



# FINANCIAL REPORTS

Month Ending / April 2023



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



**Assets**

Operating Accounts		
0100-01000200-00 NSB - Petty Cash	\$1,824.00	
0100-01000711-00 North State Bank Comm. Enhancement	39,613.05	
	<hr/>	
Total Operating Accounts:		\$41,437.05
Excess Operating Accounts		
0200-02001211-00 Bank 34 - Operating	764.73	
0200-02001411-00 Pinnacle Bank	25,065.25	
0200-02001411-01 Pinnacle Bank ICS	2,040,664.56	
0200-02002511-00 Eagle Strategies/NYL - Excess	1,407,133.47	
0200-02003511-00 Brinker Capital Investments - Excess	995,760.36	
	<hr/>	
Total Excess Operating Accounts:		\$4,469,388.37
Accounts Receivable		
0500-05001610-00 I/C Loan - Watters Branch 12/1/2022-11/1/2025	65,060.05	
0500-05009996-00 Other Receivables	29.95	
	<hr/>	
Total Accounts Receivable:		\$65,090.00
Prepaid Expenses		
0600-06000001-00 Insurance	6,955.00	
0600-06000007-00 Special Events	7,574.00	
	<hr/>	
Total Prepaid Expenses:		\$14,529.00
Fixed Assets		
1200-12000003-00 Furniture & Fixtures	117,295.63	
1200-12000005-00 Office Equipment	33,967.99	
1200-12000028-00 Improvements	103,121.13	
1200-12000115-00 Depreciation - General	(2,890.74)	
	<hr/>	
Total Fixed Assets:		\$251,494.01
<b>Total Assets:</b>		<b>\$4,841,938.43</b>
		<hr/> <hr/>
<b>Liabilities &amp; Equity</b>		
Accounts Payable		
2100-21000001-00 Vendor Payables	119,627.52	
2100-21000002-00 Accruals	1,068.10	
	<hr/>	
Total Accounts Payable:		\$120,695.62
Deposits		
2400-24000021-00 Events / Banquets Deposits	3,200.00	
	<hr/>	
Total Deposits:		\$3,200.00
Prior Years Retained Earnings		
3300-33000001-00 Prior Year's Adjustment	(3,660.19)	
3300-33000005-00 Market Value Adjustment	21,715.53	
3300-33001000-00 Prior Years Retained Earnings	4,334,549.30	
	<hr/>	
Total Prior Years Retained Earnings:		\$4,352,604.64
Net Income Gain / Loss	365,438.17	
	<hr/>	
		\$365,438.17
<b>Total Liabilities &amp; Equity:</b>		<b>\$4,841,938.43</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	\$79,411.18	\$96,872.80	(\$17,461.62)	\$426,297.78	\$387,491.20	\$38,806.58	\$1,162,473.60
<b>Total Assessment Revenues</b>	<b>\$79,411.18</b>	<b>\$96,872.80</b>	<b>(\$17,461.62)</b>	<b>\$426,297.78</b>	<b>\$387,491.20</b>	<b>\$38,806.58</b>	<b>\$1,162,473.60</b>
<b>Other Income</b>							
50030001-00 Interest - Non-Restricted Investments	4,244.57	227.32	4,017.25	12,607.78	739.53	11,868.25	3,131.71
50030012-00 Realized Gain(Loss)	(405.65)	-	(405.65)	(7,784.24)	-	(7,784.24)	-
50030027-00 Int. Income - Loan	167.69	-	167.69	700.88	-	700.88	-
50039993-00 Dividends - Non-Taxable	-	-	-	3,261.46	-	3,261.46	-
50039995-00 Dividend - Taxable	6,135.54	6,039.38	96.16	19,089.02	24,157.52	(5,068.50)	72,472.56
<b>Total Other Income</b>	<b>\$10,142.15</b>	<b>\$6,266.70</b>	<b>\$3,875.45</b>	<b>\$27,874.90</b>	<b>\$24,897.05</b>	<b>\$2,977.85</b>	<b>\$75,604.27</b>
