



# FINANCIAL REPORTS

Month Ending / March 2024



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



**Assets**

Operating Accounts

0100-01000711-00 North State Bank Comm. Enhancement	\$5,090.81	
0100-01007011-00 Veritex Bank	32,696.30	

Total Operating Accounts:

\$37,787.11

Excess Operating Accounts

0200-02001411-00 Pinnacle Bank	120,356.71	
0200-02001411-01 Pinnacle Bank ICS	1,627,621.37	
0200-02002511-00 Eagle Strategies/NYL - Excess	1,458,276.76	
0200-02003511-00 Brinker Capital Investments - Excess	1,013,699.23	

Total Excess Operating Accounts:

\$4,219,954.07

Prepaid Expenses

0600-06000001-00 Insurance	11,857.50	
0600-06000007-00 Special Events	3,304.50	

Total Prepaid Expenses:

\$15,162.00

Fixed Assets

1200-12000003-00 Furniture & Fixtures	130,328.47	
1200-12000005-00 Office Equipment	33,967.99	
1200-12000115-00 Depreciation - General	(22,404.00)	

Total Fixed Assets:

\$141,892.46

**Total Assets:**

**\$4,414,795.64**

**Liabilities & Equity**

Accounts Payable

2100-21000001-00 Vendor Payables	6,832.43	
2100-21000002-00 Accruals	1,379.30	
2100-21000020-00 Insurance Repairs Payable	88,782.30	
2100-21001500-00 I/C Master	1,229.17	

Total Accounts Payable:

\$98,223.20

Deposits

2400-24000021-00 Events / Banquets Deposits	4,900.00	
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Total Deposits:

\$4,900.00

Prior Years Retained Earnings

3300-33000001-00 Prior Year's Adjustment	(2,955.97)	
3300-33000005-00 Market Value Adjustment	17,573.27	
3300-33001000-00 Prior Years Retained Earnings	4,421,416.26	

Total Prior Years Retained Earnings:

\$4,436,033.56

Net Income Gain / Loss

(124,361.12)

(\$124,361.12)

