



FINANCIAL REPORTS

Month Ending / May 2023



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



Assets

Operating Accounts

0100-01000200-00 NSB - Petty Cash	\$1,297.35	
0100-01000711-00 North State Bank Comm. Enhancement	34,628.81	

Total Operating Accounts: \$35,926.16

Excess Operating Accounts

0200-02001211-00 Bank 34 - Operating	749.73	
0200-02001411-00 Pinnacle Bank	25,069.01	
0200-02001411-01 Pinnacle Bank ICS	1,870,622.86	
0200-02002511-00 Eagle Strategies/NYL - Excess	1,396,316.42	
0200-02003511-00 Brinker Capital Investments - Excess	987,785.57	

Total Excess Operating Accounts: \$4,280,543.59

Accounts Receivable

0500-05001610-00 I/C Loan - Watters Branch 12/1/2022-11/1/2025	63,038.99	
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Total Accounts Receivable: \$63,038.99

Prepaid Expenses

0600-06000001-00 Insurance	5,564.00	
0600-06000007-00 Special Events	7,574.00	

Total Prepaid Expenses: \$13,138.00

Fixed Assets

1200-12000003-00 Furniture & Fixtures	117,295.63	
1200-12000005-00 Office Equipment	33,967.99	
1200-12000115-00 Depreciation - General	(3,437.82)	

Total Fixed Assets: \$147,825.80

Total Assets: \$4,540,472.54

Liabilities & Equity

Accounts Payable

2100-21000001-00 Vendor Payables	7.13	
2100-21000002-00 Accruals	55,896.52	
2100-21001500-00 I/C Master	3,702.39	
2100-21001504-00 I/C Hemingway	300.00	

Total Accounts Payable: \$59,906.04

Deposits

2400-24000021-00 Events / Banquets Deposits	7,000.00	
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Total Deposits: \$7,000.00

Prior Years Retained Earnings

3300-33000001-00 Prior Year's Adjustment	(3,660.19)	
3300-33000005-00 Market Value Adjustment	(2,028.09)	
3300-33001000-00 Prior Years Retained Earnings	4,231,428.17	

Total Prior Years Retained Earnings: \$4,225,739.89

Net Income Gain / Loss 247,826.61

\$247,826.61

Total Liabilities & Equity: \$4,540,472.54



Income Statement - Operating
Craig Ranch Community Association - Enhancement Fee
05/31/2023

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Assessment Revenues							
50010108-00 Enhancement Fee	\$81,532.99	\$96,872.80	(\$15,339.81)	\$507,830.77	\$484,364.00	\$23,466.77	\$1,162,473.60
Total Assessment Revenues	\$81,532.99	\$96,872.80	(\$15,339.81)	\$507,830.77	\$484,364.00	\$23,466.77	\$1,162,473.60
Other Income							
50030001-00 Interest - Non-Restricted Investments	4,987.06	485.60	4,501.46	17,594.84	1,225.13	16,369.71	3,131.71
50030012-00 Realized Gain(Loss)	(463.87)	-	(463.87)	(8,248.11)	-	(8,248.11)	-
50030027-00 Int. Income - Loan	162.65	-	162.65	863.53	-	863.53	-
50039993-00 Dividends - Non-Taxable	-	-	-	3,261.46	-	3,261.46	-
50039995-00 Dividend - Taxable	7,031.22	6,039.38	991.84	26,120.24	30,196.90	(4,076.66)	72,472.56
Total Other Income	\$11,717.06	\$6,524.98	\$5,192.08	\$39,591.96	\$31,422.03	\$8,169.93	\$75,604.27
Amenity Revenues							
50060002-00 Community Center Rental	2,280.00	750.00	1,530.00	5,440.00	3,300.00	2,140.00	7,800.00
Total Amenity Revenues	\$2,280.00	\$750.00	\$1,530.00	\$5,440.00	\$3,300.00	\$2,140.00	\$7,800.00
Total OPERATING INCOME	\$95,530.05	\$104,147.78	(\$8,617.73)	\$552,862.73	\$519,086.03	\$33,776.70	\$1,245,877.87
OPERATING EXPENSE							
Salaries							
70010022-00 Hourly Staff	399.00	600.00	201.00	1,536.50	3,000.00	1,463.50	7,200.00
Total Salaries	\$399.00	\$600.00	\$201.00	\$1,536.50	\$3,000.00	\$1,463.50	\$7,200.00
Professional Fees							
70080011-00 Other Professional Fees	-	5.00	5.00	4,378.00	4,398.00	20.00	4,433.02
Total Professional Fees	\$-	\$5.00	\$5.00	\$4,378.00	\$4,398.00	\$20.00	\$4,433.02
Supplies							
70100001-00 Postage	4.20	4.77	0.57	16.02	21.93	5.91	35.59
70100002-00 Admin/Office Supplies & Misc.	1.28	1.60	0.32	5.92	6.44	0.52	12.04
70100003-00 Community Mass Mailings	-	-	-	-	400.00	400.00	800.00
70100008-00 Copies	-	0.45	0.45	-	4.35	4.35	7.20
70100010-00 Scanned Documents	1.65	-	(1.65)	5.85	2.25	(3.60)	12.75
Total Supplies	\$7.13	\$6.82	(\$0.31)	\$27.79	\$434.97	\$407.18	\$867.58
Insurance							
70120001-00 General Liability	80.67	117.08	36.41	403.35	585.40	182.05	1,433.07
70120009-00 Property	1,310.33	896.75	(413.58)	6,551.65	4,483.75	(2,067.90)	10,976.22
Total Insurance	\$1,391.00	\$1,013.83	(\$377.17)	\$6,955.00	\$5,069.15	(\$1,885.85)	\$12,409.29
Taxes							
70180003-00 Property	-	-	-	-	-	-	43.07
Total Taxes	\$-	\$-	\$-	\$-	\$-	\$0.00	\$43.07
Other Miscellaneous							
70220001-00 Bank Charges	1,670.57	1,709.58	39.01	9,762.10	8,931.90	(830.20)	19,942.96
70220006-00 Storage	278.00	326.00	48.00	1,874.06	1,630.00	(244.06)	3,912.00
70220007-00 Travel Reimbursement	1,632.02	100.00	(1,532.02)	1,650.36	1,500.00	(150.36)	2,200.00
70220012-00 Office Space	3,424.39	-	(3,424.39)	38,494.21	-	(38,494.21)	-
Total Other Miscellaneous	\$7,004.98	\$2,135.58	(\$4,869.40)	\$51,780.73	\$12,061.90	(\$39,718.83)	\$26,054.96
Community Activities							
70240001-00 Community Activities	5,746.79	1,175.00	(4,571.79)	19,420.25	31,475.00	12,054.75	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	-	-	-	614.93	11,000.00	10,385.07	11,000.00
70240033-00 Fireworks	-	-	-	-	-	-	15,000.00
Total Community Activities	\$5,746.79	\$1,175.00	(\$4,571.79)	\$21,271.21	\$45,052.94	\$23,781.73	\$126,077.94
Contracted Services							
70490012-00 Porter Services	62.34	-	(62.34)	62.34	-	(62.34)	-
Total Contracted Services	\$62.34	\$-	(\$62.34)	\$62.34	\$-	(\$62.34)	\$-
LS & CA Utilities							
70500001-00 Water	615.66	158.64	(457.02)	1,229.79	733.81	(495.98)	14,243.89
70500002-00 Electric	295.49	368.59	73.10	3,040.07	3,929.64	889.57	8,736.59



