



FINANCIAL REPORTS

Month Ending / June 2023



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



Assets

Operating Accounts

0100-01000200-00 NSB - Petty Cash	\$3,152.26	
0100-01000711-00 North State Bank Comm. Enhancement	23,760.72	

Total Operating Accounts: \$26,912.98

Excess Operating Accounts

0200-02001411-00 Pinnacle Bank	25,066.78	
0200-02001411-01 Pinnacle Bank ICS	1,876,059.90	
0200-02002511-00 Eagle Strategies/NYL - Excess	1,400,549.22	
0200-02003511-00 Brinker Capital Investments - Excess	995,160.10	

Total Excess Operating Accounts: \$4,296,836.00

Accounts Receivable

0500-05001500-00 I/C Master	1,043.33	
0500-05001610-00 I/C Loan - Watters Branch 12/1/2022-11/1/2025	61,012.88	

Total Accounts Receivable: \$62,056.21

Prepaid Expenses

0600-06000001-00 Insurance	4,173.00	
0600-06000007-00 Special Events	11,615.25	

Total Prepaid Expenses: \$15,788.25

Fixed Assets

1200-12000003-00 Furniture & Fixtures	117,295.63	
1200-12000005-00 Office Equipment	33,967.99	
1200-12000115-00 Depreciation - General	(5,156.73)	

Total Fixed Assets: \$146,106.89

Total Assets: \$4,547,700.33

Liabilities & Equity

Accounts Payable

2100-21000001-00 Vendor Payables	908.58	
2100-21000002-00 Accruals	1,062.17	

Total Accounts Payable: \$1,970.75

Deposits

2400-24000021-00 Events / Banquets Deposits	4,700.00	
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Total Deposits: \$4,700.00

Prior Years Retained Earnings

3300-33000001-00 Prior Year's Adjustment	(3,660.19)	
3300-33000005-00 Market Value Adjustment	516.93	
3300-33001000-00 Prior Years Retained Earnings	4,231,428.17	

Total Prior Years Retained Earnings: \$4,228,284.91

Net Income Gain / Loss 312,744.67

\$312,744.67

Total Liabilities & Equity: \$4,547,700.33



Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Assessment Revenues							
50010108-00 Enhancement Fee	\$67,510.30	\$96,872.80	(\$29,362.50)	\$575,341.07	\$581,236.80	(\$5,895.73)	\$1,162,473.60
Total Assessment Revenues	\$67,510.30	\$96,872.80	(\$29,362.50)	\$575,341.07	\$581,236.80	(\$5,895.73)	\$1,162,473.60
Other Income							
50030001-00 Interest - Non-Restricted Investments	4,685.08	636.05	4,049.03	22,279.92	1,861.18	20,418.74	3,131.71
50030012-00 Realized Gain(Loss)	(60.32)	-	(60.32)	(8,308.43)	-	(8,308.43)	-
50030027-00 Int. Income - Loan	157.60	-	157.60	1,021.13	-	1,021.13	-
50039993-00 Dividends - Non-Taxable	-	-	-	3,261.46	-	3,261.46	-
50039995-00 Dividend - Taxable	10,701.69	6,039.38	4,662.31	36,821.93	36,236.28	585.65	72,472.56
Total Other Income	\$15,484.05	\$6,675.43	\$8,808.62	\$55,076.01	\$38,097.46	\$16,978.55	\$75,604.27
Amenity Revenues							
50060002-00 Community Center Rental	680.00	600.00	80.00	6,120.00	3,900.00	2,220.00	7,800.00
Total Amenity Revenues	\$680.00	\$600.00	\$80.00	\$6,120.00	\$3,900.00	\$2,220.00	\$7,800.00
Total OPERATING INCOME	\$83,674.35	\$104,148.23	(\$20,473.88)	\$636,537.08	\$623,234.26	\$13,302.82	\$1,245,877.87
OPERATING EXPENSE							
Salaries							
70010022-00 Hourly Staff	320.00	600.00	280.00	1,856.50	3,600.00	1,743.50	7,200.00
Total Salaries	\$320.00	\$600.00	\$280.00	\$1,856.50	\$3,600.00	\$1,743.50	\$7,200.00
Professional Fees							
70080011-00 Other Professional Fees	-	5.00	5.00	4,378.00	4,403.00	25.00	4,433.02
Total Professional Fees	\$-	\$5.00	\$5.00	\$4,378.00	\$4,403.00	\$25.00	\$4,433.02
Supplies							
70100001-00 Postage	3.00	4.24	1.24	19.02	26.17	7.15	35.59
70100002-00 Admin/Office Supplies & Misc.	1.44	1.12	(0.32)	7.36	7.56	0.20	12.04
70100003-00 Community Mass Mailings	-	-	-	-	400.00	400.00	800.00
70100008-00 Copies	-	0.30	0.30	-	4.65	4.65	7.20
70100010-00 Scanned Documents	3.30	4.35	1.05	9.15	6.60	(2.55)	12.75
Total Supplies	\$7.74	\$10.01	\$2.27	\$35.53	\$444.98	\$409.45	\$867.58
Insurance							
70120001-00 General Liability	80.67	117.08	36.41	484.02	702.48	218.46	1,433.07
70120009-00 Property	1,310.33	896.75	(413.58)	7,861.98	5,380.50	(2,481.48)	10,976.22
Total Insurance	\$1,391.00	\$1,013.83	(\$377.17)	\$8,346.00	\$6,082.98	(\$2,263.02)	\$12,409.29
Taxes							
70180003-00 Property	-	-	-	-	-	-	43.07
Total Taxes	\$-	\$-	\$-	\$-	\$-	\$0.00	\$43.07
Other Miscellaneous							
70220001-00 Bank Charges	1,579.06	1,666.86	87.80	11,341.16	10,598.76	(742.40)	19,942.96
70220006-00 Storage	278.00	326.00	48.00	2,152.06	1,956.00	(196.06)	3,912.00
70220007-00 Travel Reimbursement	-	100.00	100.00	1,650.36	1,600.00	(50.36)	2,200.00
70220012-00 Office Space	-	-	-	38,494.21	-	(38,494.21)	-
Total Other Miscellaneous	\$1,857.06	\$2,092.86	\$235.80	\$53,637.79	\$14,154.76	(\$39,483.03)	\$26,054.96
Community Activities							
70240001-00 Community Activities	8,870.58	7,675.00	(1,195.58)	28,290.83	39,150.00	10,859.17	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	21.98	-	(21.98)	636.91	11,000.00	10,363.09	11,000.00
70240033-00 Fireworks	-	-	-	-	-	-	15,000.00
Total Community Activities	\$8,892.56	\$7,675.00	(\$1,217.56)	\$30,163.77	\$52,727.94	\$22,564.17	\$126,077.94
Contracted Services							
70490012-00 Porter Services	109.10	-	(109.10)	171.44	-	(171.44)	-
Total Contracted Services	\$109.10	\$-	(\$109.10)	\$171.44	\$-	(\$171.44)	\$-
LS & CA Utilities							
70500001-00 Water	976.04	152.26	(823.78)	2,205.83	886.07	(1,319.76)	14,243.89
70500002-00 Electric	3.26	953.62	950.36	3,043.33	4,883.26	1,839.93	8,736.59



