

# CDA Place Master Association

Run Date: 12/23/2025

Run Time: 08:11 AM

## BALANCE SHEET

As of: 11/30/2025

### Assets

| Account # | Account Name                | Total        |
|-----------|-----------------------------|--------------|
| 01004-000 | GESA Money Market (Reserve) | \$183,247.42 |
| 01011-000 | Alliance Bank - Operating   | \$87,589.95  |
| 01013-000 | Alliance Bank - Reserves/WC | \$39,830.35  |
| 01014-000 | ICCU Savings (Operating)    | \$25.00      |
| 01015-000 | ICCU CD (Operating)         | \$150,000.00 |
|           | TOTAL ASSETS                | \$460,692.72 |

### 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)        | \$42,156.99  |
|           | TOTAL EQUITY                          | \$460,692.72 |
|           | TOTAL LIABILITIES AND EQUITY          | \$460,692.72 |



| Account                             | Current   |           |             | Year to Date |            |             | Yearly     |
|-------------------------------------|-----------|-----------|-------------|--------------|------------|-------------|------------|
|                                     | Actual    | Budget    | Variance    | Actual       | Budget     | Variance    | Budget     |
| 06415-300 Electricity & Gas - VL    | 157.99    | 163.00    | 5.01        | 1,664.12     | 1,793.00   | 128.88      | 1,956.00   |
| 06415-400 Electricity & Gas - PR    | 304.39    | 311.21    | 6.82        | 3,222.11     | 3,423.31   | 201.20      | 3,734.52   |
| 06415-500 Electricity & Gas - SL    | 95.76     | 101.04    | 5.28        | 1,013.33     | 1,111.44   | 98.11       | 1,212.48   |
| 06415-600 Electricity & Gas - VIG   | 224.21    | 150.00    | (74.21)     | 1,178.04     | 1,595.00   | 416.96      | 1,745.00   |
| 06420-000 Water                     | 179.72    | 27,945.00 | 27,765.28   | 159,262.26   | 168,187.50 | 8,925.24    | 168,187.50 |
| 06420-100 Water - PK                | 0.00      | 205.00    | 205.00      | 999.76       | 1,280.00   | 280.24      | 1,280.00   |
| 06420-200 Water - SB                | 0.00      | 450.00    | 450.00      | 5,040.36     | 4,875.00   | (165.36)    | 4,875.00   |
| 06420-400 Water - PR                | 0.00      | 900.00    | 900.00      | 6,417.25     | 7,350.00   | 932.75      | 7,350.00   |
| 06420-500 Water - SL                | 0.00      | 1,500.00  | 1,500.00    | 10,481.97    | 9,800.00   | (681.97)    | 9,800.00   |
| 06420-600 Water - VIG               | 790.63    | 250.00    | (540.63)    | 35,590.36    | 8,700.00   | (26,890.36) | 8,700.00   |
| 06590-100 Gate Operations - PK      | 127.52    | 60.00     | (67.52)     | 2,554.80     | 2,860.00   | 305.20      | 2,920.00   |
| 06590-400 Gate Operations - PR      | 197.46    | 175.00    | (22.46)     | 4,780.72     | 6,325.00   | 1,544.28    | 6,500.00   |
| 06590-500 Gate Operations - SL      | 2,305.67  | 145.00    | (2,160.67)  | 7,232.50     | 5,995.00   | (1,237.50)  | 6,140.00   |
| 06590-600 Gate Operations - VIG     | 43.95     | 42.00     | (1.95)      | 1,274.65     | 1,562.00   | 287.35      | 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        | 38,500.00    | 38,500.00  | 0.00        | 42,000.00  |
| 06620-100 Reserve Funding - PK      | 833.00    | 833.00    | 0.00        | 9,163.00     | 9,163.00   | 0.00        | 10,000.00  |
| 06620-200 Reserve Funding - SB      | 500.00    | 500.00    | 0.00        | 5,500.00     | 5,500.00   | 0.00        | 6,000.00   |
| 06620-300 Reserve Funding - VL      | 1,500.00  | 1,500.00  | 0.00        | 16,500.00    | 16,500.00  | 0.00        | 18,000.00  |
| 06620-400 Reserve Funding - PR      | 833.00    | 833.00    | 0.00        | 9,163.00     | 9,163.00   | 0.00        | 10,000.00  |
| 06620-500 Reserve Funding - SL      | 500.00    | 500.00    | 0.00        | 5,500.00     | 5,500.00   | 0.00        | 6,000.00   |
| 06620-600 Reserve Funding - VIG     | 800.00    | 800.00    | 0.00        | 8,800.00     | 8,800.00   | 0.00        | 9,600.00   |
| 06621-900 Capital Expenses - Main   | 0.00      | 0.00      | 0.00        | 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     | 0.00      | 0.00      | 0.00        | 28,299.36    | 35,000.00  | 6,700.64    | 35,000.00  |
| 06621-905 Capital Expenses - SL     | 1,968.60  | 0.00      | (1,968.60)  | 1,968.60     | 0.00       | (1,968.60)  | 0.00       |
| 06626-000 Postage                   | 758.06    | 2,000.00  | 1,241.94    | 10,221.54    | 11,680.00  | 1,458.46    | 17,480.00  |
| 06630-000 Repairs & Maint           | 3,046.88  | 548.00    | (2,498.88)  | 11,725.55    | 7,828.00   | (3,897.55)  | 8,376.00   |
| 06630-200 Repairs & Maint - SB      | 87.50     | 87.50     | 0.00        | 1,044.92     | 1,212.50   | 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        | 1,499.50     | 1,743.75   | 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            | 20,475.00 | 15,000.00 | (5,475.00)  | 170,625.00   | 210,000.00 | 39,375.00   | 226,800.00 |
| 06810-100 Commons Mowing - PK       | 4,142.25  | 2,900.00  | (1,242.25)  | 35,899.50    | 40,600.00  | 4,700.50    | 42,050.00  |
| 06810-200 Commons Mowing - SB       | 2,992.50  | 1,995.00  | (997.50)    | 23,940.00    | 27,930.00  | 3,990.00    | 29,767.50  |
| 06810-400 Commons Mowing - PR       | 2,780.00  | 2,702.00  | (78.00)     | 36,950.00    | 37,828.00  | 878.00      | 39,179.00  |
| 06810-500 Commons Mowing - SL       | 2,340.00  | 2,352.00  | 12.00       | 31,590.00    | 32,928.00  | 1,338.00    | 34,104.00  |
| 06810-600 Commons Mowing - VIG      | 2,362.50  | 1,950.00  | (412.50)    | 20,600.00    | 25,700.00  | 5,100.00    | 26,700.00  |
| 06820-000 Commons Fertilizing-      | 0.00      | 0.00      | 0.00        | 23,940.00    | 24,600.00  | 660.00      | 24,600.00  |
| 06820-100 Commons Fertilizing - PK  | 0.00      | 0.00      | 0.00        | 3,354.75     | 3,522.48   | 167.73      | 3,522.48   |
| 06820-200 Commons Fertilizing - SB  | 0.00      | 0.00      | 0.00        | 2,803.50     | 2,803.50   | 0.00        | 2,803.50   |
| 06820-400 Commons Fertilizing - PR  | 0.00      | 0.00      | 0.00        | 3,390.00     | 3,395.70   | 5.70        | 3,395.70   |
| 06820-500 Commons Fertilizing - SL  | 0.00      | 0.00      | 0.00        | 2,970.00     | 2,976.75   | 6.75        | 2,976.75   |
| 06820-600 Commons Fertilizing - VIG | 0.00      | 0.00      | 0.00        | 2,520.00     | 3,000.00   | 480.00      | 3,000.00   |
| 06830-000 Commons Turf Spray        | 17,907.00 | 0.00      | (17,907.00) | 32,603.25    | 34,200.00  | 1,596.75    | 34,200.00  |
| 06830-100 Commons Turf Spray - PK   | 591.00    | 0.00      | (591.00)    | 4,116.63     | 5,579.18   | 1,462.55    | 5,579.18   |
| 06830-200 Commons Turf Spray - SB   | 0.00      | 0.00      | 0.00        | 3,042.73     | 3,728.55   | 685.82      | 3,728.55   |
| 06830-400 Commons Turf Spray - PR   | 540.00    | 0.00      | (540.00)    | 3,763.13     | 5,123.02   | 1,359.89    | 5,123.02   |
| 06830-500 Commons Turf Spray - SL   | 540.00    | 0.00      | (540.00)    | 3,754.50     | 5,111.40   | 1,356.90    | 5,111.40   |
| 06830-600 Commons Turf Spray - VIG  | 381.00    | 0.00      | (381.00)    | 3,594.88     | 4,404.67   | 809.79      | 4,404.67   |

