Snow Removal - VL	0.00	0.00	0.00	3,110.00	5,659.50	2,549.50	6,174.00
06620-300 Reserve Funding - VL	1,500.00	1,500.00	0.00	15,000.00	15,000.00	0.00	18,000.00
Expense Total	1,657.99	1,663.00	5.01	19,616.13	22,289.50	2,673.37	26,130.00
Total Expense	1,657.99	1,663.00	5.01	19,616.13	22,289.50	2,673.37	26,130.00
Net Income	769.77	(1,339.81)	2,109.58	(2,525.07)	1,949.74	(4,474.81)	(274.80)

CDA Place Master Association

Run Date: 11/21/2025

Run Time: 08:46 AM

INCOME STATEMENT

Parc Rose

Start: 10/01/2025 | End: 10/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-400 Dues - Parc Rose	7,939.00	6,916.80	1,022.20	82,586.31	90,783.00	(8,196.69)	103,752.00
05100-400 Misc. Income - PR	0.00	0.00	0.00	200.00	140.00	60.00	140.00
Income Total	7,939.00	6,916.80	1,022.20	82,786.31	90,923.00	(8,136.69)	103,892.00
Total Income	7,939.00	6,916.80	1,022.20	82,786.31	90,923.00	(8,136.69)	103,892.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06415-400 Electricity & Gas - PR	305.12	311.21	6.09	2,917.72	3,112.10	194.38	3,734.52
06420-400 Water - PR	2,429.12	1,600.00	(829.12)	6,417.25	6,450.00	32.75	7,350.00
06590-400 Gate Operations - PR	196.03	175.00	(21.03)	4,583.26	6,150.00	1,566.74	6,500.00
06615-400 Snow Removal - PR	0.00	0.00	0.00	3,475.00	7,114.80	3,639.80	7,761.60
06620-400 Reserve Funding - PR	833.00	833.00	0.00	8,330.00	8,330.00	0.00	10,000.00
06630-400 Repairs & Maint - PR	0.00	0.00	0.00	873.78	0.00	(873.78)	0.00
06810-400 Commons Mowing - PR	12,310.00	6,755.00	(5,555.00)	34,170.00	35,126.00	956.00	39,179.00
06820-400 Commons Fertilizing - PR	1,130.00	1,131.90	1.90	3,390.00	3,395.70	5.70	3,395.70
06830-400 Commons Turf Spray - PR	1,788.75	1,788.81	0.06	3,223.13	5,123.02	1,899.89	5,123.02
06843-400 Tree Program - PR	0.00	0.00	0.00	2,412.00	4,102.10	1,690.10	4,102.10
06860-400 Sprinkler Turn On/Off - PR	0.00	0.00	0.00	1,666.75	1,666.67	(0.08)	2,972.40
06880-400 Landscape Labor - PR	499.86	500.00	0.14	6,219.23	5,750.00	(469.23)	5,750.00
06890-400 Misc. Landscape - PR	0.00	105.00	105.00	220.00	1,503.60	1,283.60	2,281.13
07505-400 Management Fee - PR	528.00	528.00	0.00	5,280.00	5,280.00	0.00	6,336.00
Expense Total	20,019.88	13,727.92	(6,291.96)	83,178.12	93,103.99	9,925.87	104,485.47
Total Expense	20,019.88	13,727.92	(6,291.96)	83,178.12	93,103.99	9,925.87	104,485.47
Net Income	(12,080.88)	(6,811.12)	(5,269.76)	(391.81)	(2,180.99)	1,789.18	(593.47)