Income Statement - Operating

Craig Ranch Community Association - Enhancement Fee

06/30/2023

Date: 7/11/2023

Time: 3:33 pm

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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
70500004-00 Telephone	\$193.55	\$161.29	(\$32.26)	\$1,106.82	\$967.74	(\$139.08)	\$1,935.48
70500006-00 Trash Removal	30.92	30.15	(0.77)	185.52	180.90	(4.62)	361.80
Total LS & CA Utilities	\$1,203.77	\$1,297.32	\$93.55	\$6,541.50	\$6,917.97	\$376.47	\$25,277.76
LS & CA Maintenance							
70520001-00 General Maintenance	1,000.00	1,000.00	-	6,000.00	6,000.00	-	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
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	-	-	-	185,687.20	603,000.00	417,312.80	603,000.00
70520071-00 Pet Waste Removal	69.67	-	(69.67)	290.79	-	(290.79)	-
70529998-00 Contingency	-	-	-	13.96	250.00	236.04	500.00
Total LS & CA Maintenance	\$1,069.67	\$1,000.00	(\$69.67)	\$200,084.65	\$912,250.00	\$712,165.35	\$1,014,713.25
Irrigation							
70600003-00 Irrigation Repairs	-	-	-	-	1,250.00	1,250.00	2,500.00
70600009-00 Back Flow Inspections	-	-	-	-	75.00	75.00	75.00
Total Irrigation	\$-	\$-	\$-	\$-	\$1,325.00	\$1,325.00	\$2,575.00
Community Center							
70620002-00 Pest Control	105.00	115.50	10.50	630.00	693.00	63.00	1,386.00
70620003-00 Supplies	43.98	150.00	106.02	111.88	900.00	788.12	1,800.00
70620004-00 Repairs	-	-	-	-	600.00	600.00	1,200.00
70620006-00 Janitorial	1,400.00	-	(1,400.00)	5,200.00	-	(5,200.00)	-
70620011-00 Window Cleaning	-	-	-	850.00	850.00	-	1,700.00
70620012-00 Security Monitoring	-	-	-	270.00	370.00	100.00	640.00
70620015-00 A/C Maintenance	-	1,240.00	1,240.00	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	400.00	630.00	230.00	1,000.00	3,780.00	2,780.00	7,560.00
70620027-00 Access System Repairs	-	-	-	-	300.00	300.00	600.00
70620032-00 Locks/Keys	-	-	-	-	250.00	250.00	500.00
70629998-00 Contingency	237.50	-	(237.50)	3,473.62	2,500.00	(973.62)	5,000.00
Total Community Center	\$2,186.48	\$2,135.50	(\$50.98)	\$13,420.50	\$13,083.00	(\$337.50)	\$26,226.00
Non-Operating Cash Usage							
89910003-00 Depreciation	1,718.91	-	(1,718.91)	5,156.73	-	(5,156.73)	-
Total Non-Operating Cash Usage	\$1,718.91	\$-	(\$1,718.91)	\$5,156.73	\$-	(\$5,156.73)	\$-
Total OPERATING EXPENSE	\$18,756.29	\$15,829.52	(\$2,926.77)	\$323,792.41	\$1,014,989.63	\$691,197.22	\$1,245,877.87
Net Income:	\$64,918.06	\$88,318.71	(\$23,400.65)	\$312,744.67	(\$391,755.37)	\$704,500.04	\$0.00