

CARNELIAN WOODS ASSOCIATION

BALANCE SHEET
September 30, 2021

See Accountants' Compilation Report

ASSETS

		OPERATING FUND	REPLACEMENT FUND
1005	Wells Fargo-Checking	\$ 49,038	\$ -
1002	Wells Fargo-Petty Cash	1,648	-0-
1006	Mutual Of Omaha Deposit	8,868	-0-
1008	Pavilion Savings Account	-0-	2
1030	Bank of America CD 1636	-0-	7
1036	Merrill Lynch	-0-	237,712
1035	Mutual of Omaha Hi Mkt Yield Sv	-0-	4,132
		<u>59,554</u>	<u>241,853</u>
1200	Assessment Receivable	32,219	-0-
1210	Allowance for Bad Debt	(3,499)	-0-
1300	Prepaid Insurance	2,839	-0-
1305	Prepaid Income Tax- FTB	654	-0-
1306	Prepaid Property Tax	-0-	-0-
1308	Prepaid Other	1,046	-0-
1500	Land	-0-	-0-
1510	Furniture & Equipment	317,901	-0-
1550	Accumulated Depreciation	(266,196)	-0-
1601	Intangible assets - loan fee	6,935	-0-
1605	Accumulated amortization	(3,535)	-0-
1350	Due From(To) Operating	-0-	193,658
		<u>-0-</u>	<u>193,658</u>
	TOTAL ASSETS	<u>\$ 147,918</u>	<u>\$ 435,511</u>

LIABILITIES AND MEMBERS' EQUITY

2000	Accounts Payable	\$ 20,207	\$ -0-
	Accrued Accounts Payable	-0-	-0-
2412	Mutual of Omaha Loan	-0-	1,267,914
2530	Security Deposits	5,000	-0-
2205	Accrue Income Tax	248	-0-
2215	Prepaid Assessments	68,418	-0-
2230	Accrued Salaries	9,918	-0-
2235	Accrued Vacation due	10,716	-0-
2350	Due To (From) Replacement Fund	193,658	-0-
	TOTAL LIABILITIES	<u>308,165</u>	<u>1,267,914</u>
3000	Operating Fund Balance	(206,128)	-0-
3010	Capital Replacement Fund Balance	-0-	(742,402)
	Net Revenue Less Expenses	45,881	(90,001)
	TOTAL MEMBERS' EQUITY	<u>(160,247)</u>	<u>(832,403)</u>
	TOTAL LIABILITIES & MEMBERS' EQUITY	<u>\$ 147,918</u>	<u>\$ 435,511</u>

SUBSTANTIALLY ALL DISCLOSURES
HAVE BEEN OMITTED.