CDA Place Master Association

Run Date: 11/21/2025
Run Time: 08:46 AM

INCOME STATEMENT

Soleil Parc

Start: 10/01/2025 | End: 10/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-500 Dues - Soleil Parc	6,547.00	6,955.20	(408.20)	69,093.66	79,057.44	(9,963.78)	92,736.00
05100-500 Misc. Income - SOL	0.00	0.00	0.00	420.00	340.00	80.00	340.00
Income Total	6,547.00	6,955.20	(408.20)	69,513.66	79,397.44	(9,883.78)	93,076.00
Total Income	6,547.00	6,955.20	(408.20)	69,513.66	79,397.44	(9,883.78)	93,076.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06415-500 Electricity & Gas - SL	96.22	101.04	4.82	917.57	1,010.40	92.83	1,212.48
06420-500 Water - SL	3,669.77	2,000.00	(1,669.77)	10,481.97	8,300.00	(2,181.97)	9,800.00
06590-500 Gate Operations - SL	205.71	145.00	(60.71)	4,926.83	5,850.00	923.17	6,140.00
06615-500 Snow Removal - SL	0.00	0.00	0.00	4,365.00	8,085.00	3,720.00	8,820.00
06620-500 Reserve Funding - SL	500.00	500.00	0.00	5,000.00	5,000.00	0.00	6,000.00
06630-500 Repairs & Maint - SL	0.00	0.00	0.00	1,781.00	0.00	(1,781.00)	0.00
06631-500 Fence Repair & Maint - SL	0.00	0.00	0.00	597.89	0.00	(597.89)	0.00
06810-500 Commons Mowing - SL	10,530.00	5,880.00	(4,650.00)	29,250.00	30,576.00	1,326.00	34,104.00
06820-500 Commons Fertilizing - SL	990.00	992.25	2.25	2,970.00	2,976.75	6.75	2,976.75
06830-500 Commons Turf Spray - SL	1,783.00	1,783.95	0.95	3,214.50	5,111.40	1,896.90	5,111.40
06843-500 Tree Program - SL	0.00	0.00	0.00	1,337.70	2,358.70	1,021.00	2,358.70
06860-500 Sprinkler Turn On/Off - SL	0.00	0.00	0.00	789.50	789.44	(0.06)	1,771.48
06880-500 Landscape Labor - SL	1,139.50	500.00	(639.50)	6,640.08	6,500.00	(140.08)	6,500.00
06890-500 Misc. Landscape - SL	0.00	105.00	105.00	200.00	1,272.60	1,072.60	2,050.13
07505-500 Management Fee - SL	448.00	448.00	0.00	4,480.00	4,480.00	0.00	5,376.00
Expense Total	19,362.20	12,455.24	(6,906.96)	76,952.04	82,310.29	5,358.25	92,220.94
Total Expense	19,362.20	12,455.24	(6,906.96)	76,952.04	82,310.29	5,358.25	92,220.94
Net Income	(12,815.20)	(5,500.04)	(7,315.16)	(7,438.38)	(2,912.85)	(4,525.53)	855.06