Income Statement - Operating

Craig Ranch Community Association - Enhancement Fee

05/31/2023

Date: 6/13/2023

Time: 5:49 pm

Page: 2

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
70500004-00 Telephone	\$193.55	\$161.29	(\$32.26)	\$913.27	\$806.45	(\$106.82)	\$1,935.48
70500006-00 Trash Removal	30.92	30.15	(0.77)	154.60	150.75	(3.85)	361.80
Total LS & CA Utilities	\$1,135.62	\$718.67	(\$416.95)	\$5,337.73	\$5,620.65	\$282.92	\$25,277.76
LS & CA Maintenance							
70520001-00 General Maintenance	1,000.00	1,000.00	-	5,000.00	5,000.00	-	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	-	(5,500.00)	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	-	(185,687.20)	185,687.20	603,000.00	417,312.80	603,000.00
70520071-00 Pet Waste Removal	78.74	-	(78.74)	221.12	-	(221.12)	-
70529998-00 Contingency	-	-	-	13.96	250.00	236.04	500.00
Total LS & CA Maintenance	\$192,265.94	\$1,000.00	(\$191,265.94)	\$199,014.98	\$911,250.00	\$712,235.02	\$1,014,713.25
Irrigation							
70600003-00 Irrigation Repairs	-	625.00	625.00	-	1,250.00	1,250.00	2,500.00
70600009-00 Back Flow Inspections	-	-	-	-	75.00	75.00	75.00
Total Irrigation	\$-	\$625.00	\$625.00	\$-	\$1,325.00	\$1,325.00	\$2,575.00
Community Center							
70620002-00 Pest Control	105.00	115.50	10.50	525.00	577.50	52.50	1,386.00
70620003-00 Supplies	45.61	150.00	104.39	67.90	750.00	682.10	1,800.00
70620004-00 Repairs	-	-	-	-	600.00	600.00	1,200.00
70620006-00 Janitorial	600.00	-	(600.00)	3,800.00	-	(3,800.00)	-
70620011-00 Window Cleaning	550.00	-	(550.00)	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
70620016-00 Equipment & Repairs	45.00	-	(45.00)	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	600.00	3,150.00	2,550.00	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	3,236.12	-	(3,236.12)	3,236.12	2,500.00	(736.12)	5,000.00
Total Community Center	\$4,581.73	\$895.50	(\$3,686.23)	\$11,234.02	\$10,947.50	(\$286.52)	\$26,226.00
Non-Operating Cash Usage							
89910003-00 Depreciation	1,718.91	-	(1,718.91)	3,437.82	-	(3,437.82)	-
Total Non-Operating Cash Usage	\$1,718.91	\$-	(\$1,718.91)	\$3,437.82	\$-	(\$3,437.82)	\$-
Total OPERATING EXPENSE	\$214,313.44	\$8,175.40	(\$206,138.04)	\$305,036.12	\$999,160.11	\$694,123.99	\$1,245,877.87
Net Income:	(\$118,783.39)	\$95,972.38	(\$214,755.77)	\$247,826.61	(\$480,074.08)	\$727,900.69	\$0.00