| Account                               | Current            |                    |                    | Year to Date        |                     |                   | Yearly              |
|---------------------------------------|--------------------|--------------------|--------------------|---------------------|---------------------|-------------------|---------------------|
|                                       | Actual             | Budget             | Variance           | Actual              | Budget              | Variance          | Budget              |
| 06843-000 Tree Program                | 0.00               | 0.00               | 0.00               | 21,632.75           | 25,000.00           | 3,367.25          | 25,000.00           |
| 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                     | 200.00             | 210.00             | 10.00              | 3,961.25            | 4,510.00            | 548.75            | 4,510.00            |
| 06850-100 Flowers - PK                | 95.50              | 86.10              | (9.40)             | 1,194.24            | 1,419.60            | 225.36            | 1,419.60            |
| 06860-000 Sprinkler Turn On/Off       | 6,071.50           | 6,346.20           | 274.70             | 11,861.00           | 12,420.45           | 559.45            | 12,420.45           |
| 06860-100 Sprinkler Turn On/Off - PK  | 231.00             | 231.00             | 0.00               | 450.25              | 450.17              | (0.08)            | 450.17              |
| 06860-200 Sprinkler Turn On/Off - SB  | 0.00               | 1,429.05           | 1,429.05           | 752.00              | 2,185.05            | 1,433.05          | 2,185.05            |
| 06860-400 Sprinkler Turn On/Off - PR  | 1,305.75           | 1,305.73           | (0.02)             | 2,972.50            | 2,972.40            | (0.10)            | 2,972.40            |
| 06860-500 Sprinkler Turn On/Off - SL  | 982.00             | 982.04             | 0.04               | 1,771.50            | 1,771.48            | (0.02)            | 1,771.48            |
| 06860-600 Sprinkler Turn On/Off - VIG | 0.00               | 1,305.73           | 1,305.73           | 255.00              | 2,972.40            | 2,717.40          | 2,972.40            |
| 06880-000 Landscape Labor             | 0.00               | 2,000.00           | 2,000.00           | 20,617.46           | 32,000.00           | 11,382.54         | 32,000.00           |
| 06880-100 Landscape Labor - PK        | 608.19             | 100.00             | (508.19)           | 770.93              | 2,350.00            | 1,579.07          | 2,350.00            |
| 06880-200 Landscape Labor - SB        | 0.00               | 100.00             | 100.00             | 4,350.14            | 3,100.00            | (1,250.14)        | 3,100.00            |
| 06880-400 Landscape Labor - PR        | 0.00               | 0.00               | 0.00               | 6,219.23            | 5,750.00            | (469.23)          | 5,750.00            |
| 06880-500 Landscape Labor - SL        | 0.00               | 0.00               | 0.00               | 6,640.08            | 6,500.00            | (140.08)          | 6,500.00            |
| 06880-600 Landscape Labor - VIG       | 0.00               | 0.00               | 0.00               | 10,556.96           | 7,500.00            | (3,056.96)        | 7,500.00            |
| 06890-000 Misc. Landscape             | 3,043.65           | 0.00               | (3,043.65)         | 7,022.65            | 6,909.00            | (113.65)          | 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        | 0.00               | 0.00               | 0.00               | 10,412.00           | 8,647.80            | (1,764.20)        | 15,694.35           |
| 06890-400 Misc. Landscape - PR        | 0.00               | 0.00               | 0.00               | 220.00              | 1,503.60            | 1,283.60          | 2,281.13            |
| 06890-500 Misc. Landscape - SL        | 0.00               | 0.00               | 0.00               | 200.00              | 1,272.60            | 1,072.60          | 2,050.13            |
| 06890-600 Misc. Landscape - VIG       | 0.00               | 0.00               | 0.00               | 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                    | 0.00               | 0.00               | 0.00               | 181.31              | 201.67              | 20.36             | 201.67              |
| 07505-000 Management Fee              | 11,155.00          | 11,034.25          | (120.75)           | 120,888.00          | 120,198.00          | (690.00)          | 131,255.25          |
| 07505-100 Management Fee - PK         | 396.00             | 396.00             | 0.00               | 4,356.00            | 4,356.00            | 0.00              | 4,752.00            |
| 07505-200 Management Fee - SB         | 672.00             | 672.00             | 0.00               | 7,392.00            | 7,392.00            | 0.00              | 8,064.00            |
| 07505-400 Management Fee - PR         | 528.00             | 528.00             | 0.00               | 5,808.00            | 5,808.00            | 0.00              | 6,336.00            |
| 07505-500 Management Fee - SL         | 448.00             | 448.00             | 0.00               | 4,928.00            | 4,928.00            | 0.00              | 5,376.00            |
| 07505-600 Management Fee - VIG        | 440.00             | 504.00             | 64.00              | 4,472.00            | 4,884.00            | 412.00            | 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            |
| <b>Expense Total</b>                  | <b>103,653.73</b>  | <b>99,107.75</b>   | <b>(4,545.98)</b>  | <b>1,191,584.43</b> | <b>1,317,507.58</b> | <b>125,923.15</b> | <b>1,392,089.49</b> |
| <b>Total Expense</b>                  | <b>103,653.73</b>  | <b>99,107.75</b>   | <b>(4,545.98)</b>  | <b>1,191,584.43</b> | <b>1,317,507.58</b> | <b>125,923.15</b> | <b>1,392,089.49</b> |
| <b>Net Income</b>                     | <b>(44,855.94)</b> | <b>(22,650.57)</b> | <b>(22,205.37)</b> | <b>42,156.99</b>    | <b>23,261.52</b>    | <b>18,895.47</b>  | <b>23,277.09</b>    |

