



# FINANCIAL REPORTS

Month Ending / November 2023



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



**Assets**

Operating Accounts		
0100-01000200-00 NSB - Petty Cash	\$843.46	
0100-01000711-00 North State Bank Comm. Enhancement	53,128.19	
	<hr/>	
Total Operating Accounts:		\$53,971.65
Excess Operating Accounts		
0200-02001411-00 Pinnacle Bank	25,071.74	
0200-02001411-01 Pinnacle Bank ICS	2,179,935.79	
0200-02002511-00 Eagle Strategies/NYL - Excess	1,413,180.17	
0200-02003511-00 Brinker Capital Investments - Excess	1,002,343.83	
	<hr/>	
Total Excess Operating Accounts:		\$4,620,531.53
Accounts Receivable		
0500-05001502-00 I/C The Estates	2,392.00	
0500-05001503-00 I/C The Grove	1,199.00	
0500-05001504-00 I/C Hemingway	150.00	
0500-05001505-00 I/C North	899.25	
0500-05009996-00 Other Receivables	650.00	
	<hr/>	
Total Accounts Receivable:		\$5,290.25
Prepaid Expenses		
0600-06000001-00 Insurance	19,762.50	
0600-06000002-00 Other	32,134.98	
0600-06000007-00 Special Events	56,709.67	
0600-06000015-00 Utilities	602.64	
	<hr/>	
Total Prepaid Expenses:		\$109,209.79
Fixed Assets		
1200-12000003-00 Furniture & Fixtures	130,328.47	
1200-12000005-00 Office Equipment	33,967.99	
1200-12000115-00 Depreciation - General	(14,936.00)	
	<hr/>	
Total Fixed Assets:		\$149,360.46
<b>Total Assets:</b>		<b>\$4,938,363.68</b>
		<hr/> <hr/>
<b>Liabilities &amp; Equity</b>		
Accounts Payable		
2100-21000001-00 Vendor Payables	37,714.44	
2100-21000002-00 Accruals	31,370.46	
2100-21001500-00 I/C Master	2,040.64	
	<hr/>	
Total Accounts Payable:		\$71,125.54
Deposits		
2400-24000021-00 Events / Banquets Deposits	8,900.00	
	<hr/>	
Total Deposits:		\$8,900.00
Prior Years Retained Earnings		
3300-33000001-00 Prior Year's Adjustment	(78,937.91)	
3300-33000005-00 Market Value Adjustment	(10,739.46)	
3300-33001000-00 Prior Years Retained Earnings	4,231,428.17	
	<hr/>	
Total Prior Years Retained Earnings:		\$4,141,750.80
Net Income Gain / Loss	716,587.34	
	<hr/>	
		\$716,587.34
<b>Total Liabilities &amp; Equity:</b>		<b>\$4,938,363.68</b>
		<hr/> <hr/>



Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>Assessment Revenues</b>							
50010108-00 Enhancement Fee	\$43,128.75	\$96,872.80	(\$53,744.05)	\$1,227,169.95	\$1,065,600.80	\$161,569.15	\$1,162,473.60
<b>Total Assessment Revenues</b>	<b>\$43,128.75</b>	<b>\$96,872.80</b>	<b>(\$53,744.05)</b>	<b>\$1,227,169.95</b>	<b>\$1,065,600.80</b>	<b>\$161,569.15</b>	<b>\$1,162,473.60</b>
<b>Other Income</b>							
50030001-00 Interest - Non-Restricted Investments	6,031.80	101.36	5,930.44	50,485.77	2,955.37	47,530.40	3,131.71
50030012-00 Realized Gain(Loss)	(665.26)	-	(665.26)	(11,590.66)	-	(11,590.66)	-
50039993-00 Dividends - Non-Taxable	-	-	-	3,261.46	-	3,261.46	-
50039995-00 Dividend - Taxable	7,877.35	6,039.38	1,837.97	79,131.72	66,433.18	12,698.54	72,472.56
<b>Total Other Income</b>	<b>\$13,243.89</b>	<b>\$6,140.74</b>	<b>\$7,103.15</b>	<b>\$121,288.29</b>	<b>\$69,388.55</b>	<b>\$51,899.74</b>	<b>\$75,604.27</b>
<b>Amenity Revenues</b>							
50060002-00 Community Center Rental	1,105.00	600.00	505.00	12,325.00	7,200.00	5,125.00	7,800.00
<b>Total Amenity Revenues</b>	<b>\$1,105.00</b>	<b>\$600.00</b>	<b>\$505.00</b>	<b>\$12,325.00</b>	<b>\$7,200.00</b>	<b>\$5,125.00</b>	<b>\$7,800.00</b>
<b>Total OPERATING INCOME</b>	<b>\$57,477.64</b>	<b>\$103,613.54</b>	<b>(\$46,135.90)</b>	<b>\$1,360,783.24</b>	<b>\$1,142,189.35</b>	<b>\$218,593.89</b>	<b>\$1,245,877.87</b>
<b>OPERATING EXPENSE</b>							
<b>Salaries</b>							
70010022-00 Hourly Staff	1,096.50	600.00	(496.50)	5,244.75	6,600.00	1,355.25	7,200.00
<b>Total Salaries</b>	<b>\$1,096.50</b>	<b>\$600.00</b>	<b>(\$496.50)</b>	<b>\$5,244.75</b>	<b>\$6,600.00</b>	<b>\$1,355.25</b>	<b>\$7,200.00</b>
<b>Professional Fees</b>							
70080011-00 Other Professional Fees	-	5.00	5.00	4,378.00	4,428.00	50.00	4,433.02
<b>Total Professional Fees</b>	<b>\$-</b>	<b>\$5.00</b>	<b>\$5.00</b>	<b>\$4,378.00</b>	<b>\$4,428.00</b>	<b>\$50.00</b>	<b>\$4,433.02</b>
<b>Supplies</b>							
70100001-00 Postage	1.26	0.53	(0.73)	34.77	34.00	(0.77)	35.59
70100002-00 Admin/Office Supplies & Misc.	0.80	0.16	(0.64)	12.48	11.08	(1.40)	12.04
70100003-00 Community Mass Mailings	-	-	-	-	800.00	800.00	800.00
70100008-00 Copies	-	0.45	0.45	-	6.00	6.00	7.20
70100010-00 Scanned Documents	1.80	0.45	(1.35)	20.40	12.15	(8.25)	12.75
<b>Total Supplies</b>	<b>\$3.86</b>	<b>\$1.59</b>	<b>(\$2.27)</b>	<b>\$67.65</b>	<b>\$863.23</b>	<b>\$795.58</b>	<b>\$867.58</b>
<b>Insurance</b>							
70120001-00 General Liability	108.50	126.45	17.95	943.03	1,306.62	363.59	1,433.07
70120009-00 Property	1,867.75	968.49	(899.26)	15,528.47	10,007.73	(5,520.74)	10,976.22
<b>Total Insurance</b>	<b>\$1,976.25</b>	<b>\$1,094.94</b>	<b>(\$881.31)</b>	<b>\$16,471.50</b>	<b>\$11,314.35</b>	<b>(\$5,157.15)</b>	<b>\$12,409.29</b>
<b>Taxes</b>							
70180003-00 Property	-	-	-	-	-	-	43.07
<b>Total Taxes</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$0.00</b>	<b>\$43.07</b>
<b>Other Miscellaneous</b>							
70220001-00 Bank Charges	1,568.28	1,308.21	(260.07)	19,297.65	18,617.60	(680.05)	19,942.96
70220006-00 Storage	278.00	326.00	48.00	3,542.06	3,586.00	43.94	3,912.00
70220007-00 Travel Reimbursement	-	100.00	100.00	1,650.36	2,100.00	449.64	2,200.00
70220012-00 Office Space	-	-	-	39,911.39	-	(39,911.39)	-
<b>Total Other Miscellaneous</b>	<b>\$1,846.28</b>	<b>\$1,734.21</b>	<b>(\$112.07)</b>	<b>\$64,401.46</b>	<b>\$24,303.60</b>	<b>(\$40,097.86)</b>	<b>\$26,054.96</b>
<b>Community Activities</b>							
70240001-00 Community Activities	9,788.71	5,675.00	(4,113.71)	63,201.56	82,975.00	19,773.44	97,500.00
70240002-00 Meetings - Town Hall/Annual	-	-	-	1,310.99	2,577.94	1,266.95	2,577.94
70240006-00 Other Special Projects	-	-	-	2,449.66	11,000.00	8,550.34	11,000.00
70240033-00 Fireworks	-	-	-	-	15,000.00	15,000.00	15,000.00
<b>Total Community Activities</b>	<b>\$9,788.71</b>	<b>\$5,675.00</b>	<b>(\$4,113.71)</b>	<b>\$66,962.21</b>	<b>\$111,552.94</b>	<b>\$44,590.73</b>	<b>\$126,077.94</b>
<b>Contracted Services</b>							
70490012-00 Porter Services	-	-	-	342.85	-	(342.85)	-
<b>Total Contracted Services</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$342.85</b>	<b>\$-</b>	<b>(\$342.85)</b>	<b>\$-</b>
<b>LS &amp; CA Utilities</b>							
70500001-00 Water	1,012.99	141.91	(871.08)	9,765.27	14,094.45	4,329.18	14,243.89
70500002-00 Electric	(1,220.09)	356.11	1,576.20	5,238.64	8,288.25	3,049.61	8,736.59
70500004-00 Telephone	193.55	161.29	(32.26)	2,074.57	1,774.19	(300.38)	1,935.48



