Financial Reports.

Month Ending / February 2023

Community.
Well Served.

We are proud of the CMA logo which represents servant leadership. The image depicts a stylized figure embodied as a doorknocker; hands extended to serve homeowners and help protect their property values.

Helping Communities Achieve their Goals

Every Step of the Way

Assets		
Operating Accounts		
0100-01000200-00 NSB - Petty Cash	$2,652.56	
0100-01000711-00 North State Bank Comm. Enhancement	510.37	
0100-01000711-01 NSB - Operating Sweep	510,023.86	
Total Operating Accounts:		$513,186.79
Excess Operating Accounts		
0200-02001211-00 Bank 34 - Operating	25,779.17	
0200-02001211-01 Bank 34 Sweep	507,644.19	
0200-02001411-00 Pinnacle Bank	25,047.94	
0200-02001411-01 Pinnacle Bank ICS	806,119.64	
0200-02002511-00 Eagle Strategies/NYL - Excess	1,377,056.77	
0200-02003511-00 Brinker Capital Investments - Excess	986,239.97	
Total Excess Operating Accounts:		$3,727,887.68
Accounts Receivable		
0500-05001610-00 I/C Loan - Watters Branch 12/1/2022-11/1/2025	69,087.06	
Total Accounts Receivable:		$69,087.06
Prepaid Expenses		
0600-06000001-00 Insurance	9,737.00	
0600-06000007-00 Special Events	11,131.50	
Total Prepaid Expenses:		$20,868.50
Fixed Assets		
1200-12000003-00 Furniture & Fixtures	65,164.00	
Total Fixed Assets:		$65,164.00
Total Assets:		**$4,396,194.03**
Liabilities & Equity		
Accounts Payable		
2100-21000001-00 Vendor Payables	3,284.87	
2100-21000002-00 Accruals	1,222.07	
Total Accounts Payable:		$4,506.94
Deposits		
2400-24000021-00 Events / Banquets Deposits	1,200.00	
Total Deposits:		$1,200.00
Prior Years Retained Earnings		
3300-33000001-00 Prior Year's Adjustment	(3,660.19)	
3300-33000005-00 Market Value Adjustment	(9,436.66)	
3300-33001000-00 Prior Years Retained Earnings	4,334,549.30	
Total Prior Years Retained Earnings:		$4,321,452.45
Net Income Gain / Loss	69,034.64	
		$69,034.64
Total Liabilities & Equity:		**$4,396,194.03**

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RTI/Community Management Associates, Inc.

