

CARNELIAN WOODS ASSOCIATION

BALANCE SHEET

March 31, 2023

See Accountants' Compilation Report

ASSETS

		OPERATING FUND	REPLACEMENT FUND	LOAN FUND
1005	Wells Fargo-Checking	\$ 27,060	\$ -0-	\$ -0-
1002	Wells Fargo-Petty Cash	1,190	-0-	-0-
1006	Mutual Of Omaha Deposit	-0-	-0-	-0-
1008	Pavilion Savings Account	-0-	2	-0-
1030	Bank of America CD 1636	-0-	7	-0-
1036	Merrill Lynch	-0-	195,168	-0-
1035	Mutual of Omaha Hi Mkt Yield Sv	-0-	4,137	-0-
		<u>28,250</u>	<u>199,314</u>	<u>-0-</u>
1200	Assessment Receivable	37,099	-0-	-0-
1210	Allowance for Bad Debt	(537)	-0-	-0-
1300	Prepaid Insurance	10,523	-0-	-0-
1305	Prepaid Income Tax- FTB	654	-0-	-0-
1306	Prepaid Property Tax	-0-	-0-	-0-
1308	Prepaid Other	1,046	-0-	-0-
1500	Land	-0-	-0-	-0-
1510	Furniture & Equipment	317,901	-0-	-0-
1550	Accumulated Depreciation	(266,196)	-0-	-0-
1601	Intangible assets - loan fee	-0-	-0-	6,935
1605	Accumulated amortization	-0-	-0-	(3,535)
1350 1360 2350 2360	Due From(To) Operating	<u>(309,616)</u>	<u>270,461</u>	<u>39,155</u>
	TOTAL ASSETS	<u>\$ (180,876)</u>	<u>\$ 469,775</u>	<u>\$ 42,555</u>

LIABILITIES AND MEMBERS' EQUITY

2000	Accounts Payable	\$ 33,706	\$ -0-	\$ -0-
2100	Accrued Accounts Payable	-0-	-0-	-0-
2150	Wells Fargo Credit Card	779	-0-	-0-
2412	Mutual of Omaha Loan	-0-	-0-	1,052,311
2530	Security Deposits	5,000	-0-	-0-
2205	Accrue Income Tax	248	-0-	-0-
2210	Deferred Revenue	-0-	-0-	-0-
2215	Prepaid Assessments	16,513	-0-	-0-
2230	Accrued Salaries	-0-	-0-	-0-
2235	Accrued Vacation due	6,714	-0-	-0-
1800	Suspense	-0-	-0-	-0-
	TOTAL LIABILITIES	<u>62,960</u>	<u>-0-</u>	<u>1,052,311</u>
3000	Operating Fund Balance	(160,244)	-0-	-0-
3010	Capital Replacement Fund Balance	-0-	251,138	-0-
3020	Loan Fund Balance	-0-	-0-	(1,083,541)
	Previous Year's Net Revenue	(100,987)	215,774	-0-
	Net Revenue Less Expenses	<u>17,395</u>	<u>2,863</u>	<u>73,785</u>
	TOTAL MEMBERS' EQUITY	<u>(243,836)</u>	<u>469,775</u>	<u>(1,009,756)</u>
	TOTAL LIABILITIES & MEMBERS' EQUITY	<u>\$ (180,876)</u>	<u>\$ 469,775</u>	<u>\$ 42,555</u>

SUBSTANTIALLY ALL DISCLOSURES
HAVE BEEN OMITTED.

TENTATIVE AND PRELIMINARY
FOR DISCUSSION PURPOSES ONLY.