**Income Statement - Operating**  
Craig Ranch Community Association - Enhancement Fee  
11/30/2023

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
70500006-00 Trash Removal	\$30.92	\$30.15	(\$0.77)	\$340.12	\$331.65	(\$8.47)	\$361.80
<b>Total LS &amp; CA Utilities</b>	<b>\$17.37</b>	<b>\$689.46</b>	<b>\$672.09</b>	<b>\$17,418.60</b>	<b>\$24,488.54</b>	<b>\$7,069.94</b>	<b>\$25,277.76</b>
<b>LS &amp; CA Maintenance</b>							
70520001-00 General Maintenance	1,000.00	1,030.00	30.00	11,000.00	11,090.00	90.00	12,120.00
70520003-00 Trees	-	-	-	7,667.70	5,000.00	(2,667.70)	5,000.00
70520005-00 Lighting	18,567.50	-	(18,567.50)	43,232.50	1,000.00	(42,232.50)	1,000.00
70520006-00 Site Signage	-	-	-	11,000.00	300,000.00	289,000.00	300,000.00
70520008-00 Holiday Decorations	-	-	-	-	-	-	93,093.25
70520031-00 Landscape Improvements	10,754.05	-	(10,754.05)	281,308.10	603,000.00	321,691.90	603,000.00
70520036-00 Wall Repair	64,403.70	-	(64,403.70)	72,463.70	-	(72,463.70)	-
70520071-00 Pet Waste Removal	76.42	-	(76.42)	687.32	-	(687.32)	-
70529998-00 Contingency	144.16	-	(144.16)	158.12	500.00	341.88	500.00
<b>Total LS &amp; CA Maintenance</b>	<b>\$94,945.83</b>	<b>\$1,030.00</b>	<b>(\$93,915.83)</b>	<b>\$427,517.44</b>	<b>\$920,590.00</b>	<b>\$493,072.56</b>	<b>\$1,014,713.25</b>
<b>Irrigation</b>							
70600003-00 Irrigation Repairs	-	-	-	-	2,500.00	2,500.00	2,500.00
70600009-00 Back Flow Inspections	140.00	-	(140.00)	140.00	75.00	(65.00)	75.00
<b>Total Irrigation</b>	<b>\$140.00</b>	<b>\$-</b>	<b>(\$140.00)</b>	<b>\$140.00</b>	<b>\$2,575.00</b>	<b>\$2,435.00</b>	<b>\$2,575.00</b>
<b>Community Center</b>							
70620002-00 Pest Control	105.00	115.50	10.50	1,155.00	1,270.50	115.50	1,386.00
70620003-00 Supplies	83.73	150.00	66.27	375.48	1,650.00	1,274.52	1,800.00
70620004-00 Repairs	175.90	-	(175.90)	200.95	1,200.00	999.05	1,200.00
70620006-00 Janitorial	1,400.00	-	(1,400.00)	11,600.00	-	(11,600.00)	-
70620011-00 Window Cleaning	550.00	-	(550.00)	1,700.00	1,700.00	-	1,700.00
70620012-00 Security Monitoring	-	-	-	640.00	640.00	-	640.00
70620015-00 A/C Maintenance	-	-	-	1,240.00	1,240.00	-	1,240.00
70620016-00 Equipment & Repairs	600.00	-	(600.00)	1,245.00	1,100.00	(145.00)	2,500.00
70620017-00 Website & Internet Services	766.41	-	(766.41)	794.39	-	(794.39)	1,600.00
70620019-00 Comm Ctr Plumbing	-	-	-	-	500.00	500.00	500.00
70620024-00 Clubhouse Party Cleanings	-	630.00	630.00	1,000.00	6,930.00	5,930.00	7,560.00
70620027-00 Access System Repairs	-	-	-	-	600.00	600.00	600.00
70620032-00 Locks/Keys	-	-	-	-	500.00	500.00	500.00
70629998-00 Contingency	676.00	-	(676.00)	6,274.62	5,000.00	(1,274.62)	5,000.00
<b>Total Community Center</b>	<b>\$4,357.04</b>	<b>\$895.50</b>	<b>(\$3,461.54)</b>	<b>\$26,225.44</b>	<b>\$22,330.50</b>	<b>(\$3,894.94)</b>	<b>\$26,226.00</b>
<b>Pool/Pavilion</b>							
70649998-00 Pavilion Contingency	-	-	-	90.00	-	(90.00)	-
<b>Total Pool/Pavilion</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$90.00</b>	<b>\$-</b>	<b>(\$90.00)</b>	<b>\$-</b>
<b>Non-Operating Cash Usage</b>							
89910003-00 Depreciation	1,867.00	-	(1,867.00)	14,936.00	-	(14,936.00)	-
<b>Total Non-Operating Cash Usage</b>	<b>\$1,867.00</b>	<b>\$-</b>	<b>(\$1,867.00)</b>	<b>\$14,936.00</b>	<b>\$-</b>	<b>(\$14,936.00)</b>	<b>\$-</b>
<b>Total OPERATING EXPENSE</b>	<b>\$116,038.84</b>	<b>\$11,725.70</b>	<b>(\$104,313.14)</b>	<b>\$644,195.90</b>	<b>\$1,129,046.16</b>	<b>\$484,850.26</b>	<b>\$1,245,877.87</b>
<b>Net Income:</b>	<b>(\$58,561.20)</b>	<b>\$91,887.84</b>	<b>(\$150,449.04)</b>	<b>\$716,587.34</b>	<b>\$13,143.19</b>	<b>\$703,444.15</b>	<b>\$0.00</b>