



FINANCIAL REPORTS

Month Ending / July 2023



*CMA helps communities achieve their goals.
Every step of the way.*



Assets

Operating Accounts

0100-01000200-00 NSB - Petty Cash	\$143.99	
0100-01000711-00 North State Bank Comm. Enhancement	44,299.56	

Total Operating Accounts:

\$44,443.55

Excess Operating Accounts

0200-02001411-00 Pinnacle Bank	400,744.02	
0200-02001411-01 Pinnacle Bank ICS	1,880,912.77	
0200-02002511-00 Eagle Strategies/NYL - Excess	1,403,816.88	
0200-02003511-00 Brinker Capital Investments - Excess	996,367.03	

Total Excess Operating Accounts:

\$4,681,840.70

Accounts Receivable

0500-05001610-00 I/C Loan - Watters Branch 12/1/2022-11/1/2025	58,981.70	
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Total Accounts Receivable:

\$58,981.70

Prepaid Expenses

0600-06000001-00 Insurance	2,782.00	
0600-06000007-00 Special Events	61,285.39	

Total Prepaid Expenses:

\$64,067.39

Fixed Assets

1200-12000003-00 Furniture & Fixtures	130,328.47	
1200-12000005-00 Office Equipment	33,967.99	
1200-12000115-00 Depreciation - General	(7,468.00)	

Total Fixed Assets:

\$156,828.46

Total Assets:

\$5,006,161.80

Liabilities & Equity

Accounts Payable

2100-21000001-00 Vendor Payables	1,126.70	
2100-21000002-00 Accruals	1,434.87	

Total Accounts Payable:

\$2,561.57

Deposits

2400-24000021-00 Events / Banquets Deposits	5,900.00	
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Total Deposits:

\$5,900.00

Prior Years Retained Earnings

3300-33000001-00 Prior Year's Adjustment	(3,660.19)	
3300-33000005-00 Market Value Adjustment	(2,123.18)	
3300-33001000-00 Prior Years Retained Earnings	4,231,428.17	

Total Prior Years Retained Earnings:

\$4,225,644.80

Net Income Gain / Loss

772,055.43

\$772,055.43

Total Liabilities & Equity:

