

Cranberry Estates Subdivision Association
Statement of Financial Position
December 31, 2023

	Operations	Reserve	Total
ASSETS			
Current Assets			
Checking/Savings			
Checking - PNC Bank	\$ 21,695	\$ -	\$ 21,695
Money Market - PNC Bank	6,754	10,000	16,754
Total Checking/Savings	28,450	10,000	38,450
Accounts Receivable	60,199	-	60,199
Total Current Assets	88,648	10,000	98,648
TOTAL ASSETS	\$ 88,648	\$ 10,000	\$ 98,648
 LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Deferred Revenue	69,899	\$ -	\$ 69,899
Total Current Liabilities	69,899	-	69,899
Equity			
Operations Equity			
Retained Earnings - Operations	29,829	-	29,829
Cash From Operations	(11,080)	-	(11,080)
Total Operations Equity	18,749	-	18,749
Reserve Equity			
Retained Earnings - Reserve	-	10,000	10,000
Cash From Reserve	-	-	-
Total Reserve Equity	-	10,000	10,000
Total Equity	18,749	10,000	28,749
TOTAL LIABILITIES & EQUITY	\$ 88,648	\$ 10,000	\$ 98,648

**Cranberry Estates Subdivision Association
Budgeted Statement of Revenue and Expenses
December 2023**

	Dec 23	Jan-Dec 23 Actual	%	Jan-Dec 23 Budget	\$ Over Budget	% of Budget	Jan-Dec 22 Actual	2023-2022 Variance	2023 Budget	2022 Budget
Revenue										
Association Dues	\$ -	\$ 58,450	99.5%	\$ 59,200	\$ (750)	98.73%	\$ 50,590	\$ 7,860	\$ 59,200	\$ 55,500
Interest Income	-	2	0.0%	-	2	100.0%	2	0	-	-
Late Charges	-	-		-	-		-	-	-	-
Penalties	-	-		-	-		-	-	-	-
Delinquent Dues	300	300	0.5%	800	(500)	37.5%	-	300	800	-
Total Revenue	\$ 300	\$ 58,752	100.0%	\$ 60,000	\$ (1,248)	97.92%	\$ 50,592	\$ 8,160	\$ 60,000	\$ 55,500
Expenses										
Administrative										
Accounting/Audit	\$ 450	\$ 5,400	9.2%	\$ 5,400	\$ -	100.0%	\$ 5,400	\$ -	\$ 5,400	\$ 5,550
Administrative	17	520	0.9%	500	20	103.97%	301	219	500	1,200
Community Activities	-	38	0.1%	500	(462)	7.63%	138	(100)	500	1,000
Delinquent Dues	-	-		-	-		-	-	-	-
Fees & Permits	-	20		30	(10)	66.67%	201	(181)	30	30
Legal Fees	-	-		1,000	(1,000)	0.0%	-	-	1,000	1,500
Photocopying/Printing	-	-		250	(250)	0.0%	48	(48)	250	250
Postage	2	250	0.4%	400	(150)	62.58%	348	(98)	400	500
	469	6,228	10.6%	8,080	(1,852)	77.08%	6,436	(207)	8,080	10,030
Insurance/Taxes										
Property Insurance	-	4,243	7.2%	4,000	243	106.08%	3,967	276	4,000	4,100
Property Tax	-	-		-	-		-	-	-	-
	-	4,243	7.2%	4,000	243	106.08%	3,967	276	4,000	4,100
Landscape/Grounds										
Gazebo/Stairs	-	25	0.0%	-	25	100.0%	-	25	-	3,700
Grounds	661	2,812	4.8%	-	2,812	100.0%	3,073	(261)	-	-
Irrigation Services	-	-		100	(100)	0.0%	-	-	100	100
Lake Maintenance	-	3,075	5.2%	2,300	775	133.7%	2,050	1,025	2,300	3,000
Lawn Contract	-	17,608	30.0%	17,506	102	100.58%	17,804	(196)	17,506	17,804
Lighting	-	549	0.9%	250	299	219.72%	-	549	250	250
Property Improvement	-	2,229	3.8%	-	2,229	100.0%	1,137	1,092	-	19,050
Signage	-	-		500	(500)	0.0%	420	(420)	500	11,255
Snow Removal	1,238	7,491	12.8%	7,395	96	101.3%	9,485	(1,994)	7,395	7,020
Special Projects	-	25,000	42.6%	25,000	-	100.0%	18,711	6,289	25,000	-
Sprinklers	-	-		500	(500)	0.0%	-	-	500	500
Street Maintenance	-	-		800	(800)	0.0%	-	-	800	1,500
	1,898	58,789	100.1%	54,351	4,438	108.17%	52,679	6,110	54,351	64,179
Utilities										
Electric	-	598	1.0%	800	(202)	74.78%	657	(59)	800	700
Water/Sewer	-	23		3,800	(3,777)	0.61%	3,509	(3,486)	3,800	9,200
	-	621	1.1%	4,600	(3,979)	13.51%	4,166	(3,545)	4,600	9,900
Total Expenses	2,368	69,882	118.9%	71,031	(1,149)	98.38%	67,249	2,633	71,031	88,209
Excess Revenue Over Expenses	(2,068)	(11,130)	-18.9%	(11,031)	(99)	100.89%	(16,656)	5,527	(11,031)	(32,709)
Replacement Reserve										
Interest on Reserve	-	-		-	-		-	-	-	-
Reserve Payments	-	-		-	-		-	-	-	4,000
Excess Revenue After Replacement Reserve	\$ (2,068)	\$ (11,130)	-18.9%	\$ (11,031)	\$ (99)	100.89%	\$ (16,656)	\$ 5,527	\$ (11,031)	\$ (28,709)