**Total Liabilities & Equity:**

**\$4,414,795.64**



**Income Statement - Operating**  
Craig Ranch Community Association - Enhancement Fee  
03/31/2024

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	\$30,847.77	\$115,336.31	(\$84,488.54)	\$130,169.55	\$346,008.93	(\$215,839.38)	\$1,384,035.68
<b>Total Assessment Revenues</b>	<b>\$30,847.77</b>	<b>\$115,336.31</b>	<b>(\$84,488.54)</b>	<b>\$130,169.55</b>	<b>\$346,008.93</b>	<b>(\$215,839.38)</b>	<b>\$1,384,035.68</b>
<b>Other Income</b>							
50030001-00 Interest - Non-Restricted Investments	4,910.55	2,926.66	1,983.89	15,613.02	8,363.21	7,249.81	34,005.42
50030012-00 Realized Gain(Loss)	358.20	-	358.20	(5,544.98)	-	(5,544.98)	-
50039995-00 Dividend - Taxable	10,926.88	6,079.86	4,847.02	26,072.61	18,239.58	7,833.03	72,958.32
<b>Total Other Income</b>	<b>\$16,195.63</b>	<b>\$9,006.52</b>	<b>\$7,189.11</b>	<b>\$36,140.65</b>	<b>\$26,602.79</b>	<b>\$9,537.86</b>	<b>\$106,963.74</b>
<b>Amenity Revenues</b>							
50060002-00 Community Center Rental	1,105.00	765.00	340.00	4,080.00	2,295.00	1,785.00	9,180.00
<b>Total Amenity Revenues</b>	<b>\$1,105.00</b>	<b>\$765.00</b>	<b>\$340.00</b>	<b>\$4,080.00</b>	<b>\$2,295.00</b>	<b>\$1,785.00</b>	<b>\$9,180.00</b>
<b>Total OPERATING INCOME</b>	<b>\$48,148.40</b>	<b>\$125,107.83</b>	<b>(\$76,959.43)</b>	<b>\$170,390.20</b>	<b>\$374,906.72</b>	<b>(\$204,516.52)</b>	<b>\$1,500,179.42</b>
<b>OPERATING EXPENSE</b>							
<b>Salaries</b>							
70010022-00 Hourly Staff	587.25	550.00	(37.25)	1,716.94	1,650.00	(66.94)	6,600.00
<b>Total Salaries</b>	<b>\$587.25</b>	<b>\$550.00</b>	<b>(\$37.25)</b>	<b>\$1,716.94</b>	<b>\$1,650.00</b>	<b>(\$66.94)</b>	<b>\$6,600.00</b>
<b>Professional Fees</b>							
70080003-00 Consulting	665.00	-	(665.00)	995.00	4,372.50	3,377.50	17,490.00
70080011-00 Other Professional Fees	2,420.00	-	(2,420.00)	2,420.00	4,447.00	2,027.00	4,472.00
<b>Total Professional Fees</b>	<b>\$3,085.00</b>	<b>\$-</b>	<b>(\$3,085.00)</b>	<b>\$3,415.00</b>	<b>\$8,819.50</b>	<b>\$5,404.50</b>	<b>\$21,962.00</b>
<b>Supplies</b>							
70100001-00 Postage	4.48	4.20	(0.28)	14.01	10.62	(3.39)	33.23
70100002-00 Admin/Office Supplies & Misc.	1.44	1.92	0.48	3.84	4.00	0.16	12.32
70100008-00 Copies	-	-	-	-	-	-	3.90
70100010-00 Scanned Documents	1.20	1.35	0.15	4.50	3.30	(1.20)	14.25
<b>Total Supplies</b>	<b>\$7.12</b>	<b>\$7.47</b>	<b>\$0.35</b>	<b>\$22.35</b>	<b>\$17.92</b>	<b>(\$4.43)</b>	<b>\$63.70</b>
<b>Insurance</b>							
70120001-00 General Liability	108.50	86.33	(22.17)	325.50	258.99	(66.51)	1,054.08
70120009-00 Property	1,867.75	1,506.92	(360.83)	5,603.25	4,520.76	(1,082.49)	18,761.16
70129996-00 Policy/Claim Deductible	-	-	-	17,575.00	-	(17,575.00)	-
<b>Total Insurance</b>	<b>\$1,976.25</b>	<b>\$1,593.25</b>	<b>(\$383.00)</b>	<b>\$23,503.75</b>	<b>\$4,779.75</b>	<b>(\$18,724.00)</b>	<b>\$19,815.24</b>
<b>Taxes</b>							
70180003-00 Property	-	-	-	-	-	-	41.00
<b>Total Taxes</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$0.00</b>	<b>\$41.00</b>
<b>Other Miscellaneous</b>							
70220001-00 Bank Charges	1,645.54	1,887.62	242.08	4,886.59	6,504.93	1,618.34	17,435.45
70220006-00 Storage	278.00	278.00	-	859.00	834.00	(25.00)	3,336.00
70220007-00 Travel Reimbursement	1,558.19	1,500.00	(58.19)	1,558.19	1,500.00	(58.19)	1,500.00
<b>Total Other Miscellaneous</b>	<b>\$3,481.73</b>	<b>\$3,665.62</b>	<b>\$183.89</b>	<b>\$7,303.78</b>	<b>\$8,838.93</b>	<b>\$1,535.15</b>	<b>\$22,271.45</b>
<b>Community Activities</b>							
70240001-00 Community Activities	9,349.83	3,500.00	(5,849.83)	9,349.83	3,500.00	(5,849.83)	46,200.00
70240002-00 Meetings - Town Hall/Annual	803.59	1,140.67	337.08	803.59	1,140.67	337.08	1,236.03
70240006-00 Other Special Projects	-	-	-	1,013.00	170.00	(843.00)	4,222.15
<b>Total Community Activities</b>	<b>\$10,153.42</b>	<b>\$4,640.67</b>	<b>(\$5,512.75)</b>	<b>\$11,166.42</b>	<b>\$4,810.67</b>	<b>(\$6,355.75)</b>	<b>\$51,658.18</b>
<b>Contracted Services</b>							
70490012-00 Porter Services	-	124.68	124.68	-	374.04	374.04	1,496.16
<b>Total Contracted Services</b>	<b>\$-</b>	<b>\$124.68</b>	<b>\$124.68</b>	<b>\$-</b>	<b>\$374.04</b>	<b>\$374.04</b>	<b>\$1,496.16</b>
<b>LS &amp; CA Utilities</b>							
70500001-00 Water	188.34	145.31	(43.03)	523.16	473.61	(49.55)	11,973.01
70500002-00 Electric	(81.96)	980.71	1,062.67	2,197.28	3,144.74	947.46	7,899.42
70500004-00 Telephone	193.55	177.42	(16.13)	580.65	542.30	(38.35)	2,191.42
70500006-00 Trash Removal	30.92	32.46	1.54	92.76	92.76	-	356.04
<b>Total LS &amp; CA Utilities</b>	<b>\$330.85</b>	<b>\$1,335.90</b>	<b>\$1,005.05</b>	<b>\$3,393.85</b>	<b>\$4,253.41</b>	<b>\$859.56</b>	<b>\$22,419.89</b>



Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>LS &amp; CA Maintenance</b>							
70520001-00 General Maintenance	\$1,030.00	\$1,040.00	\$10.00	\$3,090.00	\$3,080.00	(\$10.00)	\$12,440.00
70520003-00 Trees	-	2,500.00	2,500.00	-	2,500.00	2,500.00	5,000.00
70520005-00 Lighting	-	-	-	24,065.00	750.00	(23,315.00)	1,500.00
70520006-00 Site Signage	-	-	-	56,697.50	600,000.00	543,302.50	600,000.00
70520008-00 Holiday Decorations	-	-	-	-	-	-	99,145.60
70520031-00 Landscape Improvements	-	-	-	-	600,000.00	600,000.00	600,000.00
70520036-00 Wall Repair	-	-	-	149,418.74	-	(149,418.74)	-
70520071-00 Pet Waste Removal	67.57	75.00	7.43	143.35	225.00	81.65	900.00
70529998-00 Contingency	-	-	-	-	250.00	250.00	500.00
<b>Total LS &amp; CA Maintenance</b>	<b>\$1,097.57</b>	<b>\$3,615.00</b>	<b>\$2,517.43</b>	<b>\$233,414.59</b>	<b>\$1,206,805.00</b>	<b>\$973,390.41</b>	<b>\$1,319,485.60</b>
<b>Irrigation</b>							
70600003-00 Irrigation Repairs	-	250.00	250.00	-	250.00	250.00	1,000.00
70600009-00 Back Flow Inspections	-	-	-	-	75.00	75.00	75.00
<b>Total Irrigation</b>	<b>\$-</b>	<b>\$250.00</b>	<b>\$250.00</b>	<b>\$-</b>	<b>\$325.00</b>	<b>\$325.00</b>	<b>\$1,075.00</b>
<b>Community Center</b>							
70620002-00 Pest Control	105.00	117.60	12.60	315.00	352.80	37.80	1,411.20
70620003-00 Supplies	-	25.00	25.00	40.70	75.00	34.30	300.00
70620004-00 Repairs	-	-	-	17.94	150.00	132.06	600.00
70620006-00 Janitorial	400.00	910.00	510.00	2,000.00	2,730.00	730.00	10,920.00
70620011-00 Window Cleaning	-	-	-	-	300.00	300.00	1,700.00
70620012-00 Security Monitoring	-	-	-	540.00	150.00	(390.00)	640.00
70620015-00 A/C Maintenance	1,240.00	1,240.00	-	1,240.00	1,240.00	-	1,240.00
70620016-00 Equipment & Repairs	-	100.00	100.00	600.00	300.00	(300.00)	1,200.00
70620017-00 Website & Internet Services	-	-	-	-	400.00	400.00	1,600.00
70620019-00 Comm Ctr Plumbing	-	-	-	-	-	-	500.00
70620024-00 Clubhouse Party Cleanings	400.00	630.00	230.00	400.00	1,890.00	1,490.00	7,560.00
70620027-00 Access System Repairs	-	-	-	-	150.00	150.00	300.00
70620031-00 Miscellaneous	-	30.00	30.00	60.00	60.00	-	270.00
70620032-00 Locks/Keys	-	-	-	-	-	-	50.00
70629998-00 Contingency	-	-	-	-	1,250.00	1,250.00	5,000.00
<b>Total Community Center</b>	<b>\$2,145.00</b>	<b>\$3,052.60</b>	<b>\$907.60</b>	<b>\$5,213.64</b>	<b>\$9,047.80</b>	<b>\$3,834.16</b>	<b>\$33,291.20</b>
<b>Non-Operating Cash Usage</b>							
89910003-00 Depreciation	1,867.00	-	(1,867.00)	5,601.00	-	(5,601.00)	-
<b>Total Non-Operating Cash Usage</b>	<b>\$1,867.00</b>	<b>\$-</b>	<b>(\$1,867.00)</b>	<b>\$5,601.00</b>	<b>\$-</b>	<b>(\$5,601.00)</b>	<b>\$-</b>
<b>Total OPERATING EXPENSE</b>	<b>\$24,731.19</b>	<b>\$18,835.19</b>	<b>(\$5,896.00)</b>	<b>\$294,751.32</b>	<b>\$1,249,722.02</b>	<b>\$954,970.70</b>	<b>\$1,500,179.42</b>
<b>Net Income:</b>	<b>\$23,417.21</b>	<b>\$106,272.64</b>	<b>(\$82,855.43)</b>	<b>(\$124,361.12)</b>	<b>(\$874,815.30)</b>	<b>\$750,454.18</b>	<b>\$0.00</b>