

Community Development Alliance

Statement of Financial Position

As of August 31, 2026

	TOTAL			
	AS OF AUG 31, 2026	AS OF AUG 31, 2025 (PY)	CHANGE	% CHANGE
ASSETS				
Current Assets				
Bank Accounts	\$3,031,295.03	\$2,012,482.05	\$1,018,812.98	50.62 %
Other Current Assets				
1205 Pledges and Grants Receivable	50,000.00	1,036,730.67	-986,730.67	-95.18 %
1410 Prepaid Expenses	0.00	553.10	-553.10	-100.00 %
1470 Advances	0.00	7,300.04	-7,300.04	-100.00 %
Total Other Current Assets	\$50,000.00	\$1,044,583.81	\$ -994,583.81	-95.21 %
Total Current Assets	\$3,081,295.03	\$3,057,065.86	\$24,229.17	0.79 %
Fixed Assets	\$32,775.10	\$11,360.20	\$21,414.90	188.51 %
Other Assets				
1320 Investments - GMF	686,195.37	100,000.00	586,195.37	586.20 %
1810 Pledges receivable - noncurrent	150,000.00	166,123.43	-16,123.43	-9.71 %
1910 Right-of-Use Lease Asset	35,296.42	51,106.86	-15,810.44	-30.94 %
1950 Loans Receivable - CDA Scattered Sites	1,652,276.85	1,669,772.00	-17,495.15	-1.05 %
Total Other Assets	\$2,523,768.64	\$1,987,002.29	\$536,766.35	27.01 %
TOTAL ASSETS	\$5,637,838.77	\$5,055,428.35	\$582,410.42	11.52 %
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	\$8,061.00	\$31,416.92	\$ -23,355.92	-74.34 %
Other Current Liabilities				
2200 Accrued Payroll	11,756.14	8,561.53	3,194.61	37.31 %
2310 Operating Lease Liability - Current	10,054.26	9,347.69	706.57	7.56 %
2410 Deferred Revenue	0.00	166,666.67	-166,666.67	-100.00 %
Total Other Current Liabilities	\$21,810.40	\$184,575.89	\$ -162,765.49	-88.18 %
Total Current Liabilities	\$29,871.40	\$215,992.81	\$ -186,121.41	-86.17 %
Long-Term Liabilities				
2910 Operating Lease Liability - Noncurrent	25,242.16	41,759.17	-16,517.01	-39.55 %
2950 Grants Payable Noncurrent	216,666.66		216,666.66	
3010 Loan Payable - MDC	600,000.00	600,000.00	0.00	0.00 %
3011 Accrued Interest Payable	7,502.00		7,502.00	
3020 Loan Payable - PR Lender LLC	1,600,000.00		1,600,000.00	
Total Long-Term Liabilities	\$2,449,410.82	\$641,759.17	\$1,807,651.65	281.67 %
Total Liabilities	\$2,479,282.22	\$857,751.98	\$1,621,530.24	189.04 %
Equity				
3600 Net Assets without Donor Restrictions	1,892,698.78	2,155,097.09	-262,398.31	-12.18 %
3700 Net Assets with Donor Restrictions	2,460,371.00	3,262,328.00	-801,957.00	-24.58 %
Net Revenue	-1,194,513.23	-1,219,748.72	25,235.49	2.07 %
Total Equity	\$3,158,556.55	\$4,197,676.37	\$ -1,039,119.82	-24.75 %
TOTAL LIABILITIES AND EQUITY	\$5,637,838.77	\$5,055,428.35	\$582,410.42	11.52 %

Community Development Alliance

Statement of Activities - Budget vs. Actual

January - August, 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Revenue				
4010 Contributions	23,186.70	100,000.00	-76,813.30	23.19 %
4050 Contributions Released from Restriction	1,270,833.33		1,270,833.33	
4100 Grant Income	1,915,347.00	790,000.00	1,125,347.00	242.45 %
4200 Event Sponsorships		10,000.00	-10,000.00	
4700 Investment Income, net	99,198.61	93,333.36	5,865.25	106.28 %
Total Revenue	\$3,308,565.64	\$993,333.36	\$2,315,232.28	333.08 %
GROSS PROFIT	\$3,308,565.64	\$993,333.36	\$2,315,232.28	333.08 %
Expenditures				
7000 Operating Expenses	65,054.93	45,990.64	19,064.29	141.45 %
7100 Personnel	499,538.25	529,231.36	-29,693.11	94.39 %
7300 Contractual Services	77,427.05	33,333.36	44,093.69	232.28 %
7400 Occupancy	13,894.80	10,000.00	3,894.80	138.95 %
7500 Programming	225,990.93	294,166.64	-68,175.71	76.82 %
Total Expenditures	\$881,905.96	\$912,722.00	\$ -30,816.04	96.62 %
NET OPERATING REVENUE	\$2,426,659.68	\$80,611.36	\$2,346,048.32	3,010.32 %
Other Expenditures				
8100 Grant Expenses	2,338,390.02	0.00	2,338,390.02	
8200 Interest Expense	11,949.56	0.00	11,949.56	
8500 Release from Restriction Expense	1,270,833.33		1,270,833.33	
Total Other Expenditures	\$3,621,172.91	\$0.00	\$3,621,172.91	0.00%
NET OTHER REVENUE	\$ -3,621,172.91	\$0.00	\$ -3,621,172.91	0.00%
NET REVENUE	\$ -1,194,513.23	\$80,611.36	\$ -1,275,124.59	-1,481.82 %