<b>Amenity Revenues</b>							
50060002-00 Community Center Rental	1,190.00	600.00	590.00	3,160.00	2,550.00	610.00	7,800.00
<b>Total Amenity Revenues</b>	<b>\$1,190.00</b>	<b>\$600.00</b>	<b>\$590.00</b>	<b>\$3,160.00</b>	<b>\$2,550.00</b>	<b>\$610.00</b>	<b>\$7,800.00</b>
<b>Total OPERATING INCOME</b>	<b>\$90,743.33</b>	<b>\$103,739.50</b>	<b>(\$12,996.17)</b>	<b>\$457,332.68</b>	<b>\$414,938.25</b>	<b>\$42,394.43</b>	<b>\$1,245,877.87</b>
<b>OPERATING EXPENSE</b>							
<b>Salaries</b>							
70010022-00 Hourly Staff	180.00	600.00	420.00	1,137.50	2,400.00	1,262.50	7,200.00
<b>Total Salaries</b>	<b>\$180.00</b>	<b>\$600.00</b>	<b>\$420.00</b>	<b>\$1,137.50</b>	<b>\$2,400.00</b>	<b>\$1,262.50</b>	<b>\$7,200.00</b>
<b>Professional Fees</b>							
70080011-00 Other Professional Fees	-	5.00	5.00	4,378.00	4,393.00	15.00	4,433.02
<b>Total Professional Fees</b>	<b>\$-</b>	<b>\$5.00</b>	<b>\$5.00</b>	<b>\$4,378.00</b>	<b>\$4,393.00</b>	<b>\$15.00</b>	<b>\$4,433.02</b>
<b>Supplies</b>							
70100001-00 Postage	1.20	1.59	0.39	11.82	17.16	5.34	35.59
70100002-00 Admin/Office Supplies & Misc.	0.64	1.12	0.48	4.64	4.84	0.20	12.04
70100003-00 Community Mass Mailings	-	200.00	200.00	-	400.00	400.00	800.00
70100008-00 Copies	-	0.90	0.90	-	3.90	3.90	7.20
70100010-00 Scanned Documents	0.90	0.90	-	4.20	2.25	(1.95)	12.75
<b>Total Supplies</b>	<b>\$2.74</b>	<b>\$204.51</b>	<b>\$201.77</b>	<b>\$20.66</b>	<b>\$428.15</b>	<b>\$407.49</b>	<b>\$867.58</b>
<b>Insurance</b>							
70120001-00 General Liability	80.67	117.08	36.41	322.68	468.32	145.64	1,433.07
70120009-00 Property	1,310.33	896.75	(413.58)	5,241.32	3,587.00	(1,654.32)	10,976.22
<b>Total Insurance</b>	<b>\$1,391.00</b>	<b>\$1,013.83</b>	<b>(\$377.17)</b>	<b>\$5,564.00</b>	<b>\$4,055.32</b>	<b>(\$1,508.68)</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	1,586.60	1,694.98	108.38	8,091.53	7,222.32	(869.21)	19,942.96
70220006-00 Storage	278.00	326.00	48.00	1,596.06	1,304.00	(292.06)	3,912.00
70220007-00 Travel Reimbursement	-	100.00	100.00	18.34	1,400.00	1,381.66	2,200.00
70220012-00 Office Space	15,964.34	-	(15,964.34)	35,069.82	-	(35,069.82)	-
<b>Total Other Miscellaneous</b>	<b>\$17,828.94</b>	<b>\$2,120.98</b>	<b>(\$15,707.96)</b>	<b>\$44,775.75</b>	<b>\$9,926.32</b>	<b>(\$34,849.43)</b>	<b>\$26,054.96</b>
<b>Community Activities</b>							
70240001-00 Community Activities	4,743.72	17,175.00	12,431.28	13,673.46	30,300.00	16,626.54	97,500.00
70240002-00 Meetings - Town Hall/Annual	95.36	-	(95.36)	1,236.03	2,577.94	1,341.91	2,577.94
70240006-00 Other Special Projects	444.93	-	(444.93)	614.93	11,000.00	10,385.07	11,000.00
70240033-00 Fireworks	-	-	-	-	-	-	15,000.00