# CDA Place Master Association

Run Date: 12/23/2025

Run Time: 08:11 AM

## INCOME STATEMENT

Main

Start: 11/01/2025 | End: 11/30/2025

### Income

| Account                       | Current          |                  |                    | Year to Date      |                   |                    | Yearly            |
|-------------------------------|------------------|------------------|--------------------|-------------------|-------------------|--------------------|-------------------|
|                               | Actual           | Budget           | Variance           | Actual            | Budget            | Variance           | Budget            |
| <b>Income</b>                 |                  |                  |                    |                   |                   |                    |                   |
| 05010-000 Dues - Main         | 13,128.06        | 23,738.02        | (10,609.96)        | 582,245.96        | 655,836.12        | (73,590.16)        | 678,522.38        |
| 05011-000 Dues - Apartment    | 4,950.00         | 8,550.00         | (3,600.00)         | 90,156.00         | 94,050.00         | (3,894.00)         | 102,600.00        |
| 05012-000 Builder Dues - Main | 1,590.00         | 1,080.00         | 510.00             | 15,390.00         | 11,610.00         | 3,780.00           | 12,420.00         |
| 05014-000 Transfer Fee        | (1,497.98)       | 0.00             | (1,497.98)         | (39.70)           | 0.00              | (39.70)            | 0.00              |
| 05020-000 Late Charges        | 1,268.40         | 1,000.00         | 268.40             | 19,401.90         | 11,000.00         | 8,401.90           | 12,000.00         |
| 05021-000 Late Interest       | 116.58           | 130.00           | (13.42)            | 2,025.64          | 1,430.00          | 595.64             | 1,560.00          |
| 05026-000 Fine Income         | 850.00           | 100.00           | 750.00             | 4,180.33          | 1,100.00          | 3,080.33           | 1,200.00          |
| 05032-000 Lien Income         | 235.00           | 0.00             | 235.00             | 2,792.89          | 0.00              | 2,792.89           | 0.00              |
| 05045-000 Initiation Fees     | 180.00           | 0.00             | 180.00             | (424.00)          | 0.00              | (424.00)           | 0.00              |
| 05050-000 Interest Income     | 2.48             | 9.00             | (6.52)             | 101.32            | 99.00             | 2.32               | 108.00            |
| 05100-000 Misc. Income        | 0.00             | 0.00             | 0.00               | 20.00             | 0.00              | 20.00              | 0.00              |
| <b>Income Total</b>           | <b>20,822.54</b> | <b>34,607.02</b> | <b>(13,784.48)</b> | <b>715,850.34</b> | <b>775,125.12</b> | <b>(59,274.78)</b> | <b>808,410.38</b> |
| <b>Total Income</b>           | <b>20,822.54</b> | <b>34,607.02</b> | <b>(13,784.48)</b> | <b>715,850.34</b> | <b>775,125.12</b> | <b>(59,274.78)</b> | <b>808,410.38</b> |

### Expense

| Account                           | Current          |                  |                 | Year to Date      |                   |                  | Yearly            |
|-----------------------------------|------------------|------------------|-----------------|-------------------|-------------------|------------------|-------------------|
|                                   | Actual           | Budget           | Variance        | Actual            | Budget            | Variance         | Budget            |
| <b>Expense</b>                    |                  |                  |                 |                   |                   |                  |                   |
| 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                   | 2,765.72         | 0.00             | (2,765.72)      | 6,385.45          | 0.00              | (6,385.45)       | 0.00              |
| 06308-000 Lien Filing Expense     | 20.00            | 0.00             | (20.00)         | 1,870.00          | 0.00              | (1,870.00)       | 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       | 467.20           | 605.00           | 137.80          | 5,639.64          | 6,410.00          | 770.36           | 7,015.00          |
| 06420-000 Water                   | 179.72           | 27,945.00        | 27,765.28       | 159,262.26        | 168,187.50        | 8,925.24         | 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            | 38,500.00         | 38,500.00         | 0.00             | 42,000.00         |
| 06626-000 Postage                 | 758.06           | 2,000.00         | 1,241.94        | 10,221.54         | 11,680.00         | 1,458.46         | 17,480.00         |
| 06630-000 Repairs & Maint         | 3,046.88         | 548.00           | (2,498.88)      | 11,725.55         | 7,828.00          | (3,897.55)       | 8,376.00          |
| 06810-000 Commons Mowing          | 20,475.00        | 15,000.00        | (5,475.00)      | 170,625.00        | 210,000.00        | 39,375.00        | 226,800.00        |
| 06820-000 Commons Fertilizing-    | 0.00             | 0.00             | 0.00            | 23,940.00         | 24,600.00         | 660.00           | 24,600.00         |
| 06830-000 Commons Turf Spray      | 17,907.00        | 0.00             | (17,907.00)     | 32,603.25         | 34,200.00         | 1,596.75         | 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                 | 200.00           | 210.00           | 10.00           | 3,961.25          | 4,510.00          | 548.75           | 4,510.00          |
| 06860-000 Sprinkler Turn On/Off   | 6,071.50         | 6,346.20         | 274.70          | 11,861.00         | 12,420.45         | 559.45           | 12,420.45         |
| 06880-000 Landscape Labor         | 0.00             | 2,000.00         | 2,000.00        | 20,617.46         | 32,000.00         | 11,382.54        | 32,000.00         |
| 06890-000 Misc. Landscape         | 3,043.65         | 0.00             | (3,043.65)      | 7,022.65          | 6,909.00          | (113.65)         | 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                | 0.00             | 0.00             | 0.00            | 181.31            | 201.67            | 20.36            | 201.67            |
| 07505-000 Management Fee          | 11,155.00        | 11,034.25        | (120.75)        | 120,888.00        | 120,198.00        | (690.00)         | 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          |
| <b>Expense Total</b>              | <b>69,589.73</b> | <b>69,188.45</b> | <b>(401.28)</b> | <b>686,925.79</b> | <b>755,530.18</b> | <b>68,604.39</b> | <b>799,839.23</b> |

| Account              | Current            |                    |                    | Year to Date      |                   |                  | Yearly            |
|----------------------|--------------------|--------------------|--------------------|-------------------|-------------------|------------------|-------------------|
|                      | Actual             | Budget             | Variance           | Actual            | Budget            | Variance         | Budget            |
| <b>Total Expense</b> | <b>69,589.73</b>   | <b>69,188.45</b>   | <b>(401.28)</b>    | <b>686,925.79</b> | <b>755,530.18</b> | <b>68,604.39</b> | <b>799,839.23</b> |
| <b>Net Income</b>    | <b>(48,767.19)</b> | <b>(34,581.43)</b> | <b>(14,185.76)</b> | <b>28,924.55</b>  | <b>19,594.94</b>  | <b>9,329.61</b>  | <b>8,571.15</b>   |

# CDA Place Master Association

Run Date: 12/23/2025

Run Time: 08:11 AM

## INCOME STATEMENT

Parkside

Start: 11/01/2025 | End: 11/30/2025

### Income

| Account                   | Current         |                 |               | Year to Date     |                  |                   | Yearly           |
|---------------------------|-----------------|-----------------|---------------|------------------|------------------|-------------------|------------------|
|                           | Actual          | Budget          | Variance      | Actual           | Budget           | Variance          | Budget           |
| <b>Income</b>             |                 |                 |               |                  |                  |                   |                  |
| 05010-100 Dues - Parkside | 3,860.00        | 3,267.00        | 593.00        | 78,730.61        | 85,813.20        | (7,082.59)        | 87,120.00        |
| <b>Income Total</b>       | <b>3,860.00</b> | <b>3,267.00</b> | <b>593.00</b> | <b>78,730.61</b> | <b>85,813.20</b> | <b>(7,082.59)</b> | <b>87,120.00</b> |
| <b>Total Income</b>       | <b>3,860.00</b> | <b>3,267.00</b> | <b>593.00</b> | <b>78,730.61</b> | <b>85,813.20</b> | <b>(7,082.59)</b> | <b>87,120.00</b> |