CDA Place Master Association

Run Date: 11/21/2025

Run Time: 08:46 AM

INCOME STATEMENT

Vigne Blanche

Start: 10/01/2025 | End: 10/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-600 Dues - Vigne Blanche	6,505.00	7,687.50	(1,182.50)	62,344.34	68,437.50	(6,093.16)	84,375.00
05012-600 Builder Dues - VIG	375.00	562.50	(187.50)	4,125.00	5,625.00	(1,500.00)	6,750.00
05100-600 Misc. Income - Vigne Blanche	0.00	0.00	0.00	120.00	0.00	120.00	0.00
Income Total	6,880.00	8,250.00	(1,370.00)	66,589.34	74,062.50	(7,473.16)	91,125.00
Total Income	6,880.00	8,250.00	(1,370.00)	66,589.34	74,062.50	(7,473.16)	91,125.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06415-600 Electricity & Gas - VIG	93.80	150.00	56.20	953.83	1,445.00	491.17	1,745.00
06420-600 Water - VIG	2,265.56	1,000.00	(1,265.56)	34,799.73	8,450.00	(26,349.73)	8,700.00
06590-600 Gate Operations - VIG	43.95	42.00	(1.95)	1,230.70	1,520.00	289.30	1,604.00
06615-600 Snow Removal - VIG	0.00	0.00	0.00	4,710.00	9,350.00	4,640.00	10,200.00
06620-600 Reserve Funding - VIG	800.00	800.00	0.00	8,000.00	8,000.00	0.00	9,600.00
06630-600 Repairs & Maint - VIG	131.25	131.25	0.00	1,368.25	1,612.50	244.25	1,875.00
06810-600 Commons Mowing - VIG	3,937.50	4,750.00	812.50	18,237.50	23,750.00	5,512.50	26,700.00
06820-600 Commons Fertilizing - VIG	840.00	1,000.00	160.00	2,520.00	3,000.00	480.00	3,000.00
06830-600 Commons Turf Spray - VIG	2,030.50	1,195.00	(835.50)	3,213.88	4,404.67	1,190.79	4,404.67
06843-600 Tree Program - VIG	0.00	0.00	0.00	66.25	2,600.00	2,533.75	2,600.00
06860-600 Sprinkler Turn On/Off - VIG	0.00	0.00	0.00	255.00	1,666.67	1,411.67	2,972.40
06880-600 Landscape Labor - VIG	1,029.18	800.00	(229.18)	10,556.96	7,500.00	(3,056.96)	7,500.00
06890-600 Misc. Landscape - VIG	65.00	329.70	264.70	370.00	3,229.80	2,859.80	4,498.20
07505-600 Management Fee - VIG	432.00	492.00	60.00	4,032.00	4,380.00	348.00	5,400.00
Expense Total	11,668.74	10,689.95	(978.79)	90,314.10	80,908.64	(9,405.46)	90,799.27
Total Expense	11,668.74	10,689.95	(978.79)	90,314.10	80,908.64	(9,405.46)	90,799.27
Net Income	(4,788.74)	(2,439.95)	(2,348.79)	(23,724.76)	(6,846.14)	(16,878.62)	325.73

CDA Place Master Association

Run Date: 11/21/2025

Run Time: 08:46 AM

INCOME STATEMENT

Capital Reserves

Start: 10/01/2025 | End: 10/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-900 Capital Reserve Income - Main	3,500.00	3,500.00	0.00	35,000.00	35,000.00	0.00	42,000.00
05045-900 Initiation Fees - Capital Rese...	660.00	900.00	(240.00)	3,734.00	2,700.00	1,034.00	2,700.00
05050-900 Interest Income - Capital Rese...	544.82	0.00	544.82	5,237.83	6,000.00	(762.17)	8,000.00
Income Total	4,704.82	4,400.00	304.82	43,971.83	43,700.00	271.83	52,700.00
Total Income	4,704.82	4,400.00	304.82	43,971.83	43,700.00	271.83	52,700.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06621-900 Capital Expenses - Main	3,710.00	1,200.00	(2,510.00)	37,943.24	63,400.00	25,456.76	63,400.00
Expense Total	3,710.00	1,200.00	(2,510.00)	37,943.24	63,400.00	25,456.76	63,400.00
Total Expense	3,710.00	1,200.00	(2,510.00)	37,943.24	63,400.00	25,456.76	63,400.00
Net Income	994.82	3,200.00	(2,205.18)	6,028.59	(19,700.00)	25,728.59	(10,700.00)

CDA Place Master Association

Run Date: 11/21/2025
Run Time: 08:46 AM

INCOME STATEMENT

Capital Reserves - Parkside

Start: 10/01/2025 | End: 10/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-901 Capital Reserve Income - Parks...	833.00	833.00	0.00	8,330.00	8,330.00	0.00	10,000.00
Income Total	833.00	833.00	0.00	8,330.00	8,330.00	0.00	10,000.00
Total Income	833.00	833.00	0.00	8,330.00	8,330.00	0.00	10,000.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06621-901 Capital Expenses - PK	0.00	0.00	0.00	1,000.00	0.00	(1,000.00)	0.00
Expense Total	0.00	0.00	0.00	1,000.00	0.00	(1,000.00)	0.00
Total Expense	0.00	0.00	0.00	1,000.00	0.00	(1,000.00)	0.00
Net Income	833.00	833.00	0.00	7,330.00	8,330.00	(1,000.00)	10,000.00