Income Statement - Operating

Craig Ranch Community Association - Enhancement Fee

02/28/2023

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Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
Assessment Revenues							
50010108-00 Enhancement Fee	$21,952.00	$96,872.80	($74,920.80)	$94,973.00	$193,745.60	($98,772.60)	$1,162,473.60
Total Assessment Revenues	$21,952.00	$96,872.80	($74,920.80)	$94,973.00	$193,745.60	($98,772.60)	$1,162,473.60
Other Income							
50030001-00 Interest - Non-Restricted Investments	2,614.23	95.14	2,519.09	5,436.55	271.55	5,165.00	3,131.71
50030012-00 Realized Gain(Loss)	(439.72)	-	(439.72)	(6,944.08)	-	(6,944.08)	-
50030027-00 Int. Income - Loan	177.73	-	177.73	360.47	-	360.47	-
50039993-00 Dividends - Non-Taxable	3,261.46	-	3,261.46	3,261.46	-	3,261.46	-
50039995-00 Dividend - Taxable	1,151.69	6,039.38	(4,887.69)	6,329.74	12,078.76	(5,749.02)	72,472.56
Total Other Income	$6,765.39	$6,134.52	$630.87	$8,444.14	$12,350.31	($3,906.17)	$75,604.27
Amenity Revenues							
50060002-00 Community Center Rental	185.00	600.00	(415.00)	950.00	1,350.00	(400.00)	7,800.00
Total Amenity Revenues	$185.00	$600.00	($415.00)	$950.00	$1,350.00	($400.00)	$7,800.00
Total OPERATING INCOME	**$28,902.39**	**$103,607.32**	**($74,704.93)**	**$104,367.14**	**$207,445.91**	**($103,078.77)**	**$1,245,877.87**
OPERATING EXPENSE							
Salaries							
70010022-00 Hourly Staff	378.50	600.00	221.50	530.50	1,200.00	669.50	7,200.00
Total Salaries	$378.50	$600.00	$221.50	$530.50	$1,200.00	$669.50	$7,200.00
Professional Fees							
70080011-00 Other Professional Fees	-	5.00	5.00	4,378.00	4,383.00	5.00	4,433.02
Total Professional Fees	$-	$5.00	$5.00	$4,378.00	$4,383.00	$5.00	$4,433.02
Supplies							
70100001-00 Postage	1.80	2.12	0.32	6.42	12.39	5.97	35.59
70100002-00 Admin/Office Supplies & Misc.	0.48	0.96	0.48	2.08	2.44	0.36	12.04
70100003-00 Community Mass Mailings	-	-	-	-	200.00	200.00	800.00
70100008-00 Copies	-	1.35	1.35	-	2.40	2.40	7.20
70100010-00 Scanned Documents	0.75	0.60	(0.15)	1.95	1.35	(0.60)	12.75
Total Supplies	$3.03	$5.03	$2.00	$10.45	$218.58	$208.13	$867.58
Insurance							
70120001-00 General Liability	80.67	117.08	36.41	161.34	234.16	72.82	1,433.07
70120009-00 Property	1,310.33	896.75	(413.58)	2,620.66	1,793.50	(827.16)	10,976.22
Total Insurance	$1,391.00	$1,013.83	($377.17)	$2,782.00	$2,027.66	($754.34)	$12,409.29
Taxes							
70180003-00 Property	-	-	-	-	-	-	43.07
Total Taxes	$-	$-	$-	$-	$-	$0.00	$43.07
Other Miscellaneous							
70220001-00 Bank Charges	1,860.02	1,635.10	(224.92)	4,617.31	3,782.04	(835.27)	19,942.96
70220006-00 Storage	373.00	326.00	(47.00)	746.00	652.00	(94.00)	3,912.00
70220007-00 Travel Reimbursement	-	100.00	100.00	-	1,200.00	1,200.00	2,200.00
70220012-00 Office Space	11,416.63	-	(11,416.63)	11,416.63	-	(11,416.63)	-
Total Other Miscellaneous	$13,649.65	$2,061.10	($11,588.55)	$16,779.94	$5,634.04	($11,145.90)	$26,054.96
Community Activities							
70240001-00 Community Activities	1,386.63	4,125.00	2,738.37	2,935.83	8,000.00	5,064.17	97,500.00
70240002-00 Meetings - Town Hall/Annual	-	-	-	-	-	-	2,577.94
70240006-00 Other Special Projects	170.00	-	(170.00)	170.00	11,000.00	10,830.00	11,000.00
70240033-00 Fireworks	-	-	-	-	-	-	15,000.00
Total Community Activities	$1,556.63	$4,125.00	$2,568.37	$3,105.83	$19,000.00	$15,894.17	$126,077.94
LS & CA Utilities							
70500001-00 Water	228.02	137.31	(90.71)	374.75	274.62	(100.13)	14,243.89
70500002-00 Electric	1,204.48	1,182.73	(21.75)	2,264.60	1,777.23	(487.37)	8,736.59
70500004-00 Telephone	177.42	161.29	(16.13)	364.88	322.58	(42.30)	1,935.48
70500006-00 Trash Removal	30.15	30.15	-	60.30	60.30	-	361.80
Total LS & CA Utilities	$1,640.07	$1,511.48	($128.59)	$3,064.53	$2,434.73	($629.80)	$25,277.76

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Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
LS & CA Maintenance							
70520001-00 General Maintenance	$1,000.00	$1,000.00	$-	$2,000.00	$2,000.00	$-	$12,120.00
70520003-00 Trees	-	-	-	-	-	-	5,000.00
70520005-00 Lighting	-	-	-	-	500.00	500.00	1,000.00
70520006-00 Site Signage	-	-	-	-	300,000.00	300,000.00	300,000.00
70520008-00 Holiday Decorations	-	-	-	-	-	-	93,093.25
70520031-00 Landscape Improvements	-	-	-	-	603,000.00	603,000.00	603,000.00
70529998-00 Contingency	13.96	-	(13.96)	13.96	250.00	236.04	500.00
Total LS & CA Maintenance	$1,013.96	$1,000.00	($13.96)	$2,013.96	$905,750.00	$903,736.04	$1,014,713.25
Irrigation							
70600003-00 Irrigation Repairs	-	-	-	-	-	-	2,500.00
70600009-00 Back Flow Inspections	-	-	-	-	75.00	75.00	75.00
Total Irrigation	$-	$-	$-	$-	$75.00	$75.00	$2,575.00
Community Center							
70620002-00 Pest Control	105.00	115.50	10.50	210.00	231.00	21.00	1,386.00
70620003-00 Supplies	-	150.00	150.00	22.29	300.00	277.71	1,800.00
70620004-00 Repairs	-	-	-	-	300.00	300.00	1,200.00
70620011-00 Window Cleaning	300.00	-	(300.00)	300.00	550.00	250.00	1,700.00
70620012-00 Security Monitoring	-	-	-	135.00	235.00	100.00	640.00
70620015-00 A/C Maintenance	-	-	-	-	-	-	1,240.00
70620016-00 Equipment & Repairs	-	600.00	600.00	600.00	1,100.00	500.00	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	1,400.00	630.00	(770.00)	1,400.00	1,260.00	(140.00)	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	-	-	-	-	1,250.00	1,250.00	5,000.00
Total Community Center	$1,805.00	$1,495.50	($309.50)	$2,667.29	$6,276.00	$3,608.71	$26,226.00
Total OPERATING EXPENSE	**$21,437.84**	**$11,816.94**	**($9,620.90)**	**$35,332.50**	**$946,999.01**	**$911,666.51**	**$1,245,877.87**
Net Income:	**$7,464.55**	**$91,790.38**	**($84,325.83)**	**$69,034.64**	**($739,553.10)**	**$808,587.74**	**$0.00**

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