RTI/Community Management Associates, Inc.

Budget Summary - Operating

Craig Ranch Community Association

2022

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
Assessment Revenues													
50010001-00 Homeowner Assessments	$158,737.50	$158,925.00	$159,112.50	$159,300.00	$159,487.50	$159,562.50	$159,562.50	$159,562.50	$159,562.50	$159,562.50	$159,562.50	$159,562.50	**$1,912,500.00**
50010002-00 Builder Assessments	1,975.00	1,975.00	1,975.00	1,975.00	1,975.00	790.00	-	-	-	-	-	-	**10,665.00**
50010005-00 Commercial Assessments	68,466.66	68,466.66	68,466.66	68,466.66	68,466.66	68,466.66	68,466.66	68,466.66	68,466.66	68,466.66	68,466.66	68,466.73	**821,599.99**
Total Assessment Revenues	**$229,179.16**	**$229,366.66**	**$229,554.16**	**$229,741.66**	**$229,929.16**	**$228,819.16**	**$228,029.16**	**$228,029.16**	**$228,029.16**	**$228,029.16**	**$228,029.16**	**$228,029.23**	**$2,744,764.99**
Other Income													
50030001-00 Interest - Non-Restricted Investments	274.60	274.60	274.60	274.60	274.60	274.60	274.60	274.60	274.60	274.60	274.60	274.67	**3,295.27**
50030002-00 Interest - Restricted Investments	708.34	1,210.84	1,210.84	1,210.84	1,210.84	1,210.84	1,210.84	1,210.84	1,210.84	1,210.84	1,210.84	1,210.84	**14,027.58**
50030003-00 Late Fees	290.41	290.41	290.41	290.41	290.41	290.41	290.41	290.41	290.41	290.41	290.41	290.49	**3,485.00**
50030920-00 Maintenance Reimbursement	-	12,188.84	-	-	12,188.84	-	-	12,188.84	-	-	12,188.88	-	**48,755.40**
50039998-00 Other	-	-	-	-	-	-	-	798.89	-	-	-	-	**798.89**
Total Other Income	**$1,273.35**	**$13,964.69**	**$1,775.85**	**$1,775.85**	**$13,964.69**	**$1,775.85**	**$1,775.85**	**$14,763.58**	**$1,775.85**	**$1,775.85**	**$13,964.73**	**$1,776.00**	**$70,362.14**
Total OPERATING INCOME	**$230,452.51**	**$243,331.35**	**$231,330.01**	**$231,517.51**	**$243,893.85**	**$230,595.01**	**$229,805.01**	**$242,792.74**	**$229,805.01**	**$229,805.01**	**$241,993.89**	**$229,805.23**	**$2,815,127.13**
EXPENSES													
Salaries													
70010001-00 On-Site	56,205.30	56,312.54	56,312.54	56,312.54	56,456.92	56,456.92	57,310.03	57,612.25	57,989.41	57,989.41	57,989.41	57,989.41	**684,936.68**
Total Salaries	**$56,205.30**	**$56,312.54**	**$56,312.54**	**$56,312.54**	**$56,456.92**	**$56,456.92**	**$57,310.03**	**$57,612.25**	**$57,989.41**	**$57,989.41**	**$57,989.41**	**$57,989.41**	**$684,936.68**
Benefits													
70020001-00 On-Site	15,403.35	15,016.68	14,941.11	14,455.05	14,426.85	14,441.90	14,598.21	14,626.29	14,659.40	14,659.40	14,659.40	14,659.40	**176,547.04**
Total Benefits	**$15,403.35**	**$15,016.68**	**$14,941.11**	**$14,455.05**	**$14,426.85**	**$14,441.90**	**$14,598.21**	**$14,626.29**	**$14,659.40**	**$14,659.40**	**$14,659.40**	**$14,659.40**	**$176,547.04**
Management Fees													
70060001-00 Management Fees	9,539.64	9,539.64	9,539.64	9,539.64	9,539.64	9,539.64	9,539.64	9,539.64	9,539.64	9,539.64	9,539.64	9,539.64	**114,475.68**
Total Management Fees	**$9,539.64**	**$9,539.64**	**$9,539.64**	**$9,539.64**	**$9,539.64**	**$9,539.64**	**$9,539.64**	**$9,539.64**	**$9,539.64**	**$9,539.64**	**$9,539.64**	**$9,539.64**	**$114,475.68**
Professional Fees													
70080001-00 Legal	7,574.30	7,574.30	7,574.30	7,574.30	7,574.30	7,574.30	7,574.30	7,574.30	7,574.30	7,574.30	7,574.30	7,574.36	**90,891.66**
70080002-00 Audit	-	-	-	-	-	-	-	19,850.00	-	-	-	-	**19,850.00**
70080003-00 Consulting	5,000.00	-	-	-	-	-	5,000.00	-	-	-	-	-	**10,000.00**
70080004-00 Landscape Consulting	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	**30,000.00**
70080006-00 Tax Preparation	-	-	-	1,850.00	-	-	-	-	-	-	-	-	**1,850.00**
70080007-00 Reserve Study	1,500.00	-	-	-	-	-	-	-	-	-	-	-	**1,500.00**
70080010-00 Community Mailings	-	-	-	-	-	-	-	-	-	-	2,128.50	-	**2,128.50**