CDA Place Master Association

Run Date: 11/21/2025
Run Time: 08:46 AM

INCOME STATEMENT

Capital Reserves - Sorbonne Townhomes
Start: 10/01/2025 | End: 10/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-902 Capital Reserve Income - Sorbo...	500.00	500.00	0.00	5,000.00	5,000.00	0.00	6,000.00
Income Total	500.00	500.00	0.00	5,000.00	5,000.00	0.00	6,000.00
Total Income	500.00	500.00	0.00	5,000.00	5,000.00	0.00	6,000.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06621-902 Capital Expenses - SB	0.00	0.00	0.00	2,367.73	0.00	(2,367.73)	0.00
Expense Total	0.00	0.00	0.00	2,367.73	0.00	(2,367.73)	0.00
Total Expense	0.00	0.00	0.00	2,367.73	0.00	(2,367.73)	0.00
Net Income	500.00	500.00	0.00	2,632.27	5,000.00	(2,367.73)	6,000.00

CDA Place Master Association

Run Date: 11/21/2025
Run Time: 08:46 AM

INCOME STATEMENT

Capital Reserves - Villages

Start: 10/01/2025 | End: 10/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-903 Capital Reserve Income - Villa...	1,500.00	1,500.00	0.00	15,000.00	15,000.00	0.00	18,000.00
Income Total	1,500.00	1,500.00	0.00	15,000.00	15,000.00	0.00	18,000.00
Total Income	1,500.00	1,500.00	0.00	15,000.00	15,000.00	0.00	18,000.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	1,500.00	1,500.00	0.00	15,000.00	15,000.00	0.00	18,000.00

CDA Place Master Association

Run Date: 11/21/2025

Run Time: 08:46 AM

INCOME STATEMENT

Capital Reserves - Parc Rose

Start: 10/01/2025 | End: 10/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-904 Capital Reserve Income - Parc ...	833.00	833.00	0.00	8,330.00	8,330.00	0.00	10,000.00
Income Total	833.00	833.00	0.00	8,330.00	8,330.00	0.00	10,000.00
Total Income	833.00	833.00	0.00	8,330.00	8,330.00	0.00	10,000.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06621-904 Capital Expenses - PR	26,153.24	0.00	(26,153.24)	28,299.36	35,000.00	6,700.64	35,000.00
Expense Total	26,153.24	0.00	(26,153.24)	28,299.36	35,000.00	6,700.64	35,000.00
Total Expense	26,153.24	0.00	(26,153.24)	28,299.36	35,000.00	6,700.64	35,000.00
Net Income	(25,320.24)	833.00	(26,153.24)	(19,969.36)	(26,670.00)	6,700.64	(25,000.00)

CDA Place Master Association

Run Date: 11/21/2025
Run Time: 08:46 AM

INCOME STATEMENT

Capital Reserves - Soleil Parc

Start: 10/01/2025 | End: 10/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-905 Capital Reserve Income - Solei...	500.00	500.00	0.00	5,000.00	5,000.00	0.00	6,000.00
Income Total	500.00	500.00	0.00	5,000.00	5,000.00	0.00	6,000.00
Total Income	500.00	500.00	0.00	5,000.00	5,000.00	0.00	6,000.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	500.00	500.00	0.00	5,000.00	5,000.00	0.00	6,000.00

CDA Place Master Association

Run Date: 11/21/2025
Run Time: 08:46 AM

INCOME STATEMENT

Capital Reserves - Vigne Blanche

Start: 10/01/2025 | End: 10/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-906 Capital Reserve Income - Vigne	800.00	800.00	0.00	8,000.00	8,000.00	0.00	9,600.00
Income Total	800.00	800.00	0.00	8,000.00	8,000.00	0.00	9,600.00
Total Income	800.00	800.00	0.00	8,000.00	8,000.00	0.00	9,600.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	800.00	800.00	0.00	8,000.00	8,000.00	0.00	9,600.00