### Expense

| Account                              | Current           |                   |                   | Year to Date     |                  |                  | Yearly           |
|--------------------------------------|-------------------|-------------------|-------------------|------------------|------------------|------------------|------------------|
|                                      | Actual            | Budget            | Variance          | Actual           | Budget           | Variance         | Budget           |
| <b>Expense</b>                       |                   |                   |                   |                  |                  |                  |                  |
| 06415-100 Electricity & Gas - PK     | 155.44            | 159.50            | 4.06              | 1,637.97         | 1,754.50         | 116.53           | 1,914.00         |
| 06420-100 Water - PK                 | 0.00              | 205.00            | 205.00            | 999.76           | 1,280.00         | 280.24           | 1,280.00         |
| 06590-100 Gate Operations - PK       | 127.52            | 60.00             | (67.52)           | 2,554.80         | 2,860.00         | 305.20           | 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              | 9,163.00         | 9,163.00         | 0.00             | 10,000.00        |
| 06810-100 Commons Mowing - PK        | 4,142.25          | 2,900.00          | (1,242.25)        | 35,899.50        | 40,600.00        | 4,700.50         | 42,050.00        |
| 06820-100 Commons Fertilizing - PK   | 0.00              | 0.00              | 0.00              | 3,354.75         | 3,522.48         | 167.73           | 3,522.48         |
| 06830-100 Commons Turf Spray - PK    | 591.00            | 0.00              | (591.00)          | 4,116.63         | 5,579.18         | 1,462.55         | 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               | 95.50             | 86.10             | (9.40)            | 1,194.24         | 1,419.60         | 225.36           | 1,419.60         |
| 06860-100 Sprinkler Turn On/Off - PK | 231.00            | 231.00            | 0.00              | 450.25           | 450.17           | (0.08)           | 450.17           |
| 06880-100 Landscape Labor - PK       | 608.19            | 100.00            | (508.19)          | 770.93           | 2,350.00         | 1,579.07         | 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              | 4,356.00         | 4,356.00         | 0.00             | 4,752.00         |
| <b>Expense Total</b>                 | <b>7,179.90</b>   | <b>4,970.60</b>   | <b>(2,209.30)</b> | <b>68,741.08</b> | <b>82,787.53</b> | <b>14,046.45</b> | <b>86,509.03</b> |
| <b>Total Expense</b>                 | <b>7,179.90</b>   | <b>4,970.60</b>   | <b>(2,209.30)</b> | <b>68,741.08</b> | <b>82,787.53</b> | <b>14,046.45</b> | <b>86,509.03</b> |
| <b>Net Income</b>                    | <b>(3,319.90)</b> | <b>(1,703.60)</b> | <b>(1,616.30)</b> | <b>9,989.53</b>  | <b>3,025.67</b>  | <b>6,963.86</b>  | <b>610.97</b>    |

# CDA Place Master Association

Run Date: 12/23/2025

Run Time: 08:11 AM

## INCOME STATEMENT

Sorbonne Townhomes

Start: 11/01/2025 | End: 11/30/2025

### Income

| Account                     | Current         |                 |                   | Year to Date     |                  |                   | Yearly           |
|-----------------------------|-----------------|-----------------|-------------------|------------------|------------------|-------------------|------------------|
|                             | Actual          | Budget          | Variance          | Actual           | Budget           | Variance          | Budget           |
| <b>Income</b>               |                 |                 |                   |                  |                  |                   |                  |
| 05010-200 Dues - Sorbonne   | 5,577.16        | 7,161.28        | (1,584.12)        | 80,890.18        | 86,246.72        | (5,356.54)        | 93,408.00        |
| 05100-200 Misc. Income - SB | 0.00            | 0.00            | 0.00              | 120.00           | 180.00           | (60.00)           | 180.00           |
| <b>Income Total</b>         | <b>5,577.16</b> | <b>7,161.28</b> | <b>(1,584.12)</b> | <b>81,010.18</b> | <b>86,426.72</b> | <b>(5,416.54)</b> | <b>93,588.00</b> |
| <b>Total Income</b>         | <b>5,577.16</b> | <b>7,161.28</b> | <b>(1,584.12)</b> | <b>81,010.18</b> | <b>86,426.72</b> | <b>(5,416.54)</b> | <b>93,588.00</b> |

### Expense

| Account                              | Current         |                 |                 | Year to Date     |                  |                 | Yearly           |
|--------------------------------------|-----------------|-----------------|-----------------|------------------|------------------|-----------------|------------------|
|                                      | Actual          | Budget          | Variance        | Actual           | Budget           | Variance        | Budget           |
| <b>Expense</b>                       |                 |                 |                 |                  |                  |                 |                  |
| 06415-200 Electricity & Gas - SB     | 131.94          | 136.15          | 4.21            | 1,392.03         | 1,497.65         | 105.62          | 1,633.80         |
| 06420-200 Water - SB                 | 0.00            | 450.00          | 450.00          | 5,040.36         | 4,875.00         | (165.36)        | 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            | 5,500.00         | 5,500.00         | 0.00            | 6,000.00         |
| 06630-200 Repairs & Maint - SB       | 87.50           | 87.50           | 0.00            | 1,044.92         | 1,212.50         | 167.58          | 1,300.00         |
| 06810-200 Commons Mowing - SB        | 2,992.50        | 1,995.00        | (997.50)        | 23,940.00        | 27,930.00        | 3,990.00        | 29,767.50        |
| 06820-200 Commons Fertilizing - SB   | 0.00            | 0.00            | 0.00            | 2,803.50         | 2,803.50         | 0.00            | 2,803.50         |
| 06830-200 Commons Turf Spray - SB    | 0.00            | 0.00            | 0.00            | 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            | 1,429.05        | 1,429.05        | 752.00           | 2,185.05         | 1,433.05        | 2,185.05         |
| 06880-200 Landscape Labor - SB       | 0.00            | 100.00          | 100.00          | 4,350.14         | 3,100.00         | (1,250.14)      | 3,100.00         |
| 06890-200 Misc. Landscape - SB       | 0.00            | 0.00            | 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            | 7,392.00         | 7,392.00         | 0.00            | 8,064.00         |
| <b>Expense Total</b>                 | <b>4,383.94</b> | <b>5,369.70</b> | <b>985.76</b>   | <b>73,746.68</b> | <b>82,598.45</b> | <b>8,851.77</b> | <b>93,705.55</b> |
| <b>Total Expense</b>                 | <b>4,383.94</b> | <b>5,369.70</b> | <b>985.76</b>   | <b>73,746.68</b> | <b>82,598.45</b> | <b>8,851.77</b> | <b>93,705.55</b> |
| <b>Net Income</b>                    | <b>1,193.22</b> | <b>1,791.58</b> | <b>(598.36)</b> | <b>7,263.50</b>  | <b>3,828.27</b>  | <b>3,435.23</b> | <b>(117.55)</b>  |