\$5,006,161.80



Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Assessment Revenues							
50010108-00 Enhancement Fee	\$475,337.45	\$96,872.80	\$378,464.65	\$1,050,678.52	\$678,109.60	\$372,568.92	\$1,162,473.60
Total Assessment Revenues	\$475,337.45	\$96,872.80	\$378,464.65	\$1,050,678.52	\$678,109.60	\$372,568.92	\$1,162,473.60
Other Income							
50030001-00 Interest - Non-Restricted Investments	4,855.11	379.63	4,475.48	27,135.03	2,240.81	24,894.22	3,131.71
50030012-00 Realized Gain(Loss)	(437.08)	-	(437.08)	(8,745.51)	-	(8,745.51)	-
50030027-00 Int. Income - Loan	152.53	-	152.53	1,173.66	-	1,173.66	-
50039993-00 Dividends - Non-Taxable	-	-	-	3,261.46	-	3,261.46	-
50039995-00 Dividend - Taxable	9,156.40	6,039.38	3,117.02	45,978.33	42,275.66	3,702.67	72,472.56
Total Other Income	\$13,726.96	\$6,419.01	\$7,307.95	\$68,802.97	\$44,516.47	\$24,286.50	\$75,604.27
Amenity Revenues							
50060002-00 Community Center Rental	850.00	600.00	250.00	6,970.00	4,500.00	2,470.00	7,800.00
Total Amenity Revenues	\$850.00	\$600.00	\$250.00	\$6,970.00	\$4,500.00	\$2,470.00	\$7,800.00
Total OPERATING INCOME	\$489,914.41	\$103,891.81	\$386,022.60	\$1,126,451.49	\$727,126.07	\$399,325.42	\$1,245,877.87
OPERATING EXPENSE							
Salaries							
70010022-00 Hourly Staff	251.75	600.00	348.25	2,108.25	4,200.00	2,091.75	7,200.00
Total Salaries	\$251.75	\$600.00	\$348.25	\$2,108.25	\$4,200.00	\$2,091.75	\$7,200.00
Professional Fees							
70080011-00 Other Professional Fees	-	5.00	5.00	4,378.00	4,408.00	30.00	4,433.02
Total Professional Fees	\$-	\$5.00	\$5.00	\$4,378.00	\$4,408.00	\$30.00	\$4,433.02
Supplies							
70100001-00 Postage	0.63	1.53	0.90	19.65	27.70	8.05	35.59
70100002-00 Admin/Office Supplies & Misc.	0.32	0.96	0.64	7.68	8.52	0.84	12.04
70100003-00 Community Mass Mailings	-	200.00	200.00	-	600.00	600.00	800.00
70100008-00 Copies	-	-	-	-	4.65	4.65	7.20
70100010-00 Scanned Documents	1.95	1.35	(0.60)	11.10	7.95	(3.15)	12.75
Total Supplies	\$2.90	\$203.84	\$200.94	\$38.43	\$648.82	\$610.39	\$867.58
Insurance							
70120001-00 General Liability	80.67	117.08	36.41	564.69	819.56	254.87	1,433.07
70120009-00 Property	1,310.33	896.75	(413.58)	9,172.31	6,277.25	(2,895.06)	10,976.22
Total Insurance	\$1,391.00	\$1,013.83	(\$377.17)	\$9,737.00	\$7,096.81	(\$2,640.19)	\$12,409.29
Taxes							
70180003-00 Property	-	-	-	-	-	-	43.07
Total Taxes	\$-	\$-	\$-	\$-	\$-	\$0.00	\$43.07
Other Miscellaneous							
70220001-00 Bank Charges	1,604.62	1,700.00	95.38	12,945.78	12,298.76	(647.02)	19,942.96
70220006-00 Storage	278.00	326.00	48.00	2,430.06	2,282.00	(148.06)	3,912.00
70220007-00 Travel Reimbursement	-	100.00	100.00	1,650.36	1,700.00	49.64	2,200.00
70220012-00 Office Space	-	-	-	38,494.21	-	(38,494.21)	-
Total Other Miscellaneous	\$1,882.62	\$2,126.00	\$243.38	\$55,520.41	\$16,280.76	(\$39,239.65)	\$26,054.96
Community Activities							
70240001-00 Community Activities	5,340.99	20,925.00	15,584.01	33,631.82	60,075.00	26,443.18	97,500.00
70240002-00 Meetings - Town Hall/Annual	-	-	-	1,236.03	2,577.94	1,341.91	2,577.94
70240006-00 Other Special Projects	140.71	-	(140.71)	777.62	11,000.00	10,222.38	11,000.00
70240033-00 Fireworks	-	15,000.00	15,000.00	-	15,000.00	15,000.00	15,000.00
Total Community Activities	\$5,481.70	\$35,925.00	\$30,443.30	\$35,645.47	\$88,652.94	\$53,007.47	\$126,077.94
Contracted Services							
70490012-00 Porter Services	54.54	-	(54.54)	225.98	-	(225.98)	-
Total Contracted Services	\$54.54	\$-	(\$54.54)	\$225.98	\$-	(\$225.98)	\$-
LS & CA Utilities							
70500001-00 Water	1,410.03	2,879.31	1,469.28	3,615.86	3,765.38	149.52	14,243.89
70500002-00 Electric	1,015.00	1,047.79	32.79	4,058.33	5,931.05	1,872.72	8,736.59



Income Statement - Operating
Craig Ranch Community Association - Enhancement Fee
07/31/2023

