

North Place Master Association

Run Date: 01/21/2026

Run Time: 06:48 AM

BALANCE SHEET As of: 12/31/2025

Assets

Account #	Account Name	Total
01011-000	Alliance Bank - Operating	\$40,682.66
01013-000	Alliance Bank - Reserves/WC	\$26,709.30
01220-000	Organization Costs	\$4,396.00
01251-000	Accum Amort - Org Costs	(\$4,396.00)
	TOTAL ASSETS	\$67,391.96

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES	\$0.00

Equity

Account #	Account Name	Total
03900-000	Retained Earnings - Main	\$25,227.35
03900-100	Retained Earnings - Cottages	\$6,438.74
03900-900	Retained Earnings - Reserves Main	\$19,062.26
	Current Year Net Income/(Loss)	\$16,663.61
	TOTAL EQUITY	\$67,391.96
	TOTAL LIABILITIES AND EQUITY	\$67,391.96

North Place Master Association

Run Date: 01/21/2026

Run Time: 06:48 AM

INCOME STATEMENT

Start: 12/01/2025 | End: 12/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-900 Capital Reserve Income	424.00	424.00	0.00	5,000.00	5,000.00	0.00	5,000.00
05010-000 Dues	10,425.90	3,456.30	6,969.60	139,616.87	138,252.00	1,364.87	138,252.00
05010-100 Dues - Cottages	2,322.00	2,310.00	12.00	27,920.04	27,720.00	200.04	27,720.00
05012-000 Dues - Builder	1,107.00	738.00	369.00	7,740.00	12,177.00	(4,437.00)	12,177.00
05014-000 Transfer Fee	350.00	0.00	350.00	250.00	0.00	250.00	0.00
05020-000 Late Charges	148.05	60.00	88.05	1,605.10	720.00	885.10	720.00
05021-000 Late Interest Income	62.48	15.00	47.48	492.28	180.00	312.28	180.00
05026-000 Fine Income	100.00	0.00	100.00	200.00	0.00	200.00	0.00
05032-000 Lien Income	0.00	0.00	0.00	250.00	0.00	250.00	0.00
05045-000 Initiation Fees	246.00	0.00	246.00	(70.00)	0.00	(70.00)	0.00
05045-900 Initiation Fees - Capital Rese...	0.00	0.00	0.00	2,612.00	1,080.00	1,532.00	1,080.00
05050-000 Interest Income	0.75	1.50	(0.75)	18.64	18.00	0.64	18.00
05050-900 Interest Income - Capital Rese...	3.40	2.50	0.90	35.04	30.00	5.04	30.00
Income Total	15,189.58	7,007.30	8,182.28	185,669.97	185,177.00	492.97	185,177.00
Total Income	15,189.58	7,007.30	8,182.28	185,669.97	185,177.00	492.97	185,177.00

