



FINANCIAL REPORTS

Month Ending / September 2023



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



Assets

Operating Accounts		
0100-01000200-00 NSB - Petty Cash	\$2,556.95	
0100-01000711-00 North State Bank Comm. Enhancement	21,758.78	
Total Operating Accounts:		<u>\$24,315.73</u>
Excess Operating Accounts		
0200-02001411-00 Pinnacle Bank	25,066.78	
0200-02001411-01 Pinnacle Bank ICS	2,312,943.40	
0200-02002511-00 Eagle Strategies/NYL - Excess	1,386,831.82	
0200-02003511-00 Brinker Capital Investments - Excess	984,949.06	
Total Excess Operating Accounts:		<u>\$4,709,791.06</u>
Prepaid Expenses		
0600-06000002-00 Other	135.00	
0600-06000007-00 Special Events	66,382.18	
Total Prepaid Expenses:		<u>\$66,517.18</u>
Fixed Assets		
1200-12000003-00 Furniture & Fixtures	130,328.47	
1200-12000005-00 Office Equipment	33,967.99	
1200-12000115-00 Depreciation - General	(11,202.00)	
Total Fixed Assets:		<u>\$153,094.46</u>
Total Assets:		<u>\$4,953,718.43</u>

Liabilities & Equity

Accounts Payable		
2100-21000001-00 Vendor Payables	8.67	
2100-21000002-00 Accruals	4,239.51	
Total Accounts Payable:		<u>\$4,248.18</u>
Deposits		
2400-24000021-00 Events / Banquets Deposits	5,900.00	
Total Deposits:		<u>\$5,900.00</u>
Prior Years Retained Earnings		
3300-33000001-00 Prior Year's Adjustment	(78,937.91)	
3300-33000005-00 Market Value Adjustment	(43,765.04)	
3300-33001000-00 Prior Years Retained Earnings	4,231,428.17	
Total Prior Years Retained Earnings:		<u>\$4,108,725.22</u>
Net Income Gain / Loss	834,845.03	
		<u>\$834,845.03</u>
Total Liabilities & Equity:		<u>\$4,953,718.43</u>



Income Statement - Operating
Craig Ranch Community Association - Enhancement Fee
09/30/2023

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Assessment Revenues							
50010108-00 Enhancement Fee	\$44,969.08	\$96,872.80	(\$51,903.72)	\$1,154,669.20	\$871,855.20	\$282,814.00	\$1,162,473.60
Total Assessment Revenues	\$44,969.08	\$96,872.80	(\$51,903.72)	\$1,154,669.20	\$871,855.20	\$282,814.00	\$1,162,473.60
Other Income							
50030001-00 Interest - Non-Restricted Investments	5,744.14	184.16	5,559.98	38,488.42	2,800.55	35,687.87	3,131.71
50030012-00 Realized Gain(Loss)	(415.19)	-	(415.19)	(10,448.03)	-	(10,448.03)	-
50030027-00 Int. Income - Loan	(1,321.11)	-	(1,321.11)	-	-	-	-
50039993-00 Dividends - Non-Taxable	-	-	-	3,261.46	-	3,261.46	-
50039995-00 Dividend - Taxable	9,432.49	6,039.38	3,393.11	64,113.76	54,354.42	9,759.34	72,472.56
Total Other Income	\$13,440.33	\$6,223.54	\$7,216.79	\$95,415.61	\$57,154.97	\$38,260.64	\$75,604.27
Amenity Revenues							
50060002-00 Community Center Rental	850.00	600.00	250.00	10,115.00	5,850.00	4,265.00	7,800.00
Total Amenity Revenues	\$850.00	\$600.00	\$250.00	\$10,115.00	\$5,850.00	\$4,265.00	\$7,800.00
Total OPERATING INCOME	\$59,259.41	\$103,696.34	(\$44,436.93)	\$1,260,199.81	\$934,860.17	\$325,339.64	\$1,245,877.87
OPERATING EXPENSE							
Salaries							
70010022-00 Hourly Staff	981.75	600.00	(381.75)	3,370.25	5,400.00	2,029.75	7,200.00
Total Salaries	\$981.75	\$600.00	(\$381.75)	\$3,370.25	\$5,400.00	\$2,029.75	\$7,200.00
Professional Fees							
70080011-00 Other Professional Fees	-	5.00	5.00	4,378.00	4,418.00	40.00	4,433.02
Total Professional Fees	\$-	\$5.00	\$5.00	\$4,378.00	\$4,418.00	\$40.00	\$4,433.02
Supplies							
70100001-00 Postage	4.41	2.65	(1.76)	28.47	31.88	3.41	35.59
70100002-00 Admin/Office Supplies & Misc.	0.96	0.80	(0.16)	9.92	10.12	0.20	12.04
70100003-00 Community Mass Mailings	-	-	-	-	600.00	600.00	800.00
70100008-00 Copies	-	0.30	0.30	-	5.10	5.10	7.20
70100010-00 Scanned Documents	3.30	1.50	(1.80)	14.40	10.65	(3.75)	12.75
Total Supplies	\$8.67	\$5.25	(\$3.42)	\$52.79	\$657.75	\$604.96	\$867.58
Insurance							
70120001-00 General Liability	80.67	117.08	36.41	726.03	1,053.72	327.69	1,433.07
70120009-00 Property	1,310.33	896.75	(413.58)	11,792.97	8,070.75	(3,722.22)	10,976.22
Total Insurance	\$1,391.00	\$1,013.83	(\$377.17)	\$12,519.00	\$9,124.47	(\$3,394.53)	\$12,409.29
Taxes							
70180003-00 Property	-	-	-	-	-	-	43.07
Total Taxes	\$-	\$-	\$-	\$-	\$-	\$0.00	\$43.07
Other Miscellaneous							
70220001-00 Bank Charges	1,582.47	1,700.00	117.53	16,139.86	15,698.76	(441.10)	19,942.96
70220006-00 Storage	278.00	326.00	48.00	2,986.06	2,934.00	(52.06)	3,912.00
70220007-00 Travel Reimbursement	-	100.00	100.00	1,650.36	1,900.00	249.64	2,200.00
70220012-00 Office Space	-	-	-	39,911.39	-	(39,911.39)	-
Total Other Miscellaneous	\$1,860.47	\$2,126.00	\$265.53	\$60,687.67	\$20,532.76	(\$40,154.91)	\$26,054.96
Community Activities							
70240001-00 Community Activities	5,405.27	1,325.00	(4,080.27)	40,332.40	67,375.00	27,042.60	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	601.22	-	(601.22)	2,362.00	11,000.00	8,638.00	11,000.00
70240033-00 Fireworks	-	-	-	-	15,000.00	15,000.00	15,000.00
Total Community Activities	\$6,006.49	\$1,325.00	(\$4,681.49)	\$43,930.43	\$95,952.94	\$52,022.51	\$126,077.94
Contracted Services							
70490012-00 Porter Services	54.54	-	(54.54)	311.69	-	(311.69)	-
Total Contracted Services	\$54.54	\$-	(\$54.54)	\$311.69	\$-	(\$311.69)	\$-
LS & CA Utilities							
70500001-00 Water	2,255.13	4,019.88	1,764.75	8,043.58	11,670.71	3,627.13	14,243.89
70500002-00 Electric	936.54	569.45	(367.09)	5,985.17	7,457.42	1,472.25	8,736.59



Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
70500004-00 Telephone	\$193.55	\$161.29	(\$32.26)	\$1,687.47	\$1,451.61	(\$235.86)	\$1,935.48
70500006-00 Trash Removal	30.92	30.15	(0.77)	278.28	271.35	(6.93)	361.80
Total LS & CA Utilities	\$3,416.14	\$4,780.77	\$1,364.63	\$15,994.50	\$20,851.09	\$4,856.59	\$25,277.76
LS & CA Maintenance							
70520001-00 General Maintenance	1,000.00	1,030.00	30.00	9,000.00	9,030.00	30.00	12,120.00
70520003-00 Trees	5,075.00	-	(5,075.00)	7,667.70	2,500.00	(5,167.70)	5,000.00
70520005-00 Lighting	-	-	-	24,665.00	1,000.00	(23,665.00)	1,000.00
70520006-00 Site Signage	5,500.00	-	(5,500.00)	11,000.00	300,000.00	289,000.00	300,000.00
70520008-00 Holiday Decorations	-	-	-	-	-	-	93,093.25
70520031-00 Landscape Improvements	-	-	-	201,592.20	603,000.00	401,407.80	603,000.00
70520071-00 Pet Waste Removal	89.54	-	(89.54)	531.24	-	(531.24)	-
70529998-00 Contingency	-	-	-	13.96	500.00	486.04	500.00
Total LS & CA Maintenance	\$11,664.54	\$1,030.00	(\$10,634.54)	\$254,470.10	\$916,030.00	\$661,559.90	\$1,014,713.25
Irrigation							
70600003-00 Irrigation Repairs	-	-	-	-	1,875.00	1,875.00	2,500.00
70600009-00 Back Flow Inspections	-	-	-	-	75.00	75.00	75.00
Total Irrigation	\$-	\$-	\$-	\$-	\$1,950.00	\$1,950.00	\$2,575.00
Community Center							
70620002-00 Pest Control	105.00	115.50	10.50	945.00	1,039.50	94.50	1,386.00
70620003-00 Supplies	135.51	150.00	14.49	291.75	1,350.00	1,058.25	1,800.00
70620004-00 Repairs	-	-	-	-	900.00	900.00	1,200.00
70620006-00 Janitorial	1,600.00	-	(1,600.00)	9,200.00	-	(9,200.00)	-
70620011-00 Window Cleaning	-	-	-	1,150.00	1,400.00	250.00	1,700.00
70620012-00 Security Monitoring	-	-	-	405.00	505.00	100.00	640.00
70620015-00 A/C Maintenance	-	-	-	1,240.00	1,240.00	-	1,240.00
70620016-00 Equipment & Repairs	-	-	-	645.00	1,100.00	455.00	2,500.00
70620017-00 Website & Internet Services	-	-	-	27.98	-	(27.98)	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	5,670.00	4,670.00	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	-	-	-	3,473.62	3,750.00	276.38	5,000.00
Total Community Center	\$1,840.51	\$895.50	(\$945.01)	\$18,378.35	\$18,554.50	\$176.15	\$26,226.00
Pool/Pavilion							
70649998-00 Pavilion Contingency	30.00	-	(30.00)	60.00	-	(60.00)	-
Total Pool/Pavilion	\$30.00	\$-	(\$30.00)	\$60.00	\$-	(\$60.00)	\$-
Non-Operating Cash Usage							
89910003-00 Depreciation	1,867.00	-	(1,867.00)	11,202.00	-	(11,202.00)	-
Total Non-Operating Cash Usage	\$1,867.00	\$-	(\$1,867.00)	\$11,202.00	\$-	(\$11,202.00)	\$-
Total OPERATING EXPENSE	\$29,121.11	\$11,781.35	(\$17,339.76)	\$425,354.78	\$1,093,471.51	\$668,116.73	\$1,245,877.87
Net Income:	\$30,138.30	\$91,914.99	(\$61,776.69)	\$834,845.03	(\$158,611.34)	\$993,456.37	\$0.00