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RTI/Community Management Associates, Inc.

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Craig Ranch Community Association

2022

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70080011-00 Other Professional Fees	$4,867.49	$489.49	$489.49	$489.49	$489.49	$489.49	$489.49	$489.49	$2,489.49	$489.49	$489.49	$489.48	**$12,251.87**
70080013-00 CAI Membership	930.00	-	-	-	-	-	-	-	-	-	-	-	**930.00**
70080021-00 IT Services	660.00	660.00	660.00	660.00	660.00	660.00	660.00	660.00	660.00	660.00	660.00	660.00	**7,920.00**
70080024-00 Violation Enforcement	25.00	25.00	50.00	50.00	150.00	250.00	150.00	50.00	50.00	25.00	25.00	25.00	**875.00**
Total Professional Fees	**$23,056.79**	**$11,248.79**	**$11,273.79**	**$13,123.79**	**$11,373.79**	**$11,473.79**	**$16,373.79**	**$31,123.79**	**$13,273.79**	**$11,248.79**	**$13,377.29**	**$11,248.84**	**$178,197.03**
Supplies													
70100001-00 Postage	42.02	42.02	42.02	42.02	42.02	42.02	42.02	42.02	42.02	42.02	42.02	42.01	**504.23**
70100002-00 Admin/Office Supplies & Misc.	728.95	728.95	728.95	728.95	728.95	728.95	728.95	728.95	728.95	728.95	728.95	728.90	**8,747.35**
70100003-00 Community Mass Mailings	-	-	19,156.50	-	-	-	-	-	-	-	3,738.00	-	**22,894.50**
70100005-00 Courier Services	55.14	55.14	55.14	55.14	55.14	55.14	55.14	55.14	55.14	55.14	55.14	55.21	**661.75**
70100008-00 Copies	110.34	110.34	110.34	110.34	110.34	110.34	110.34	110.34	110.34	110.34	110.34	110.41	**1,324.15**
70100010-00 Scanned Documents	126.15	-	-	-	-	-	-	-	-	-	-	-	**126.15**
70100011-00 Violation Notices	229.44	12.30	129.64	259.20	456.98	499.38	0.82	151.02	687.12	462.74	185.04	191.64	**3,265.32**
70100012-00 Collection Notices	35.25	291.90	697.80	137.85	42.75	51.30	-	-	-	97.65	402.90	104.70	**1,862.10**
70100022-00 Miscellaneous	150.00	-	-	-	-	-	-	-	-	-	-	-	**150.00**
Total Supplies	**$1,477.29**	**$1,240.65**	**$20,920.39**	**$1,333.50**	**$1,436.18**	**$1,487.13**	**$937.27**	**$1,087.47**	**$1,623.57**	**$1,496.84**	**$5,262.39**	**$1,232.87**	**$39,535.55**
Insurance													
70120001-00 General Liability	782.52	782.52	782.52	782.52	782.52	782.52	782.52	782.52	782.52	782.52	782.52	782.52	**9,390.24**
70120002-00 Directors & Officers	2,564.26	2,564.26	2,564.26	2,564.26	2,564.26	2,564.26	2,564.26	2,564.26	2,564.26	2,564.26	2,564.26	2,564.26	**30,771.12**
70120003-00 Umbrella	5,101.79	5,101.79	5,101.79	5,101.79	5,101.79	5,101.79	5,101.79	5,101.79	5,101.79	5,101.79	5,101.79	5,101.79	**61,221.48**
70120004-00 Fidelity	79.50	79.50	79.50	79.50	79.50	79.50	79.50	79.50	79.50	79.50	79.50	79.50	**954.00**
70120005-00 Auto	35.58	35.58	35.58	35.58	35.58	35.58	35.58	35.58	35.58	35.58	35.58	35.58	**426.96**
70120007-00 Workers Compensation	27.50	27.50	27.50	27.50	27.50	27.50	27.50	27.50	27.50	27.50	27.50	27.50	**330.00**
70120009-00 Property	2,699.40	2,699.40	2,699.40	2,699.40	2,699.40	2,699.40	2,699.40	2,699.40	2,699.40	2,699.40	2,699.40	2,699.40	**32,392.80**
70120012-00 Deductible Buy Back	3,111.78	3,111.78	3,111.78	3,111.78	3,111.78	3,111.78	3,111.78	3,111.78	3,111.78	3,111.78	3,111.78	3,111.78	**37,341.36**
70129996-00 Policy/Claim Deductible	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.37	**25,000.00**
Total Insurance	**$16,485.66**	**$16,485.66**	**$16,485.66**	**$16,485.66**	**$16,485.66**	**$16,485.66**	**$16,485.66**	**$16,485.66**	**$16,485.66**	**$16,485.66**	**$16,485.66**	**$16,485.70**	**$197,827.96**
Utilities													
70160004-00 Telephone	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	**7,200.00**
Total Utilities	**$600.00**	**$600.00**	**$600.00**	**$600.00**	**$600.00**	**$600.00**	**$600.00**	**$600.00**	**$600.00**	**$600.00**	**$600.00**	**$600.00**	**$7,200.00**
Taxes													
70180003-00 Property	-	-	-	-	-	-	-	-	-	-	12,135.88	-	**12,135.88**