# CDA Place Master Association

Run Date: 12/23/2025

Run Time: 08:11 AM

## INCOME STATEMENT

Villages

Start: 11/01/2025 | End: 11/30/2025

### Income

| Account                  | Current       |               |                 | Year to Date     |                  |                   | Yearly           |
|--------------------------|---------------|---------------|-----------------|------------------|------------------|-------------------|------------------|
|                          | Actual        | Budget        | Variance        | Actual           | Budget           | Variance          | Budget           |
| <b>Income</b>            |               |               |                 |                  |                  |                   |                  |
| 05010-300 Dues - Village | 496.04        | 646.38        | (150.34)        | 17,587.10        | 24,885.62        | (7,298.52)        | 25,855.20        |
| <b>Income Total</b>      | <b>496.04</b> | <b>646.38</b> | <b>(150.34)</b> | <b>17,587.10</b> | <b>24,885.62</b> | <b>(7,298.52)</b> | <b>25,855.20</b> |
| <b>Total Income</b>      | <b>496.04</b> | <b>646.38</b> | <b>(150.34)</b> | <b>17,587.10</b> | <b>24,885.62</b> | <b>(7,298.52)</b> | <b>25,855.20</b> |

### Expense

| Account                          | Current           |                   |                 | Year to Date      |                  |                   | Yearly           |
|----------------------------------|-------------------|-------------------|-----------------|-------------------|------------------|-------------------|------------------|
|                                  | Actual            | Budget            | Variance        | Actual            | Budget           | Variance          | Budget           |
| <b>Expense</b>                   |                   |                   |                 |                   |                  |                   |                  |
| 06415-300 Electricity & Gas - VL | 157.99            | 163.00            | 5.01            | 1,664.12          | 1,793.00         | 128.88            | 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            | 16,500.00         | 16,500.00        | 0.00              | 18,000.00        |
| <b>Expense Total</b>             | <b>1,657.99</b>   | <b>1,663.00</b>   | <b>5.01</b>     | <b>21,274.12</b>  | <b>23,952.50</b> | <b>2,678.38</b>   | <b>26,130.00</b> |
| <b>Total Expense</b>             | <b>1,657.99</b>   | <b>1,663.00</b>   | <b>5.01</b>     | <b>21,274.12</b>  | <b>23,952.50</b> | <b>2,678.38</b>   | <b>26,130.00</b> |
| <b>Net Income</b>                | <b>(1,161.95)</b> | <b>(1,016.62)</b> | <b>(145.33)</b> | <b>(3,687.02)</b> | <b>933.12</b>    | <b>(4,620.14)</b> | <b>(274.80)</b>  |

# CDA Place Master Association

Run Date: 12/23/2025

Run Time: 08:11 AM

## INCOME STATEMENT

Parc Rose

Start: 11/01/2025 | End: 11/30/2025

### Income

| Account                     | Current         |                 |                   | Year to Date     |                  |                   | Yearly            |
|-----------------------------|-----------------|-----------------|-------------------|------------------|------------------|-------------------|-------------------|
|                             | Actual          | Budget          | Variance          | Actual           | Budget           | Variance          | Budget            |
| <b>Income</b>               |                 |                 |                   |                  |                  |                   |                   |
| 05010-400 Dues - Parc Rose  | 5,291.60        | 6,916.80        | (1,625.20)        | 87,877.91        | 97,699.80        | (9,821.89)        | 103,752.00        |
| 05100-400 Misc. Income - PR | 0.00            | 0.00            | 0.00              | 200.00           | 140.00           | 60.00             | 140.00            |
| <b>Income Total</b>         | <b>5,291.60</b> | <b>6,916.80</b> | <b>(1,625.20)</b> | <b>88,077.91</b> | <b>97,839.80</b> | <b>(9,761.89)</b> | <b>103,892.00</b> |
| <b>Total Income</b>         | <b>5,291.60</b> | <b>6,916.80</b> | <b>(1,625.20)</b> | <b>88,077.91</b> | <b>97,839.80</b> | <b>(9,761.89)</b> | <b>103,892.00</b> |

### Expense

| Account                              | Current           |                 |                   | Year to Date      |                   |                  | Yearly            |
|--------------------------------------|-------------------|-----------------|-------------------|-------------------|-------------------|------------------|-------------------|
|                                      | Actual            | Budget          | Variance          | Actual            | Budget            | Variance         | Budget            |
| <b>Expense</b>                       |                   |                 |                   |                   |                   |                  |                   |
| 06415-400 Electricity & Gas - PR     | 304.39            | 311.21          | 6.82              | 3,222.11          | 3,423.31          | 201.20           | 3,734.52          |
| 06420-400 Water - PR                 | 0.00              | 900.00          | 900.00            | 6,417.25          | 7,350.00          | 932.75           | 7,350.00          |
| 06590-400 Gate Operations - PR       | 197.46            | 175.00          | (22.46)           | 4,780.72          | 6,325.00          | 1,544.28         | 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              | 9,163.00          | 9,163.00          | 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        | 2,780.00          | 2,702.00        | (78.00)           | 36,950.00         | 37,828.00         | 878.00           | 39,179.00         |
| 06820-400 Commons Fertilizing - PR   | 0.00              | 0.00            | 0.00              | 3,390.00          | 3,395.70          | 5.70             | 3,395.70          |
| 06830-400 Commons Turf Spray - PR    | 540.00            | 0.00            | (540.00)          | 3,763.13          | 5,123.02          | 1,359.89         | 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 | 1,305.75          | 1,305.73        | (0.02)            | 2,972.50          | 2,972.40          | (0.10)           | 2,972.40          |
| 06880-400 Landscape Labor - PR       | 0.00              | 0.00            | 0.00              | 6,219.23          | 5,750.00          | (469.23)         | 5,750.00          |
| 06890-400 Misc. Landscape - PR       | 0.00              | 0.00            | 0.00              | 220.00            | 1,503.60          | 1,283.60         | 2,281.13          |
| 07505-400 Management Fee - PR        | 528.00            | 528.00          | 0.00              | 5,808.00          | 5,808.00          | 0.00             | 6,336.00          |
| <b>Expense Total</b>                 | <b>6,488.60</b>   | <b>6,754.94</b> | <b>266.34</b>     | <b>89,666.72</b>  | <b>99,858.93</b>  | <b>10,192.21</b> | <b>104,485.47</b> |
| <b>Total Expense</b>                 | <b>6,488.60</b>   | <b>6,754.94</b> | <b>266.34</b>     | <b>89,666.72</b>  | <b>99,858.93</b>  | <b>10,192.21</b> | <b>104,485.47</b> |
| <b>Net Income</b>                    | <b>(1,197.00)</b> | <b>161.86</b>   | <b>(1,358.86)</b> | <b>(1,588.81)</b> | <b>(2,019.13)</b> | <b>430.32</b>    | <b>(593.47)</b>   |

# CDA Place Master Association

Run Date: 12/23/2025

Run Time: 08:11 AM

## INCOME STATEMENT

Soleil Parc

Start: 11/01/2025 | End: 11/30/2025

### Income

| Account                      | Current         |                 |                   | Year to Date     |                  |                    | Yearly           |
|------------------------------|-----------------|-----------------|-------------------|------------------|------------------|--------------------|------------------|
|                              | Actual          | Budget          | Variance          | Actual           | Budget           | Variance           | Budget           |
| <b>Income</b>                |                 |                 |                   |                  |                  |                    |                  |
| 05010-500 Dues - Soleil Parc | 4,255.00        | 6,955.20        | (2,700.20)        | 73,348.66        | 86,012.64        | (12,663.98)        | 92,736.00        |
| 05100-500 Misc. Income - SOL | 0.00            | 0.00            | 0.00              | 420.00           | 340.00           | 80.00              | 340.00           |
| <b>Income Total</b>          | <b>4,255.00</b> | <b>6,955.20</b> | <b>(2,700.20)</b> | <b>73,768.66</b> | <b>86,352.64</b> | <b>(12,583.98)</b> | <b>93,076.00</b> |
| <b>Total Income</b>          | <b>4,255.00</b> | <b>6,955.20</b> | <b>(2,700.20)</b> | <b>73,768.66</b> | <b>86,352.64</b> | <b>(12,583.98)</b> | <b>93,076.00</b> |