Community Development Alliance

Statement of Activity Comparison

January - August, 2026

	TOTAL			
	JAN - AUG, 2026	JAN - AUG, 2025 (PY)	CHANGE	% CHANGE
Revenue				
4010 Contributions	23,186.70	1,564,458.00	-1,541,271.30	-98.52 %
4050 Contributions Released from Restriction	1,270,833.33		1,270,833.33	
4100 Grant Income	1,915,347.00	1,200.24	1,914,146.76	159,480.33 %
4500 Contract Income		70,000.00	-70,000.00	-100.00 %
4700 Investment Income, net	99,198.61	44,865.58	54,333.03	121.10 %
Total Revenue	\$3,308,565.64	\$1,680,523.82	\$1,628,041.82	96.88 %
GROSS PROFIT	\$3,308,565.64	\$1,680,523.82	\$1,628,041.82	96.88 %
Expenditures				
7000 Operating Expenses	65,054.93	117,769.50	-52,714.57	-44.76 %
7100 Personnel	499,538.25	363,205.93	136,332.32	37.54 %
7300 Contractual Services	77,427.05	149,906.78	-72,479.73	-48.35 %
7400 Occupancy	13,894.80	11,025.56	2,869.24	26.02 %
7500 Programming	225,990.93	149,292.11	76,698.82	51.38 %
Total Expenditures	\$881,905.96	\$791,199.88	\$90,706.08	11.46 %
NET OPERATING REVENUE	\$2,426,659.68	\$889,323.94	\$1,537,335.74	172.87 %
Other Expenditures				
8100 Grant Expenses	2,338,390.02	2,109,072.66	229,317.36	10.87 %
8200 Interest Expense	11,949.56		11,949.56	
8500 Release from Restriction Expense	1,270,833.33		1,270,833.33	
Total Other Expenditures	\$3,621,172.91	\$2,109,072.66	\$1,512,100.25	71.70 %
NET OTHER REVENUE	\$ -3,621,172.91	\$ -2,109,072.66	\$ -1,512,100.25	-71.70 %
NET REVENUE	\$ -1,194,513.23	\$ -1,219,748.72	\$25,235.49	2.07 %

Community Development Alliance Inc
Note to Financial Statements
Selected Information

NOTE 1 – Departures from Generally Accepted Accounting Principles (GAAP)

Management has elected to omit specified items required by accounting principles generally accepted in the United States of America in preparing the Organization's interim financial statements. While management plans to use GAAP to prepare the Organization's year-end audited financial statements, certain items are not practical for the Organization to apply to its interim financial statements. The interim financial statements include the following departures from GAAP:

- The financial statements omit substantially all of the disclosures, the statement of cash flows, and the statement of functional expenses.
- At the time the financial statements were issued, certain investment account statements were not available.
- The accompanying budget presented in comparison with the Statement of Activities is not part of the basic financial statements.

The effects of these departures have not been determined.

NOTE 2 - Conditional Contributions Receivable & Payable

Midtown Home Ownership Initiative

The Organization entered into development and purchase cooperation agreements for the Midtown Home Ownership Initiative, in which it received a limited and conditional monetary obligation for \$2,340,000 from the City of Milwaukee.

All payments of tax incremental revenue less expenses, received by the City from the Tax Incentive District (TID) No 119 are subject to appropriation to satisfy the obligation payable to the Organization. The Organization is expected to receive payments annually through year 2049, which will be recognized in the financial statements upon receipt.

As part of this agreement, the Organization provided grant funds of \$695,406 to Milwaukee Habitat for Humanity Inc. and a loan of \$1,644,594 to CDA Scattered Sites MKE LLC.

Harambee Home Ownership Initiative

The Organization entered into development and purchase cooperation agreements for the Harambee Home Ownership Initiative, in which it received a limited and conditional monetary obligation for \$2,850,000 from the City of Milwaukee.

All payments of tax incremental revenue less expenses, received by the City from the Tax Incentive District (TID) No 124 are subject to appropriation to satisfy the obligation payable to the Organization. The Organization is expected to receive payments annually through year 2050, which will be recognized in the financial statements as developer fees & interest income upon receipt.

As part of this agreement, the Organization committed to providing grant funds of \$2,850,000 to Milwaukee Habitat for Humanity Inc. The grant will be disbursed as certain conditions are met under the agreement. As of August 31, 2026, the Organization has granted \$1,600,000 to Milwaukee Habitat for Humanity Inc. For the remaining commitment, \$800,000 is expected to be granted before the end of 2026, and \$450,000 is expected to be granted in 2027.