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Budget Summary - Operating

Craig Ranch Community Association

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Total Taxes	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$12,135.88**	**$0.00**	**$12,135.88**
Other Miscellaneous													
70220005-00 Bad Debt	$1,593.75	$1,593.75	$1,593.75	$1,593.75	$1,593.75	$1,593.75	$1,593.75	$1,593.75	$1,593.75	$1,593.75	$1,593.75	$1,593.75	**$19,125.00**
70220006-00 Storage	-	-	1,489.25	-	-	-	-	-	-	-	-	-	**1,489.25**
70220007-00 Travel Reimbursement	1,189.02	1,189.02	1,189.02	1,189.02	1,189.02	1,189.02	1,189.02	1,189.02	1,189.02	1,189.02	1,189.02	1,189.11	**14,268.33**
70220008-00 Office Equip Lease	228.93	228.87	228.87	228.87	228.87	228.87	228.87	228.87	228.87	228.87	228.87	228.87	**2,746.50**
70220010-00 Dues & Subscriptions	14.06	14.06	14.06	14.06	14.06	14.06	14.06	14.06	14.06	14.06	14.06	14.06	**168.72**
70220012-00 Office Space	5,092.62	5,092.62	5,092.62	5,092.62	5,092.62	5,092.62	5,092.62	5,092.62	5,092.62	5,092.62	5,092.62	5,092.62	**61,111.44**
70229997-00 Miscellaneous	295.72	295.72	295.72	295.72	295.72	295.72	295.72	295.72	295.72	295.72	295.72	295.72	**3,548.64**
Total Other Miscellaneous	**$8,414.10**	**$8,414.04**	**$9,903.29**	**$8,414.04**	**$8,414.04**	**$8,414.04**	**$8,414.04**	**$8,414.04**	**$8,414.04**	**$8,414.04**	**$8,414.04**	**$8,414.13**	**$102,457.88**
Community Activities													
70240001-00 Community Activities	250.00	-	-	250.00	-	-	250.00	-	-	250.00	-	-	**1,000.00**
70240002-00 Meetings - Town Hall/Annual	-	-	-	150.00	-	-	-	-	-	-	-	-	**150.00**
70240008-00 Web Site	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	**1,599.96**
Total Community Activities	**$383.33**	**$133.33**	**$133.33**	**$533.33**	**$133.33**	**$133.33**	**$383.33**	**$133.33**	**$133.33**	**$383.33**	**$133.33**	**$133.33**	**$2,749.96**
LS & CA Utilities													