### Expense

| Account                              | Current           |                 |                   | Year to Date       |                   |                   | Yearly           |
|--------------------------------------|-------------------|-----------------|-------------------|--------------------|-------------------|-------------------|------------------|
|                                      | Actual            | Budget          | Variance          | Actual             | Budget            | Variance          | Budget           |
| <b>Expense</b>                       |                   |                 |                   |                    |                   |                   |                  |
| 06415-500 Electricity & Gas - SL     | 95.76             | 101.04          | 5.28              | 1,013.33           | 1,111.44          | 98.11             | 1,212.48         |
| 06420-500 Water - SL                 | 0.00              | 1,500.00        | 1,500.00          | 10,481.97          | 9,800.00          | (681.97)          | 9,800.00         |
| 06590-500 Gate Operations - SL       | 2,305.67          | 145.00          | (2,160.67)        | 7,232.50           | 5,995.00          | (1,237.50)        | 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              | 5,500.00           | 5,500.00          | 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        | 2,340.00          | 2,352.00        | 12.00             | 31,590.00          | 32,928.00         | 1,338.00          | 34,104.00        |
| 06820-500 Commons Fertilizing - SL   | 0.00              | 0.00            | 0.00              | 2,970.00           | 2,976.75          | 6.75              | 2,976.75         |
| 06830-500 Commons Turf Spray - SL    | 540.00            | 0.00            | (540.00)          | 3,754.50           | 5,111.40          | 1,356.90          | 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 | 982.00            | 982.04          | 0.04              | 1,771.50           | 1,771.48          | (0.02)            | 1,771.48         |
| 06880-500 Landscape Labor - SL       | 0.00              | 0.00            | 0.00              | 6,640.08           | 6,500.00          | (140.08)          | 6,500.00         |
| 06890-500 Misc. Landscape - SL       | 0.00              | 0.00            | 0.00              | 200.00             | 1,272.60          | 1,072.60          | 2,050.13         |
| 07505-500 Management Fee - SL        | 448.00            | 448.00          | 0.00              | 4,928.00           | 4,928.00          | 0.00              | 5,376.00         |
| <b>Expense Total</b>                 | <b>7,211.43</b>   | <b>6,028.08</b> | <b>(1,183.35)</b> | <b>84,163.47</b>   | <b>88,338.37</b>  | <b>4,174.90</b>   | <b>92,220.94</b> |
| <b>Total Expense</b>                 | <b>7,211.43</b>   | <b>6,028.08</b> | <b>(1,183.35)</b> | <b>84,163.47</b>   | <b>88,338.37</b>  | <b>4,174.90</b>   | <b>92,220.94</b> |
| <b>Net Income</b>                    | <b>(2,956.43)</b> | <b>927.12</b>   | <b>(3,883.55)</b> | <b>(10,394.81)</b> | <b>(1,985.73)</b> | <b>(8,409.08)</b> | <b>855.06</b>    |

# CDA Place Master Association

Run Date: 12/23/2025

Run Time: 08:11 AM

## INCOME STATEMENT

Vigne Blanche

Start: 11/01/2025 | End: 11/30/2025

### Income

| Account                                | Current         |                 |                 | Year to Date     |                  |                   | Yearly           |
|--|-----------------|-----------------|-----------------|------------------|------------------|-------------------|------------------|
|  | Actual          | Budget          | Variance        | Actual           | Budget           | Variance          | Budget           |
| <b>Income</b>                          |                 |                 |                 |                  |                  |                   |                  |
| 05010-600 Dues - Vigne Blanche         | 8,757.00        | 7,875.00        | 882.00          | 71,101.34        | 76,312.50        | (5,211.16)        | 84,375.00        |
| 05012-600 Builder Dues - VIG           | 750.00          | 562.50          | 187.50          | 4,875.00         | 6,187.50         | (1,312.50)        | 6,750.00         |
| 05100-600 Misc. Income - Vigne Blanche | 0.00            | 0.00            | 0.00            | 120.00           | 0.00             | 120.00            | 0.00             |
| <b>Income Total</b>                    | <b>9,507.00</b> | <b>8,437.50</b> | <b>1,069.50</b> | <b>76,096.34</b> | <b>82,500.00</b> | <b>(6,403.66)</b> | <b>91,125.00</b> |
| <b>Total Income</b>                    | <b>9,507.00</b> | <b>8,437.50</b> | <b>1,069.50</b> | <b>76,096.34</b> | <b>82,500.00</b> | <b>(6,403.66)</b> | <b>91,125.00</b> |

### Expense

| Account                               | Current         |                 |                 | Year to Date       |                   |                    | Yearly           |
|---------------------------------------|-----------------|-----------------|-----------------|--------------------|-------------------|--------------------|------------------|
|                                       | Actual          | Budget          | Variance        | Actual             | Budget            | Variance           | Budget           |
| <b>Expense</b>                        |                 |                 |                 |                    |                   |                    |                  |
| 06415-600 Electricity & Gas - VIG     | 224.21          | 150.00          | (74.21)         | 1,178.04           | 1,595.00          | 416.96             | 1,745.00         |
| 06420-600 Water - VIG                 | 790.63          | 250.00          | (540.63)        | 35,590.36          | 8,700.00          | (26,890.36)        | 8,700.00         |
| 06590-600 Gate Operations - VIG       | 43.95           | 42.00           | (1.95)          | 1,274.65           | 1,562.00          | 287.35             | 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            | 8,800.00           | 8,800.00          | 0.00               | 9,600.00         |
| 06630-600 Repairs & Maint - VIG       | 131.25          | 131.25          | 0.00            | 1,499.50           | 1,743.75          | 244.25             | 1,875.00         |
| 06810-600 Commons Mowing - VIG        | 2,362.50        | 1,950.00        | (412.50)        | 20,600.00          | 25,700.00         | 5,100.00           | 26,700.00        |
| 06820-600 Commons Fertilizing - VIG   | 0.00            | 0.00            | 0.00            | 2,520.00           | 3,000.00          | 480.00             | 3,000.00         |
| 06830-600 Commons Turf Spray - VIG    | 381.00          | 0.00            | (381.00)        | 3,594.88           | 4,404.67          | 809.79             | 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            | 1,305.73        | 1,305.73        | 255.00             | 2,972.40          | 2,717.40           | 2,972.40         |
| 06880-600 Landscape Labor - VIG       | 0.00            | 0.00            | 0.00            | 10,556.96          | 7,500.00          | (3,056.96)         | 7,500.00         |
| 06890-600 Misc. Landscape - VIG       | 0.00            | 0.00            | 0.00            | 370.00             | 3,229.80          | 2,859.80           | 4,498.20         |
| 07505-600 Management Fee - VIG        | 440.00          | 504.00          | 64.00           | 4,472.00           | 4,884.00          | 412.00             | 5,400.00         |
| <b>Expense Total</b>                  | <b>5,173.54</b> | <b>5,132.98</b> | <b>(40.56)</b>  | <b>95,487.64</b>   | <b>86,041.62</b>  | <b>(9,446.02)</b>  | <b>90,799.27</b> |
| <b>Total Expense</b>                  | <b>5,173.54</b> | <b>5,132.98</b> | <b>(40.56)</b>  | <b>95,487.64</b>   | <b>86,041.62</b>  | <b>(9,446.02)</b>  | <b>90,799.27</b> |
| <b>Net Income</b>                     | <b>4,333.46</b> | <b>3,304.52</b> | <b>1,028.94</b> | <b>(19,391.30)</b> | <b>(3,541.62)</b> | <b>(15,849.68)</b> | <b>325.73</b>    |