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	8,668.17	7,500.00	(1,168.17)	7,500.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	162.18	200.00	37.82	200.00
06305-000 Accounting	0.00	0.00	0.00	485.00	485.00	0.00	485.00
06308-000 Lien Filing Fees	0.00	0.00	0.00	270.00	0.00	(270.00)	0.00
06310-000 Insurance Expense	(76.35)	0.00	76.35	2,545.00	2,562.00	17.00	2,562.00
06330-000 Bank Charges	0.00	0.00	0.00	30.00	0.00	(30.00)	0.00
06415-000 Electricity & Gas	123.24	127.70	4.46	1,486.80	1,532.40	45.60	1,532.40
06420-000 Water	306.10	0.00	(306.10)	11,607.98	14,150.00	2,542.02	14,150.00
06615-000 Snow Removal	496.00	650.00	154.00	3,886.00	6,500.00	2,614.00	6,500.00
06615-100 Snow Removal - Cottages	661.50	700.00	38.50	4,336.50	7,000.00	2,663.50	7,000.00
06620-000 Capital Reserve Funding	424.00	424.00	0.00	5,000.00	5,000.00	0.00	5,000.00
06626-000 Postage	64.27	25.00	(39.27)	2,047.35	1,755.00	(292.35)	1,755.00
06630-000 Repairs and Maintenance	200.00	175.00	(25.00)	3,283.71	3,100.00	(183.71)	3,100.00
06810-000 Commons Mowing	1,730.00	2,800.00	1,070.00	49,492.00	57,750.00	8,258.00	57,750.00
06810-100 Commons Mowing - Cottages	710.00	630.00	(80.00)	8,354.00	9,450.00	1,096.00	9,450.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	6,300.00	6,500.00	200.00	6,500.00
06820-100 Commons Fertilizing - Cottages	0.00	0.00	0.00	1,054.75	1,055.25	0.50	1,055.25
06830-000 Commons Turf Spraying	0.00	0.00	0.00	6,900.00	6,500.00	(400.00)	6,500.00
06830-100 Commons Turf Spray - Cottages	0.00	0.00	0.00	725.00	1,287.50	562.50	1,287.50
06843-000 Tree Program	0.00	0.00	0.00	3,182.50	4,725.00	1,542.50	4,725.00
06843-100 Tree Program - Cottages	0.00	0.00	0.00	0.00	1,080.00	1,080.00	1,080.00
06850-000 Flowers	0.00	0.00	0.00	936.05	1,040.00	103.95	1,040.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	3,150.00	3,075.00	(75.00)	3,075.00
06860-100 Sprinkler Turn On/Off-Cottages	0.00	0.00	0.00	1,965.00	1,218.00	(747.00)	1,218.00
06880-000 Landscape Labor	0.00	0.00	0.00	11,206.57	3,000.00	(8,206.57)	3,000.00
06880-100 Lanscape Labor - Cottages	0.00	0.00	0.00	110.00	0.00	(110.00)	0.00
06890-000 Misc. Landscape	3,150.00	3,150.00	0.00	7,525.00	6,825.00	(700.00)	6,825.00
06890-100 Misc. Landscape - Cottages	420.00	1,050.00	630.00	1,995.00	3,465.00	1,470.00	3,465.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06891-000 Swale Maintenance	0.00	0.00	0.00	1,050.00	0.00	(1,050.00)	0.00
06900-000 Web Fees	24.39	0.00	(24.39)	181.35	180.00	(1.35)	180.00
07505-000 Management Fee	1,610.00	1,673.25	63.25	18,871.50	18,883.00	11.50	18,883.00
07505-100 Management Fee - Cottages	168.00	168.00	0.00	2,016.00	2,016.00	0.00	2,016.00
07508-000 Property Taxes	172.95	0.00	(172.95)	172.95	0.00	(172.95)	0.00
07515-000 Income Taxes	0.00	0.00	0.00	10.00	30.00	20.00	30.00
Expense Total	10,184.10	11,572.95	1,388.85	169,006.36	177,864.15	8,857.79	177,864.15
Total Expense	10,184.10	11,572.95	1,388.85	169,006.36	177,864.15	8,857.79	177,864.15
Net Income	5,005.48	(4,565.65)	9,571.13	16,663.61	7,312.85	9,350.76	7,312.85

North Place Master Association

Run Date: 01/21/2026

Run Time: 06:48 AM

INCOME STATEMENT

Main

Start: 12/01/2025 | End: 12/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-000 Dues	10,425.90	3,456.30	6,969.60	139,616.87	138,252.00	1,364.87	138,252.00
05012-000 Dues - Builder	1,107.00	738.00	369.00	7,740.00	12,177.00	(4,437.00)	12,177.00
05014-000 Transfer Fee	350.00	0.00	350.00	250.00	0.00	250.00	0.00
05020-000 Late Charges	148.05	60.00	88.05	1,605.10	720.00	885.10	720.00
05021-000 Late Interest Income	62.48	15.00	47.48	492.28	180.00	312.28	180.00
05026-000 Fine Income	100.00	0.00	100.00	200.00	0.00	200.00	0.00
05032-000 Lien Income	0.00	0.00	0.00	250.00	0.00	250.00	0.00
05045-000 Initiation Fees	246.00	0.00	246.00	(70.00)	0.00	(70.00)	0.00
05050-000 Interest Income	0.75	1.50	(0.75)	18.64	18.00	0.64	18.00
Income Total	12,440.18	4,270.80	8,169.38	150,102.89	151,347.00	(1,244.11)	151,347.00
Total Income	12,440.18	4,270.80	8,169.38	150,102.89	151,347.00	(1,244.11)	151,347.00