<b>Total Community Activities</b>	<b>\$5,284.01</b>	<b>\$17,175.00</b>	<b>\$11,890.99</b>	<b>\$15,524.42</b>	<b>\$43,877.94</b>	<b>\$28,353.52</b>	<b>\$126,077.94</b>
<b>LS &amp; CA Utilities</b>							
70500001-00 Water	151.14	141.91	(9.23)	614.13	575.17	(38.96)	14,243.89
70500002-00 Electric	(5.90)	610.63	616.53	2,744.58	3,561.05	816.47	8,736.59
70500004-00 Telephone	177.42	161.29	(16.13)	719.72	645.16	(74.56)	1,935.48
70500006-00 Trash Removal	30.92	30.15	(0.77)	123.68	120.60	(3.08)	361.80
<b>Total LS &amp; CA Utilities</b>	<b>\$353.58</b>	<b>\$943.98</b>	<b>\$590.40</b>	<b>\$4,202.11</b>	<b>\$4,901.98</b>	<b>\$699.87</b>	<b>\$25,277.76</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	\$1,000.00	\$1,000.00	\$-	\$4,000.00	\$4,000.00	\$-	\$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	-	-	-	-	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
70520071-00 Pet Waste Removal	90.70	-	(90.70)	142.38	-	(142.38)	-
70529998-00 Contingency	-	-	-	13.96	250.00	236.04	500.00
<b>Total LS &amp; CA Maintenance</b>	<b>\$1,090.70</b>	<b>\$1,000.00</b>	<b>(\$90.70)</b>	<b>\$6,749.04</b>	<b>\$910,250.00</b>	<b>\$903,500.96</b>	<b>\$1,014,713.25</b>
<b>Irrigation</b>							
70600003-00 Irrigation Repairs	-	-	-	-	625.00	625.00	2,500.00
70600009-00 Back Flow Inspections	-	-	-	-	75.00	75.00	75.00
<b>Total Irrigation</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$700.00</b>	<b>\$700.00</b>	<b>\$2,575.00</b>
<b>Community Center</b>							
70620002-00 Pest Control	105.00	115.50	10.50	420.00	462.00	42.00	1,386.00
70620003-00 Supplies	-	150.00	150.00	22.29	600.00	577.71	1,800.00
70620004-00 Repairs	-	300.00	300.00	-	600.00	600.00	1,200.00
70620006-00 Janitorial	3,200.00	-	(3,200.00)	3,200.00	-	(3,200.00)	-
70620011-00 Window Cleaning	-	300.00	300.00	300.00	850.00	550.00	1,700.00
70620012-00 Security Monitoring	135.00	135.00	-	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	-	-	-	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	(2,000.00)	630.00	2,630.00	600.00	2,520.00	1,920.00	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	-	2,500.00	2,500.00	5,000.00
<b>Total Community Center</b>	<b>\$1,440.00</b>	<b>\$2,880.50</b>	<b>\$1,440.50</b>	<b>\$6,652.29</b>	<b>\$10,052.00</b>	<b>\$3,399.71</b>	<b>\$26,226.00</b>
<b>Non-Operating Cash Usage</b>							
89910003-00 Depreciation	2,890.74	-	(2,890.74)	2,890.74	-	(2,890.74)	-
<b>Total Non-Operating Cash Usage</b>	<b>\$2,890.74</b>	<b>\$-</b>	<b>(\$2,890.74)</b>	<b>\$2,890.74</b>	<b>\$-</b>	<b>(\$2,890.74)</b>	<b>\$-</b>
<b>Total OPERATING EXPENSE</b>	<b>\$30,461.71</b>	<b>\$25,943.80</b>	<b>(\$4,517.91)</b>	<b>\$91,894.51</b>	<b>\$990,984.71</b>	<b>\$899,090.20</b>	<b>\$1,245,877.87</b>
<b>Net Income:</b>	<b>\$60,281.62</b>	<b>\$77,795.70</b>	<b>(\$17,514.08)</b>	<b>\$365,438.17</b>	<b>(\$576,046.46)</b>	<b>\$941,484.63</b>	<b>\$0.00</b>