CARNELIAN WOODS ASSOCIATION

STATEMENT OF OPERATING FUND REVENUE & EXPENSES

For the Month Ended March 31, 2023

And Year-to-Date Period October 1, 2022 to March 31, 2023

See Accountants' Compilation Report

	CURRENT MONTH ACTUAL	CURRENT MONTH BUDGET	CURRENT BUDGET VARIANCE	YEAR TO-DATE ACTUAL	YEAR TO-DATE BUDGET	Y-T-D BUDGET VARIANCE	ANNUAL BUDGET
REVENUE							
4000 Dues	\$ 62,068	\$ 62,044	\$ 24	\$ 372,408	\$ 372,267	\$ 141	\$ 744,533
4001 (Less) Allocation to Replacement	-0-	-0-	-0-	-0-	-0-	-0-	-
4015 Rental Income	2,750	2,400	350	16,500	14,400	2,100	28,800
4020 CW Maintenance Services	29,064	25,000	4,064	89,212	150,000	(60,788)	300,000
4025 Late Charges	-0-	125	(125)	233	250	(17)	500
4030 Transfer Fees	-0-	125	(125)	750	750	-0-	1,500
4035 Vending Machine Income	-0-	63	(63)	-0-	125	(125)	250
4040 Miscellaneous Income	438	125	313	2,104	250	1,854	500
4010 Forestry Grant Income	-0-	-0-	-0-	-0-	-0-	-0-	-0-
4036 Insurance Proceeds	-0-	-0-	-0-	-0-	-0-	-0-	-0-
4042 Key Card Income	-0-	125	(125)	-0-	250	(250)	500
TOTAL REVENUE	94,320	90,007	4,313	481,207	538,292	(57,085)	1,076,583
EXPENSES							
6085 Accounting	3,179	1,500	(1,679)	20,672	9,000	(11,672)	18,000
6060 Insurance	6,015	5,796	(219)	30,117	34,777	4,660	69,553
6070 & 6025 Miscellaneous Expense	-0-	333	333	950	2,000	1,050	4,000
6072 Office & Plant	540	417	(123)	9,289	2,500	(6,789)	5,000
6075 Postage & Delivery	-0-	42	42	1,292	250	(1,042)	500
6136 Salaries Maintenance/Manager	21,395	26,153	4,758	132,673	156,919	24,246	313,838
6055 Employee Benefits	2,400	2,500	100	14,900	15,000	100	30,000
6137 Wages/Salaries Other	3,750	1,917	(1,833)	23,225	11,500	(11,725)	23,000
6138 Snow Removal	990	5,600	4,610	49,360	25,200	(24,160)	28,000
6073 Payroll Tax Expense	2,107	2,500	393	16,005	15,000	(1,005)	30,000
6185 Workers Compensation	961	1,833	872	6,089	11,000	4,911	22,000
6074 Payroll Service	250	192	(58)	1,287	1,150	(137)	2,300
6080 Professional Fees	-0-	500	500	3,413	3,000	(413)	6,000
6105 General Maintenance	1,220	1,500	280	10,116	9,000	(1,116)	18,000
6032 Pavillion	-0-	-0-	-0-	380	-0-	(380)	-0-
6033 CW Services Expense	22,213	15,833	(6,380)	64,336	95,000	30,664	190,000
6125 Pool & Spa	485	667	182	4,868	4,000	(868)	8,000
6130 Tree Removal	-0-	-0-	-0-	-0-	-0-	-0-	20,000
6145 Security	-0-	50	50	183	300	117	600
6065 Fees & Licensing	-0-	292	292	20	1,750	1,730	3,500
6160 Property Tax	-0-	1,083	1,083	8,689	6,500	(2,189)	13,000
6165 Income Tax	-0-	-0-	-0-	1,611	-0-	(1,611)	200
6170 Telephone	938	767	(171)	5,264	4,600	(664)	9,200
6180 Vehicle Expense	-0-	1,833	1,833	12,271	11,000	(1,271)	22,000
6020 Truck & Fuel	-0-	-0-	-0-	-0-	-0-	-0-	-0-
6175 Utilities	5,882	7,917	2,035	46,732	47,500	768	95,000
6104 Forestry Management	-0-	-0-	-0-	-0-	-0-	-0-	30,000
6025 Bad Debt	-0-	-0-	-0-	-0-	-0-	-0-	-0-
6030 Bank Service Charges	-0-	50	50	70	300	230	600
TOTAL EXPENSES	72,325	79,275	6,950	463,812	467,246	3,434	962,291
EXCESS OF REVENUE OVER (UNDER) EXPENSES							
	\$ 21,995	\$ 10,732	\$ 11,263	\$ 17,395	\$ 71,046	\$ (53,651)	\$ 114,292

SUBSTANTIALLY ALL DISCLOSURES
HAVE BEEN OMITTED.