70500001-00 Water	3,974.15	2,895.36	5,746.01	19,472.58	16,662.55	26,414.18	30,584.51	35,000.00	26,500.00	16,700.00	5,600.00	3,900.00	**193,449.34**
70500002-00 Electric	4,249.64	3,302.79	3,526.80	4,148.77	4,054.10	4,882.64	5,200.00	5,000.00	4,000.00	3,500.00	3,300.00	3,300.00	**48,464.74**
70500004-00 Telephone	1,146.29	1,146.29	1,146.29	1,146.29	1,146.29	1,146.29	1,146.29	1,146.29	1,146.29	1,146.29	1,146.29	1,146.23	**13,755.42**
Total LS & CA Utilities	**$9,370.08**	**$7,344.44**	**$10,419.10**	**$24,767.64**	**$21,862.94**	**$32,443.11**	**$36,930.80**	**$41,146.29**	**$31,646.29**	**$21,346.29**	**$10,046.29**	**$8,346.23**	**$255,669.50**
LS & CA Maintenance													
70520001-00 General Maintenance	36,605.66	36,605.66	36,605.66	36,605.66	36,605.66	36,605.66	36,605.66	36,605.66	36,605.66	36,605.66	36,605.66	36,605.66	**439,267.92**
70520002-00 Color	-	-	-	13,580.94	-	-	-	-	21,683.60	-	-	-	**35,264.54**
70520003-00 Trees	-	-	-	11,787.06	-	-	-	11,787.06	-	-	-	-	**23,574.12**
70520005-00 Lighting	641.99	641.99	641.99	641.99	641.99	641.99	641.99	641.99	641.99	641.99	641.99	642.08	**7,703.97**
70520007-00 Animal Control	-	-	-	-	975.00	-	-	975.00	-	-	-	-	**1,950.00**
70520016-00 Equipment Lease	1,432.01	-	-	1,432.00	-	-	1,432.00	-	-	1,432.00	-	-	**5,728.01**
70520019-00 Mulch	-	-	-	18,228.00	-	-	-	-	-	-	-	-	**18,228.00**
70520031-00 Landscape Improvements	2,693.16	2,693.16	2,693.16	2,693.16	2,693.16	2,693.16	2,693.16	2,693.16	2,693.16	2,693.16	2,693.16	2,693.16	**32,317.92**
70520036-00 Wall Repair	120,000.00	-	-	-	-	-	-	-	-	-	-	-	**120,000.00**
70520071-00 Pet Waste Removal	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	**15,600.00**
70520075-00 Electrical Maintenance	1,738.13	-	-	-	-	-	-	-	-	-	-	-	**1,738.13**
70529998-00 Contingency	26,904.27	-	-	-	-	-	-	-	-	-	-	-	**26,904.27**
Total LS & CA Maintenance	**$191,315.22**	**$41,240.81**	**$41,240.81**	**$86,268.81**	**$42,215.81**	**$41,240.81**	**$42,672.81**	**$54,002.87**	**$62,924.41**	**$42,672.81**	**$41,240.81**	**$41,240.90**	**$728,276.88**