CARNELIAN WOODS ASSOCIATION

STATEMENT OF OPERATING FUND REVENUE & EXPENSES

For the Month Ended September 30, 2021

And Year-to-Date Period October 1, 2020 to September 30, 2021

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	\$ 56,692	\$ 54,773	\$ 1,919	\$ 657,237	\$ 657,280	\$ (43)	\$ 657,280
4001 (Less) Allocation to Replacement	(5,833)	(5,833)	-0-	(70,000)	(70,000)	-0-	(70,000)
4015 Rental Income	(2,250)	2,400	(4,650)	27,475	28,800	(1,325)	28,800
4020 CW Maintenance Services	32,138	41,265	(9,127)	332,632	495,180	(162,548)	495,180
4025 Late Charges	-0-	-0-	-0-	198	4,875	(4,677)	4,875
4030 Transfer Fees	-0-	-0-	-0-	1,750	1,750	-0-	1,750
4035 Vending Machine Income	-0-	60	(60)	-0-	720	(720)	720
4040 Miscellaneous Income	1,574	417	1,157	1,624	5,000	(3,376)	5,000
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-	1,252	(1,252)	-0-	15,025	(15,025)	15,025
TOTAL REVENUE	82,321	94,334	(12,013)	950,916	1,138,630	(187,714)	1,138,630
EXPENSES							
6085 Accounting	582	500	(82)	17,481	6,000	(11,481)	6,000
6060 Insurance	5,232	4,791	(441)	60,787	57,490	(3,297)	57,490
6070 Miscellaneous Expense	9	-0-	(9)	9	-0-	(9)	-0-
6072 Office & Plant	3,628	647	(2,981)	8,626	7,764	(862)	7,764
6075 Postage & Delivery	-0-	-0-	-0-	-0-	-0-	-0-	-0-
6136 Salaries Maintenance/Manager	13,243	22,662	9,419	280,253	271,948	(8,305)	271,948
6055 Employee Benefits	1,536	-0-	(1,536)	18,538	-0-	(18,538)	-0-
6137 Recreation	4,160	2,083	(2,077)	24,182	25,000	818	25,000
6138 Snow Removal	-0-	-0-	-0-	17,789	13,092	(4,697)	13,092
6073 Payroll Tax Expense	4,444	2,667	(1,777)	31,470	32,000	530	32,000
6185 Workers Compensation	-0-	1,250	1,250	9,845	15,000	5,155	15,000
6074 Payroll Service	147	186	39	2,042	2,232	190	2,232
6080 Professional Fees	514	333	(181)	13,818	4,000	(9,818)	4,000
6105 General Maintenance	3,198	3,625	427	24,116	43,500	19,384	43,500
6033 CW Services Expense	33,401	18,333	(15,068)	193,805	220,000	26,195	220,000
6125 Pool & Spa	1,439	680	(759)	12,528	8,160	(4,368)	8,160
6130 Tree Removal	-0-	-0-	-0-	18,563	6,336	(12,227)	6,336
6145 Security	-0-	183	183	461	2,200	1,739	2,200
6065 Fees & Licensing	-0-	-0-	-0-	2,544	2,124	(420)	2,124
6160 Property Tax	853	823	(30)	10,143	9,876	(267)	9,876
6165 Income Tax	143	-0-	(143)	300	-0-	(300)	-0-
6170 Telephone	274	502	228	7,682	6,024	(1,658)	6,024
6180 Vehicle Expense	1,137	1,667	530	22,643	20,000	(2,643)	20,000
6175 Utilities	8,737	6,667	(2,070)	94,920	80,000	(14,920)	80,000
Depreciation	20,452	-0-	(20,452)	20,452	-0-	(20,452)	-0-
Amortization	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Pavillion	-0-	-0-	-0-	9,124	-0-	(9,124)	-0-
Bad Debt	-0-	-0-	-0-	2,465	-0-	(2,465)	-0-
6063 Bank Service Charges	16	-0-	(16)	449	-0-	(449)	-0-
TOTAL EXPENSES	103,145	67,599	(35,546)	905,035	832,746	(72,289)	832,746

EXCESS OF REVENUE

SUBSTANTIALLY ALL DISCLOSURES
HAVE BEEN OMITTED.

OVER (UNDER) EXPENSES	<u>\$</u>	<u>(20,824)</u>	<u>\$</u>	<u>26,735</u>	<u>\$</u>	<u>23,533</u>	<u>\$</u>	<u>45,881</u>	<u>\$</u>	<u>305,884</u>	<u>\$</u>	<u>(115,425)</u>	<u>\$</u>	<u>305,884</u>
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SUBSTANTIALLY ALL DISCLOSURES
HAVE BEEN OMITTED.

CARNELIAN WOODS ASSOCIATION

STATEMENT OF REPLACEMENT FUND REVENUE & EXPENSES

For the Month Ended September 30, 2021

And Year-to-Date Period October 1, 2020 to September 30, 2021

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	\$ 5,833	\$ 5,833	\$ -	\$ 70,000	\$ 70,000	\$ -	\$ 70,000
4005 Special Assessment	438	-0-	438	206,736	-0-	206,736	-0-
Interest Revenue - Replacement	5	-0-	5	88	-0-	88	-0-
TOTAL REVENUE	6,276	5,833	443	276,824	70,000	206,824	70,000
EXPENSES							
5003 Loader	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5075 Asphalt-Seal/Repair	-0-	-0-	-0-	-0-	-0-	-0-	30,000
5070 Asphalt Walkways	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5205 Bat Exclusion	-0-	-0-	-0-	188,985	-0-	(188,985)	258,000
5131 Forestry	480	-0-	(480)	33,715	-0-	(33,715)	25,000
5005 Furnace Replacement	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5190 Pool Cover/Reel-Replace	-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-	-0-	-0-	-0-	-0-
5180 Spa Heaters-Replace	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5195 Tennis Court-Resurface	-0-	-0-	-0-	-0-	-0-	-0-	2,000
5001 Truck	-0-	-0-	-0-	-0-	-0-	-0-	-0-
5145 Under Unit Repairs	(1,812)	-0-	1,812	-0-	-0-	-0-	2,500
5055 Unit Balconies Reseal/Repair	9,398	-0-	(9,398)	71,924	-0-	(71,924)	40,000
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-
6062 Interest Expense	5,850	-0-	(5,850)	72,201	-0-	(72,201)	-0-
TOTAL EXPENSES	13,916	-0-	(13,916)	366,825	-0-	(366,825)	357,500
EXCESS OF REVENUE OVER (UNDER) EXPENSES							
	<u>\$ (7,640)</u>	<u>\$ 5,833</u>	<u>\$ 14,359</u>	<u>\$ (90,001)</u>	<u>\$ 70,000</u>	<u>\$ (160,001)</u>	<u>\$ (287,500)</u>

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HAVE BEEN OMITTED.