



FINANCIAL REPORTS

Month Ending / January 2024



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



Assets

Operating Accounts

0100-01000200-00 NSB - Petty Cash	\$1,197.81
0100-01000711-00 North State Bank Comm. Enhancement	4,799.83
0100-01007011-00 Veritex Bank	51,646.80

Total Operating Accounts: \$57,644.44

Excess Operating Accounts

0200-02001411-00 Pinnacle Bank	25,059.32
0200-02001411-01 Pinnacle Bank ICS	1,918,049.09
0200-02002511-00 Eagle Strategies/NYL - Excess	1,448,240.66
0200-02003511-00 Brinker Capital Investments - Excess	1,014,668.64

Total Excess Operating Accounts: \$4,406,017.71

Prepaid Expenses

0600-06000001-00 Insurance	15,810.00
0600-06000007-00 Special Events	3,993.15

Total Prepaid Expenses: \$19,803.15

Fixed Assets

1200-12000003-00 Furniture & Fixtures	130,328.47
1200-12000005-00 Office Equipment	33,967.99
1200-12000115-00 Depreciation - General	(18,670.00)

Total Fixed Assets: \$145,626.46

Total Assets:

\$4,629,091.76

Liabilities & Equity

Accounts Payable

2100-21000001-00 Vendor Payables	87,539.17
2100-21000002-00 Accruals	57,620.77
2100-21000020-00 Insurance Repairs Payable	88,782.30
2100-21001500-00 I/C Master	119.43

Total Accounts Payable: \$234,061.67

Deposits

2400-24000021-00 Events / Banquets Deposits	6,900.00
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Total Deposits: \$6,900.00

Prior Years Retained Earnings

3300-33000001-00 Prior Year's Adjustment	(475.59)
3300-33000005-00 Market Value Adjustment	24,390.31
3300-33001000-00 Prior Years Retained Earnings	4,421,416.26

Total Prior Years Retained Earnings: \$4,445,330.98

Net Income Gain / Loss

(57,200.89)

(\$57,200.89)

Total Liabilities & Equity:

\$4,629,091.76



Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Assessment Revenues							
50010108-00 Enhancement Fee	\$46,249.00	\$115,336.31	(\$69,087.31)	\$46,249.00	\$115,336.31	(\$69,087.31)	\$1,384,035.68
Total Assessment Revenues	\$46,249.00	\$115,336.31	(\$69,087.31)	\$46,249.00	\$115,336.31	(\$69,087.31)	\$1,384,035.68
Other Income							
50030001-00 Interest - Non-Restricted Investments	5,758.35	2,822.32	2,936.03	5,758.35	2,822.32	2,936.03	34,005.42
50030012-00 Realized Gain(Loss)	(4,678.22)	-	(4,678.22)	(4,678.22)	-	(4,678.22)	-
50039995-00 Dividend - Taxable	6,077.85	6,079.86	(2.01)	6,077.85	6,079.86	(2.01)	72,958.32
Total Other Income	\$7,157.98	\$8,902.18	(\$1,744.20)	\$7,157.98	\$8,902.18	(\$1,744.20)	\$106,963.74
Amenity Revenues							
50060002-00 Community Center Rental	1,700.00	765.00	935.00	1,700.00	765.00	935.00	9,180.00
Total Amenity Revenues	\$1,700.00	\$765.00	\$935.00	\$1,700.00	\$765.00	\$935.00	\$9,180.00
Total OPERATING INCOME	\$55,106.98	\$125,003.49	(\$69,896.51)	\$55,106.98	\$125,003.49	(\$69,896.51)	\$1,500,179.42
OPERATING EXPENSE							
Salaries							
70010022-00 Hourly Staff	763.26	550.00	(213.26)	763.26	550.00	(213.26)	6,600.00
Total Salaries	\$763.26	\$550.00	(\$213.26)	\$763.26	\$550.00	(\$213.26)	\$6,600.00
Professional Fees							
70080003-00 Consulting	330.00	4,372.50	4,042.50	330.00	4,372.50	4,042.50	17,490.00
70080011-00 Other Professional Fees	4,472.00	4,442.00	(30.00)	4,472.00	4,442.00	(30.00)	4,472.00
Total Professional Fees	\$4,802.00	\$8,814.50	\$4,012.50	\$4,802.00	\$8,814.50	\$4,012.50	\$21,962.00
Supplies							
70100001-00 Postage	4.41	4.62	0.21	4.41	4.62	0.21	33.23
70100002-00 Admin/Office Supplies & Misc.	1.12	1.60	0.48	1.12	1.60	0.48	12.32
70100008-00 Copies	-	-	-	-	-	-	3.90
70100010-00 Scanned Documents	2.10	1.20	(0.90)	2.10	1.20	(0.90)	14.25
Total Supplies	\$7.63	\$7.42	(\$0.21)	\$7.63	\$7.42	(\$0.21)	\$63.70
Insurance							
70120001-00 General Liability	108.50	86.33	(22.17)	108.50	86.33	(22.17)	1,054.08
70120009-00 Property	1,867.75	1,506.92	(360.83)	1,867.75	1,506.92	(360.83)	18,761.16
70129996-00 Policy/Claim Deductible	17,575.00	-	(17,575.00)	17,575.00	-	(17,575.00)	-
Total Insurance	\$19,551.25	\$1,593.25	(\$17,958.00)	\$19,551.25	\$1,593.25	(\$17,958.00)	\$19,815.24
Taxes							
70180003-00 Property	-	-	-	-	-	-	41.00
Total Taxes	\$-	\$-	\$-	\$-	\$-	\$0.00	\$41.00
Other Miscellaneous							
70220001-00 Bank Charges	1,657.32	2,757.29	1,099.97	1,657.32	2,757.29	1,099.97	17,435.45
70220006-00 Storage	278.00	278.00	-	278.00	278.00	-	3,336.00
70220007-00 Travel Reimbursement	-	-	-	-	-	-	1,500.00
Total Other Miscellaneous	\$1,935.32	\$3,035.29	\$1,099.97	\$1,935.32	\$3,035.29	\$1,099.97	\$22,271.45
Community Activities							
70240001-00 Community Activities	-	-	-	-	-	-	46,200.00
70240002-00 Meetings - Town Hall/Annual	-	-	-	-	-	-	1,236.03
70240006-00 Other Special Projects	1,013.00	-	(1,013.00)	1,013.00	-	(1,013.00)	4,222.15
Total Community Activities	\$1,013.00	\$-	(\$1,013.00)	\$1,013.00	\$-	(\$1,013.00)	\$51,658.18
Contracted Services							
70490012-00 Porter Services	-	124.68	124.68	-	124.68	124.68	1,496.16
Total Contracted Services	\$-	\$124.68	\$124.68	\$-	\$124.68	\$124.68	\$1,496.16
LS & CA Utilities							
70500001-00 Water	130.56	143.77	13.21	130.56	143.77	13.21	11,973.01
70500002-00 Electric	905.26	936.76	31.50	905.26	936.76	31.50	7,899.42
70500004-00 Telephone	193.55	187.46	(6.09)	193.55	187.46	(6.09)	2,191.42
70500006-00 Trash Removal	30.92	30.15	(0.77)	30.92	30.15	(0.77)	356.04
Total LS & CA Utilities	\$1,260.29	\$1,298.14	\$37.85	\$1,260.29	\$1,298.14	\$37.85	\$22,419.89



Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
LS & CA Maintenance							
70520001-00 General Maintenance	\$1,030.00	\$1,000.00	(\$30.00)	\$1,030.00	\$1,000.00	(\$30.00)	\$12,440.00
70520003-00 Trees	-	-	-	-	-	-	5,000.00
70520005-00 Lighting	14,065.00	750.00	(13,315.00)	14,065.00	750.00	(13,315.00)	1,500.00
70520006-00 Site Signage	-	600,000.00	600,000.00	-	600,000.00	600,000.00	600,000.00
70520008-00 Holiday Decorations	-	-	-	-	-	-	99,145.60
70520031-00 Landscape Improvements	-	600,000.00	600,000.00	-	600,000.00	600,000.00	600,000.00
70520036-00 Wall Repair	64,403.70	-	(64,403.70)	64,403.70	-	(64,403.70)	-
70520071-00 Pet Waste Removal	75.78	75.00	(0.78)	75.78	75.00	(0.78)	900.00
70529998-00 Contingency	-	250.00	250.00	-	250.00	250.00	500.00
Total LS & CA Maintenance	\$79,574.48	\$1,202,075.00	\$1,122,500.52	\$79,574.48	\$1,202,075.00	\$1,122,500.52	\$1,319,485.60
Irrigation							
70600003-00 Irrigation Repairs	-	-	-	-	-	-	1,000.00
70600009-00 Back Flow Inspections	-	75.00	75.00	-	75.00	75.00	75.00
Total Irrigation	\$-	\$75.00	\$75.00	\$-	\$75.00	\$75.00	\$1,075.00
Community Center							
70620002-00 Pest Control	105.00	117.60	12.60	105.00	117.60	12.60	1,411.20
70620003-00 Supplies	40.70	25.00	(15.70)	40.70	25.00	(15.70)	300.00
70620004-00 Repairs	17.94	150.00	132.06	17.94	150.00	132.06	600.00
70620006-00 Janitorial	800.00	910.00	110.00	800.00	910.00	110.00	10,920.00
70620011-00 Window Cleaning	-	300.00	300.00	-	300.00	300.00	1,700.00
70620012-00 Security Monitoring	540.00	150.00	(390.00)	540.00	150.00	(390.00)	640.00
70620015-00 A/C Maintenance	-	-	-	-	-	-	1,240.00
70620016-00 Equipment & Repairs	-	100.00	100.00	-	100.00	100.00	1,200.00
70620017-00 Website & Internet Services	-	400.00	400.00	-	400.00	400.00	1,600.00
70620019-00 Comm Ctr Plumbing	-	-	-	-	-	-	500.00
70620024-00 Clubhouse Party Cleanings	-	630.00	630.00	-	630.00	630.00	7,560.00
70620027-00 Access System Repairs	-	150.00	150.00	-	150.00	150.00	300.00
70620031-00 Miscellaneous	30.00	30.00	-	30.00	30.00	-	270.00
70620032-00 Locks/Keys	-	-	-	-	-	-	50.00
70629998-00 Contingency	-	1,250.00	1,250.00	-	1,250.00	1,250.00	5,000.00
Total Community Center	\$1,533.64	\$4,212.60	\$2,678.96	\$1,533.64	\$4,212.60	\$2,678.96	\$33,291.20
Non-Operating Cash Usage							
89910003-00 Depreciation	1,867.00	-	(1,867.00)	1,867.00	-	(1,867.00)	-
Total Non-Operating Cash Usage	\$1,867.00	\$-	(\$1,867.00)	\$1,867.00	\$-	(\$1,867.00)	\$-
Total OPERATING EXPENSE	\$112,307.87	\$1,221,785.88	\$1,109,478.01	\$112,307.87	\$1,221,785.88	\$1,109,478.01	\$1,500,179.42
Net Income:	(\$57,200.89)	(\$1,096,782.39)	\$1,039,581.50	(\$57,200.89)	(\$1,096,782.39)	\$1,039,581.50	\$0.00