# CDA Place Master Association

Run Date: 12/23/2025

Run Time: 08:11 AM

## INCOME STATEMENT

Capital Reserves

Start: 11/01/2025 | End: 11/30/2025

### Income

| Account                                     | Current         |                 |               | Year to Date     |                  |               | Yearly           |
|---|-----------------|-----------------|---------------|------------------|------------------|---------------|------------------|
|   | Actual          | Budget          | Variance      | Actual           | Budget           | Variance      | Budget           |
| <b>Income</b>                               |                 |                 |               |                  |                  |               |                  |
| 05000-900 Capital Reserve Income - Main     | 3,500.00        | 3,500.00        | 0.00          | 38,500.00        | 38,500.00        | 0.00          | 42,000.00        |
| 05045-900 Initiation Fees - Capital Rese... | 0.00            | 0.00            | 0.00          | 3,734.00         | 2,700.00         | 1,034.00      | 2,700.00         |
| 05050-900 Interest Income - Capital Rese... | 522.45          | 0.00            | 522.45        | 5,760.28         | 6,000.00         | (239.72)      | 8,000.00         |
| <b>Income Total</b>                         | <b>4,022.45</b> | <b>3,500.00</b> | <b>522.45</b> | <b>47,994.28</b> | <b>47,200.00</b> | <b>794.28</b> | <b>52,700.00</b> |
| <b>Total Income</b>                         | <b>4,022.45</b> | <b>3,500.00</b> | <b>522.45</b> | <b>47,994.28</b> | <b>47,200.00</b> | <b>794.28</b> | <b>52,700.00</b> |

### Expense

| Account                           | Current         |                 |               | Year to Date     |                    |                  | Yearly             |
|-----------------------------------|-----------------|-----------------|---------------|------------------|--------------------|------------------|--------------------|
|                                   | Actual          | Budget          | Variance      | Actual           | Budget             | Variance         | Budget             |
| <b>Expense</b>                    |                 |                 |               |                  |                    |                  |                    |
| 06621-900 Capital Expenses - Main | 0.00            | 0.00            | 0.00          | 37,943.24        | 63,400.00          | 25,456.76        | 63,400.00          |
| <b>Expense Total</b>              | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>   | <b>37,943.24</b> | <b>63,400.00</b>   | <b>25,456.76</b> | <b>63,400.00</b>   |
| <b>Total Expense</b>              | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>   | <b>37,943.24</b> | <b>63,400.00</b>   | <b>25,456.76</b> | <b>63,400.00</b>   |
| <b>Net Income</b>                 | <b>4,022.45</b> | <b>3,500.00</b> | <b>522.45</b> | <b>10,051.04</b> | <b>(16,200.00)</b> | <b>26,251.04</b> | <b>(10,700.00)</b> |

# CDA Place Master Association

Run Date: 12/23/2025

Run Time: 08:11 AM

## INCOME STATEMENT

Capital Reserves - Parkside

Start: 11/01/2025 | End: 11/30/2025

### Income

| Account                                     | Current       |               |             | Year to Date    |                 |             | Yearly           |
|---|---------------|---------------|-------------|-----------------|-----------------|-------------|------------------|
|   | Actual        | Budget        | Variance    | Actual          | Budget          | Variance    | Budget           |
| <b>Income</b>                               |               |               |             |                 |                 |             |                  |
| 05000-901 Capital Reserve Income - Parks... | 833.00        | 833.00        | 0.00        | 9,163.00        | 9,163.00        | 0.00        | 10,000.00        |
| <b>Income Total</b>                         | <b>833.00</b> | <b>833.00</b> | <b>0.00</b> | <b>9,163.00</b> | <b>9,163.00</b> | <b>0.00</b> | <b>10,000.00</b> |
| <b>Total Income</b>                         | <b>833.00</b> | <b>833.00</b> | <b>0.00</b> | <b>9,163.00</b> | <b>9,163.00</b> | <b>0.00</b> | <b>10,000.00</b> |

### Expense

| Account                         | Current       |               |             | Year to Date    |                 |                   | Yearly           |
|---------------------------------|---------------|---------------|-------------|-----------------|-----------------|-------------------|------------------|
|                                 | Actual        | Budget        | Variance    | Actual          | Budget          | Variance          | Budget           |
| <b>Expense</b>                  |               |               |             |                 |                 |                   |                  |
| 06621-901 Capital Expenses - PK | 0.00          | 0.00          | 0.00        | 1,000.00        | 0.00            | (1,000.00)        | 0.00             |
| <b>Expense Total</b>            | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b> | <b>1,000.00</b> | <b>0.00</b>     | <b>(1,000.00)</b> | <b>0.00</b>      |
| <b>Total Expense</b>            | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b> | <b>1,000.00</b> | <b>0.00</b>     | <b>(1,000.00)</b> | <b>0.00</b>      |
| <b>Net Income</b>               | <b>833.00</b> | <b>833.00</b> | <b>0.00</b> | <b>8,163.00</b> | <b>9,163.00</b> | <b>(1,000.00)</b> | <b>10,000.00</b> |

# CDA Place Master Association

Run Date: 12/23/2025  
Run Time: 08:11 AM

## INCOME STATEMENT

Capital Reserves - Sorbonne Townhomes  
Start: 11/01/2025 | End: 11/30/2025

### Income

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

### Expense

| Account                         | Current       |               |             | Year to Date    |                 |                   | Yearly          |
|---------------------------------|---------------|---------------|-------------|-----------------|-----------------|-------------------|-----------------|
|                                 | Actual        | Budget        | Variance    | Actual          | Budget          | Variance          | Budget          |
| <b>Expense</b>                  |               |               |             |                 |                 |                   |                 |
| 06621-902 Capital Expenses - SB | 0.00          | 0.00          | 0.00        | 2,367.73        | 0.00            | (2,367.73)        | 0.00            |
| <b>Expense Total</b>            | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b> | <b>2,367.73</b> | <b>0.00</b>     | <b>(2,367.73)</b> | <b>0.00</b>     |
| <b>Total Expense</b>            | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b> | <b>2,367.73</b> | <b>0.00</b>     | <b>(2,367.73)</b> | <b>0.00</b>     |
| <b>Net Income</b>               | <b>500.00</b> | <b>500.00</b> | <b>0.00</b> | <b>3,132.27</b> | <b>5,500.00</b> | <b>(2,367.73)</b> | <b>6,000.00</b> |