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	8,668.17	7,500.00	(1,168.17)	7,500.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	162.18	200.00	37.82	200.00
06305-000 Accounting	0.00	0.00	0.00	485.00	485.00	0.00	485.00
06308-000 Lien Filing Fees	0.00	0.00	0.00	270.00	0.00	(270.00)	0.00
06310-000 Insurance Expense	(76.35)	0.00	76.35	2,545.00	2,562.00	17.00	2,562.00
06330-000 Bank Charges	0.00	0.00	0.00	30.00	0.00	(30.00)	0.00
06415-000 Electricity & Gas	123.24	127.70	4.46	1,486.80	1,532.40	45.60	1,532.40
06420-000 Water	306.10	0.00	(306.10)	11,607.98	14,150.00	2,542.02	14,150.00
06615-000 Snow Removal	496.00	650.00	154.00	3,886.00	6,500.00	2,614.00	6,500.00
06620-000 Capital Reserve Funding	424.00	424.00	0.00	5,000.00	5,000.00	0.00	5,000.00
06626-000 Postage	64.27	25.00	(39.27)	2,047.35	1,755.00	(292.35)	1,755.00
06630-000 Repairs and Maintenance	200.00	175.00	(25.00)	3,283.71	3,100.00	(183.71)	3,100.00
06810-000 Commons Mowing	1,730.00	2,800.00	1,070.00	49,492.00	57,750.00	8,258.00	57,750.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	6,300.00	6,500.00	200.00	6,500.00
06830-000 Commons Turf Spraying	0.00	0.00	0.00	6,900.00	6,500.00	(400.00)	6,500.00
06843-000 Tree Program	0.00	0.00	0.00	3,182.50	4,725.00	1,542.50	4,725.00
06850-000 Flowers	0.00	0.00	0.00	936.05	1,040.00	103.95	1,040.00
06860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	3,150.00	3,075.00	(75.00)	3,075.00
06880-000 Landscape Labor	0.00	0.00	0.00	11,206.57	3,000.00	(8,206.57)	3,000.00
06890-000 Misc. Landscape	3,150.00	3,150.00	0.00	7,525.00	6,825.00	(700.00)	6,825.00
06891-000 Swale Maintenance	0.00	0.00	0.00	1,050.00	0.00	(1,050.00)	0.00
06900-000 Web Fees	24.39	0.00	(24.39)	181.35	180.00	(1.35)	180.00
07505-000 Management Fee	1,610.00	1,673.25	63.25	18,871.50	18,883.00	11.50	18,883.00
07508-000 Property Taxes	172.95	0.00	(172.95)	172.95	0.00	(172.95)	0.00
07515-000 Income Taxes	0.00	0.00	0.00	10.00	30.00	20.00	30.00
Expense Total	8,224.60	9,024.95	800.35	148,450.11	151,292.40	2,842.29	151,292.40
Total Expense	8,224.60	9,024.95	800.35	148,450.11	151,292.40	2,842.29	151,292.40

Net Income	4,215.58	(4,754.15)	8,969.73	1,652.78	54.60	1,598.18	54.60
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North Place Master Association

Run Date: 01/21/2026

Run Time: 06:48 AM

INCOME STATEMENT

Cottages

Start: 12/01/2025 | End: 12/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-100 Dues - Cottages	2,322.00	2,310.00	12.00	27,920.04	27,720.00	200.04	27,720.00
Income Total	2,322.00	2,310.00	12.00	27,920.04	27,720.00	200.04	27,720.00
Total Income	2,322.00	2,310.00	12.00	27,920.04	27,720.00	200.04	27,720.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
06615-100 Snow Removal - Cottages	661.50	700.00	38.50	4,336.50	7,000.00	2,663.50	7,000.00
06810-100 Commons Mowing - Cottages	710.00	630.00	(80.00)	8,354.00	9,450.00	1,096.00	9,450.00
06820-100 Commons Fertilizing - Cottages	0.00	0.00	0.00	1,054.75	1,055.25	0.50	1,055.25
06830-100 Commons Turf Spray - Cottages	0.00	0.00	0.00	725.00	1,287.50	562.50	1,287.50
06843-100 Tree Program - Cottages	0.00	0.00	0.00	0.00	1,080.00	1,080.00	1,080.00
06860-100 Sprinkler Turn On/Off-Cottages	0.00	0.00	0.00	1,965.00	1,218.00	(747.00)	1,218.00
06880-100 Lanscape Labor - Cottages	0.00	0.00	0.00	110.00	0.00	(110.00)	0.00
06890-100 Misc. Landscape - Cottages	420.00	1,050.00	630.00	1,995.00	3,465.00	1,470.00	3,465.00
07505-100 Management Fee - Cottages	168.00	168.00	0.00	2,016.00	2,016.00	0.00	2,016.00
Expense Total	1,959.50	2,548.00	588.50	20,556.25	26,571.75	6,015.50	26,571.75
Total Expense	1,959.50	2,548.00	588.50	20,556.25	26,571.75	6,015.50	26,571.75
Net Income	362.50	(238.00)	600.50	7,363.79	1,148.25	6,215.54	1,148.25

North Place Master Association

Run Date: 01/21/2026

Run Time: 06:48 AM

INCOME STATEMENT

Main Reserves

Start: 12/01/2025 | End: 12/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05000-900 Capital Reserve Income	424.00	424.00	0.00	5,000.00	5,000.00	0.00	5,000.00
05045-900 Initiation Fees - Capital Rese...	0.00	0.00	0.00	2,612.00	1,080.00	1,532.00	1,080.00
05050-900 Interest Income - Capital Rese...	3.40	2.50	0.90	35.04	30.00	5.04	30.00
Income Total	427.40	426.50	0.90	7,647.04	6,110.00	1,537.04	6,110.00
Total Income	427.40	426.50	0.90	7,647.04	6,110.00	1,537.04	6,110.00

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	427.40	426.50	0.90	7,647.04	6,110.00	1,537.04	6,110.00

North Place Master Association

Run Date: 01/21/2026

Run Time: 06:48 AM

INCOME STATEMENT

Cottages Reserves

Start: 12/01/2025 | End: 12/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00