TENTATIVE AND PRELIMINARY
FOR DISCUSSION PURPOSES ONLY.

CARNELIAN WOODS ASSOCIATION

STATEMENT OF REPLACEMENT FUND REVENUE & EXPENSES

For the Month Ended March 31, 2023

And Year-to-Date Period October 1, 2022 to March 31, 2023

See Accountants' Compilation Report

	CURRENT MONTH ACTUAL	CURRENT MONTH BUDGET	CURRENT BUDGET VARIANCE	YEAR TO-DATE ACTUAL	YEAR TO-DATE BUDGET	Y-T-D BUDGET VARIANCE	ANNUAL BUDGET
REVENUE							
4002 Replacement Fund Dues	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Other Income	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Interest Revenue - Replacement	653	-0-	653	2,116	-0-	2,116	-0-
TOTAL REVENUE	653	-0-	653	2,116	-0-	2,116	-0-
EXPENSES							
5003 Loader	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5075 Asphalt-Seal/Repair	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5070 Asphalt Walkways	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5205 Bat Exclusion	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5140 Drainage/BMP	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5131 Forestry	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5005 Furnace Replacement	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5190 Pool Cover/Reel-Replace	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5165 Pool Filters	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5175 Pool Heaters-Replace	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5185 Pool Pumps	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5154 Pool/ Spa Expense	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5121 Residential Siding	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5115 Residential Siding/Trim	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5136 Snow Blowers	-0-	-0-	-0-	53	3,500	3,447	3,500
5180 Spa Heaters-Replace	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5195 Tennis Court-Resurface	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5001 Truck	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5145 Under Unit Repairs	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5055 Unit Balconies Reseal/Repair	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5150 TOT Lot Refurbishment	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5100 Wood Benches	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5105 Wood Fence	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5210 Entry Stairs	-0-	-0-	-0-	(800)	-0-	800	85,000
5215 Par Course	-0-	-0-	-0-	-0-	-0-	-0-	3,000
TOTAL EXPENSES	-0-	-0-	-0-	(747)	3,500	4,247	91,500
EXCESS OF REVENUE OVER (UNDER) EXPENSES	\$ 653	\$ -0-	\$ (653)	\$ 2,863	\$ (3,500)	\$ (6,363)	\$ (91,500)

SUBSTANTIALLY ALL DISCLOSURES
HAVE BEEN OMITTED.

TENTATIVE AND PRELIMINARY
FOR DISCUSSION PURPOSES ONLY.

CARNELIAN WOODS ASSOCIATION

STATEMENT OF LOAN FUND REVENUE & EXPENSES
For the Month Ended March 31, 2023
And Year-to-Date Period October 1, 2022 to March 31, 2023
See Accountants' Compilation Report

		CURRENT MONTH ACTUAL	CURRENT MONTH BUDGET	CURRENT BUDGET VARIANCE	YEAR TO-DATE ACTUAL	YEAR TO-DATE BUDGET	Y-T-D BUDGET VARIANCE	ANNUAL BUDGET
REVENUE								
4005	Special Assessment	\$ -0-	\$ -0-	\$ -0-	\$ 103,368	\$ 103,368	\$ -0-	\$ 206,736
	TOTAL REVENUE	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>103,368</u>	<u>103,368</u>	<u>-0-</u>	<u>206,736</u>
EXPENSES								
6062	Interest Expense	4,397	-0-	(4,397)	29,583	-0-	(29,583)	-0-
	TOTAL EXPENSES	<u>4,397</u>	<u>-0-</u>	<u>(4,397)</u>	<u>29,583</u>	<u>-0-</u>	<u>(29,583)</u>	<u>-0-</u>
	EXCESS OF REVENUE OVER (UNDER) EXPENSES	<u>\$ (4,397)</u>	<u>\$ -0-</u>	<u>\$ 4,397</u>	<u>\$ 73,785</u>	<u>\$ 103,368</u>	<u>\$ 29,583</u>	<u>\$ 206,736</u>

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