# CDA Place Master Association

Run Date: 12/23/2025

Run Time: 08:11 AM

## INCOME STATEMENT

Capital Reserves - Villages

Start: 11/01/2025 | End: 11/30/2025

### Income

| Account                                     | Current         |                 |             | Year to Date     |                  |             | Yearly           |
|---|-----------------|-----------------|-------------|------------------|------------------|-------------|------------------|
|   | Actual          | Budget          | Variance    | Actual           | Budget           | Variance    | Budget           |
| <b>Income</b>                               |                 |                 |             |                  |                  |             |                  |
| 05000-903 Capital Reserve Income - Villa... | 1,500.00        | 1,500.00        | 0.00        | 16,500.00        | 16,500.00        | 0.00        | 18,000.00        |
| <b>Income Total</b>                         | <b>1,500.00</b> | <b>1,500.00</b> | <b>0.00</b> | <b>16,500.00</b> | <b>16,500.00</b> | <b>0.00</b> | <b>18,000.00</b> |
| <b>Total Income</b>                         | <b>1,500.00</b> | <b>1,500.00</b> | <b>0.00</b> | <b>16,500.00</b> | <b>16,500.00</b> | <b>0.00</b> | <b>18,000.00</b> |

### Expense

| Account              | Current         |                 |             | Year to Date     |                  |             | Yearly           |
|----------------------|-----------------|-----------------|-------------|------------------|------------------|-------------|------------------|
|                      | Actual          | Budget          | Variance    | Actual           | Budget           | Variance    | Budget           |
| <b>Total Expense</b> | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b> | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b> | <b>0.00</b>      |
| <b>Net Income</b>    | <b>1,500.00</b> | <b>1,500.00</b> | <b>0.00</b> | <b>16,500.00</b> | <b>16,500.00</b> | <b>0.00</b> | <b>18,000.00</b> |

# CDA Place Master Association

Run Date: 12/23/2025  
Run Time: 08:11 AM

## INCOME STATEMENT

Capital Reserves - Parc Rose

Start: 11/01/2025 | End: 11/30/2025

### Income

| Account                                     | Current       |               |             | Year to Date    |                 |             | Yearly           |
|---|---------------|---------------|-------------|-----------------|-----------------|-------------|------------------|
|   | Actual        | Budget        | Variance    | Actual          | Budget          | Variance    | Budget           |
| <b>Income</b>                               |               |               |             |                 |                 |             |                  |
| 05000-904 Capital Reserve Income - Parc ... | 833.00        | 833.00        | 0.00        | 9,163.00        | 9,163.00        | 0.00        | 10,000.00        |
| <b>Income Total</b>                         | <b>833.00</b> | <b>833.00</b> | <b>0.00</b> | <b>9,163.00</b> | <b>9,163.00</b> | <b>0.00</b> | <b>10,000.00</b> |
| <b>Total Income</b>                         | <b>833.00</b> | <b>833.00</b> | <b>0.00</b> | <b>9,163.00</b> | <b>9,163.00</b> | <b>0.00</b> | <b>10,000.00</b> |

### Expense

| Account                         | Current       |               |             | Year to Date       |                    |                 | Yearly             |
|---------------------------------|---------------|---------------|-------------|--------------------|--------------------|-----------------|--------------------|
|                                 | Actual        | Budget        | Variance    | Actual             | Budget             | Variance        | Budget             |
| <b>Expense</b>                  |               |               |             |                    |                    |                 |                    |
| 06621-904 Capital Expenses - PR | 0.00          | 0.00          | 0.00        | 28,299.36          | 35,000.00          | 6,700.64        | 35,000.00          |
| <b>Expense Total</b>            | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b> | <b>28,299.36</b>   | <b>35,000.00</b>   | <b>6,700.64</b> | <b>35,000.00</b>   |
| <b>Total Expense</b>            | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b> | <b>28,299.36</b>   | <b>35,000.00</b>   | <b>6,700.64</b> | <b>35,000.00</b>   |
| <b>Net Income</b>               | <b>833.00</b> | <b>833.00</b> | <b>0.00</b> | <b>(19,136.36)</b> | <b>(25,837.00)</b> | <b>6,700.64</b> | <b>(25,000.00)</b> |

# CDA Place Master Association

Run Date: 12/23/2025

Run Time: 08:11 AM

## INCOME STATEMENT

Capital Reserves - Soleil Parc

Start: 11/01/2025 | End: 11/30/2025

### Income

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

### Expense

| Account                         | Current           |               |                   | Year to Date    |                 |                   | Yearly          |
|---------------------------------|-------------------|---------------|-------------------|-----------------|-----------------|-------------------|-----------------|
|                                 | Actual            | Budget        | Variance          | Actual          | Budget          | Variance          | Budget          |
| <b>Expense</b>                  |                   |               |                   |                 |                 |                   |                 |
| 06621-905 Capital Expenses - SL | 1,968.60          | 0.00          | (1,968.60)        | 1,968.60        | 0.00            | (1,968.60)        | 0.00            |
| <b>Expense Total</b>            | <b>1,968.60</b>   | <b>0.00</b>   | <b>(1,968.60)</b> | <b>1,968.60</b> | <b>0.00</b>     | <b>(1,968.60)</b> | <b>0.00</b>     |
| <b>Total Expense</b>            | <b>1,968.60</b>   | <b>0.00</b>   | <b>(1,968.60)</b> | <b>1,968.60</b> | <b>0.00</b>     | <b>(1,968.60)</b> | <b>0.00</b>     |
| <b>Net Income</b>               | <b>(1,468.60)</b> | <b>500.00</b> | <b>(1,968.60)</b> | <b>3,531.40</b> | <b>5,500.00</b> | <b>(1,968.60)</b> | <b>6,000.00</b> |

# CDA Place Master Association

Run Date: 12/23/2025  
Run Time: 08:11 AM

## INCOME STATEMENT

Capital Reserves - Vigne Blanche

Start: 11/01/2025 | End: 11/30/2025

### Income

| Account                                  | Current       |               |             | Year to Date    |                 |             | Yearly          |
|--|---------------|---------------|-------------|-----------------|-----------------|-------------|-----------------|
|  | Actual        | Budget        | Variance    | Actual          | Budget          | Variance    | Budget          |
| <b>Income</b>                            |               |               |             |                 |                 |             |                 |
| 05000-906 Capital Reserve Income - Vigne | 800.00        | 800.00        | 0.00        | 8,800.00        | 8,800.00        | 0.00        | 9,600.00        |
| <b>Income Total</b>                      | <b>800.00</b> | <b>800.00</b> | <b>0.00</b> | <b>8,800.00</b> | <b>8,800.00</b> | <b>0.00</b> | <b>9,600.00</b> |
| <b>Total Income</b>                      | <b>800.00</b> | <b>800.00</b> | <b>0.00</b> | <b>8,800.00</b> | <b>8,800.00</b> | <b>0.00</b> | <b>9,600.00</b> |

### Expense

| Account              | Current       |               |             | Year to Date    |                 |             | Yearly          |
|----------------------|---------------|---------------|-------------|-----------------|-----------------|-------------|-----------------|
|                      | Actual        | Budget        | Variance    | Actual          | Budget          | Variance    | Budget          |
| <b>Total Expense</b> | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b> | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b> | <b>0.00</b>     |
| <b>Net Income</b>    | <b>800.00</b> | <b>800.00</b> | <b>0.00</b> | <b>8,800.00</b> | <b>8,800.00</b> | <b>0.00</b> | <b>9,600.00</b> |