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
70500004-00 Telephone	\$193.55	\$161.29	(\$32.26)	\$1,300.37	\$1,129.03	(\$171.34)	\$1,935.48
70500006-00 Trash Removal	30.92	30.15	(0.77)	216.44	211.05	(5.39)	361.80
Total LS & CA Utilities	\$2,649.50	\$4,118.54	\$1,469.04	\$9,191.00	\$11,036.51	\$1,845.51	\$25,277.76
LS & CA Maintenance							
70520001-00 General Maintenance	1,000.00	1,000.00	-	7,000.00	7,000.00	-	12,120.00
70520003-00 Trees	-	-	-	2,592.70	2,500.00	(92.70)	5,000.00
70520005-00 Lighting	-	500.00	500.00	-	1,000.00	1,000.00	1,000.00
70520006-00 Site Signage	-	-	-	5,500.00	300,000.00	294,500.00	300,000.00
70520008-00 Holiday Decorations	-	-	-	-	-	-	93,093.25
70520031-00 Landscape Improvements	15,319.20	-	(15,319.20)	201,006.40	603,000.00	401,993.60	603,000.00
70520071-00 Pet Waste Removal	79.81	-	(79.81)	370.60	-	(370.60)	-
70529998-00 Contingency	-	250.00	250.00	13.96	500.00	486.04	500.00
Total LS & CA Maintenance	\$16,399.01	\$1,750.00	(\$14,649.01)	\$216,483.66	\$914,000.00	\$697,516.34	\$1,014,713.25
Irrigation							
70600003-00 Irrigation Repairs	-	625.00	625.00	-	1,875.00	1,875.00	2,500.00
70600009-00 Back Flow Inspections	-	-	-	-	75.00	75.00	75.00
Total Irrigation	\$-	\$625.00	\$625.00	\$-	\$1,950.00	\$1,950.00	\$2,575.00
Community Center							
70620002-00 Pest Control	-	115.50	115.50	630.00	808.50	178.50	1,386.00
70620003-00 Supplies	44.36	150.00	105.64	156.24	1,050.00	893.76	1,800.00
70620004-00 Repairs	-	300.00	300.00	-	900.00	900.00	1,200.00
70620006-00 Janitorial	-	-	-	5,200.00	-	(5,200.00)	-
70620011-00 Window Cleaning	-	550.00	550.00	850.00	1,400.00	550.00	1,700.00
70620012-00 Security Monitoring	135.00	135.00	-	405.00	505.00	100.00	640.00
70620015-00 A/C Maintenance	-	-	-	1,240.00	1,240.00	-	1,240.00
70620016-00 Equipment & Repairs	-	-	-	645.00	1,100.00	455.00	2,500.00
70620017-00 Website & Internet Services	-	-	-	-	-	-	1,600.00
70620019-00 Comm Ctr Plumbing	-	-	-	-	500.00	500.00	500.00
70620024-00 Clubhouse Party Cleanings	-	630.00	630.00	1,000.00	4,410.00	3,410.00	7,560.00
70620027-00 Access System Repairs	-	300.00	300.00	-	600.00	600.00	600.00
70620032-00 Locks/Keys	-	250.00	250.00	-	500.00	500.00	500.00
70629998-00 Contingency	-	1,250.00	1,250.00	3,473.62	3,750.00	276.38	5,000.00
Total Community Center	\$179.36	\$3,680.50	\$3,501.14	\$13,599.86	\$16,763.50	\$3,163.64	\$26,226.00
Non-Operating Cash Usage							
89910003-00 Depreciation	2,311.27	-	(2,311.27)	7,468.00	-	(7,468.00)	-
Total Non-Operating Cash Usage	\$2,311.27	\$-	(\$2,311.27)	\$7,468.00	\$-	(\$7,468.00)	\$-
Total OPERATING EXPENSE	\$30,603.65	\$50,047.71	\$19,444.06	\$354,396.06	\$1,065,037.34	\$710,641.28	\$1,245,877.87
Net Income:	\$459,310.76	\$53,844.10	\$405,466.66	\$772,055.43	(\$337,911.27)	\$1,109,966.70	\$0.00