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Irrigation													
70600002-00 Pump & Well Repairs	$-	$50.00	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-	**$50.00**
70600003-00 Irrigation Repairs	2,400.00	3,500.00	5,000.00	5,500.00	5,500.00	1,000.00	12,500.00	10,000.00	5,500.00	5,000.00	3,500.00	2,426.98	**61,826.98**
70600009-00 Back Flow Inspections	-	-	-	-	-	-	-	-	1,520.00	-	-	-	**1,520.00**
Total Irrigation	**$2,400.00**	**$3,550.00**	**$5,000.00**	**$5,500.00**	**$5,500.00**	**$1,000.00**	**$12,500.00**	**$10,000.00**	**$7,020.00**	**$5,000.00**	**$3,500.00**	**$2,426.98**	**$63,396.98**
Building Maintenance													
70660003-00 Electrical Supplies	65.11	65.11	65.11	65.11	65.11	65.11	65.11	65.11	65.11	65.11	65.11	65.21	**781.42**
70660004-00 Carpentry Supplies	61.83	61.83	61.83	61.83	61.83	61.83	61.83	61.83	61.83	61.83	61.83	61.91	**742.04**
70660005-00 Small Tools/Equipment	81.90	81.90	81.90	81.90	81.90	81.90	81.90	81.90	81.90	81.90	81.95	81.96	**982.91**
70660006-00 Painting Supplies	71.31	71.31	71.31	71.31	71.31	71.31	71.31	71.31	71.31	71.31	71.31	71.32	**855.73**
70660007-00 Other Supplies	89.42	89.42	89.42	89.42	89.42	89.42	89.42	89.42	89.42	89.42	89.42	89.42	**1,073.04**
70660008-00 General Building Maintenance	15.92	15.92	15.92	15.92	15.92	15.92	15.92	15.92	15.92	15.92	15.92	15.92	**191.04**
70660023-00 Locks/Keys	20.21	20.21	20.21	20.21	20.21	20.21	20.21	20.21	20.21	20.21	20.21	20.21	**242.52**
70661012-00 Alarm Contract	173.86	173.86	173.86	173.86	173.86	173.86	173.86	173.86	173.86	173.86	173.86	173.86	**2,086.32**
70661016-00 Janitorial Supplies	238.57	238.57	238.57	238.57	238.57	238.57	238.57	238.57	238.57	238.57	238.57	238.57	**2,862.84**
70661018-00 Lights/Bulbs	78.89	78.89	78.89	78.89	78.89	78.89	78.89	78.89	78.89	78.89	78.89	78.90	**946.69**
70661020-00 Fire Prevention	-	-	-	136.95	-	-	-	-	136.95	-	-	-	**273.90**
70661021-00 Surveillance System	84.97	84.97	84.97	84.97	84.97	84.97	84.97	84.97	84.97	84.97	84.97	85.00	**1,019.67**
70661022-00 Flooring	373.25	373.25	373.25	373.25	373.25	373.25	373.25	373.25	373.25	373.25	373.25	373.33	**4,479.08**
70661023-00 AC Maintenance/Contract	-	-	-	638.00	-	-	-	-	-	638.00	-	-	**1,276.00**
70661025-00 Pest Control/Termite Contract	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	**2,220.00**
Total Building Maintenance	**$1,540.24**	**$1,540.24**	**$1,540.24**	**$2,315.19**	**$1,540.24**	**$1,540.24**	**$1,540.24**	**$1,540.24**	**$1,677.19**	**$2,178.24**	**$1,540.29**	**$1,540.61**	**$20,033.20**
Lakes													
70720001-00 Contract Maintenance	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	**14,400.00**
70720003-00 Fountain Repairs	2,261.34	-	-	-	-	-	-	-	-	-	-	-	**2,261.34**
Total Lakes	**$3,461.34**	**$1,200.00**	**$1,200.00**	**$1,200.00**	**$1,200.00**	**$1,200.00**	**$1,200.00**	**$1,200.00**	**$1,200.00**	**$1,200.00**	**$1,200.00**	**$1,200.00**	**$16,661.34**
Repair & Replacement													
75000001-00 Repair & Replacement Reserves	-	200,997.99	-	-	-	-	-	-	-	-	-	-	**200,997.99**
75000002-00 Interest on Reserves	708.34	1,210.84	1,210.84	1,210.84	1,210.84	1,210.84	1,210.84	1,210.84	1,210.84	1,210.84	1,210.84	1,210.84	**14,027.58**
Total Repair & Replacement	**$708.34**	**$202,208.83**	**$1,210.84**	**$1,210.84**	**$1,210.84**	**$1,210.84**	**$1,210.84**	**$1,210.84**	**$1,210.84**	**$1,210.84**	**$1,210.84**	**$1,210.84**	**$215,025.57**
Total OPERATING EXPENSE	**$340,360.68**	**$376,075.65**	**$200,720.74**	**$242,060.03**	**$192,396.24**	**$197,667.41**	**$220,696.66**	**$248,722.71**	**$228,397.57**	**$194,425.29**	**$197,335.27**	**$176,268.88**	**$2,815,127.13**

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RTI/Community Management Associates, Inc.

Budget Summary - Operating

Craig Ranch Community Association

2022

Date: 11/16/2021
Time: 11:15 am

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Net - Operating Totals													
	($109,908.17)	($132,744.30)	$30,609.27	($10,542.52)	$51,497.61	$32,927.60	$9,108.35	($5,929.97)	$1,407.44	$35,379.72	$44,658.62	$53,536.35	$0.00

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