

CARNELIAN WOODS ASSOCIATION

COMPILED

FINANCIAL STATEMENTS

January 31, 2022

## CARNELIAN WOODS ASSOCIATION

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## INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

To the Directors of  
Carnelian Woods Association

The Association is responsible for the accompanying financial statements of Carnelian Woods Association (a corporation) which comprise the balance sheet as of January 31, 2022, and the related statements of operating fund revenue and expenses and replacement fund revenue and expenses for the month and year-to-date periods then ended, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements, nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The Association has elected to omit substantially all of the disclosures and the statement of cash flows required by generally accepted accounting principles, and the summaries of significant assumptions and accounting policies related to the budgeted information, and the supplementary information on future major repairs and replacements of common property required by the AICPA. If the omitted disclosures and the statement of cash flows, and the summaries of significant assumptions and accounting policies related to the budgeted information, and the supplementary information on future major repairs and replacements of common property required by the AICPA were included in the financial statements, they might influence the user's conclusions about the Company's financial position, results of operations, and cash flows. Accordingly, these financial statements are not designed for those who are not informed about such matters.



McCLINTOCK ACCOUNTANCY CORPORATION  
Tahoe City, California  
February 18, 2022

CARNELIAN WOODS ASSOCIATION

BALANCE SHEET

January 31, 2022

See Accountants' Compilation Report

ASSETS

|      |                                 | OPERATING<br>FUND | REPLACEMENT<br>FUND |
|------|---------------------------------|-------------------|---------------------|
| 1005 | Wells Fargo-Checking            | \$ 130,124        | \$ -                |
| 1002 | Wells Fargo-Petty Cash          | 863               | -0-                 |
| 1006 | Mutual Of Omaha Deposit         | 24,922            | -0-                 |
| 1008 | Pavilion Savings Account        | -0-               | 2                   |
| 1030 | Bank of America CD 1636         | -0-               | 7                   |
| 1036 | Merrill Lynch                   | -0-               | 205,876             |
| 1035 | Mutual of Omaha Hi Mkt Yield Sv | -0-               | 4,134               |
|      |                                 | <u>155,909</u>    | <u>210,019</u>      |
| 1200 | Assessment Receivable           | 54,894            | -0-                 |
| 1210 | Allowance for Bad Debt          | (4,620)           | -0-                 |
| 1300 | Prepaid Insurance               | 2,839             | -0-                 |
| 1305 | Prepaid Income Tax- FTB         | 654               | -0-                 |
| 1306 | Prepaid Property Tax            | -0-               | -0-                 |
| 1308 | Prepaid Other                   | 1,743             | -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-               | 282,616             |
|      |                                 | <u>-0-</u>        | <u>282,616</u>      |
|      | TOTAL ASSETS                    | <u>\$ 266,524</u> | <u>\$ 492,635</u>   |

LIABILITIES AND MEMBERS' EQUITY

|      |                                    |                   |                   |
|------|------------------------------------|-------------------|-------------------|
| 2000 | Accounts Payable                   | \$ 15,027         | \$ -0-            |
| 2100 | Accrued Accounts Payable           | -0-               | -0-               |
| 2412 | Mutual of Omaha Loan               | -0-               | 1,221,522         |
| 2530 | Security Deposits                  | 5,000             | -0-               |
| 2205 | Accrue Income Tax                  | 248               | -0-               |
| 2215 | Prepaid Assessments                | 113,343           | -0-               |
| 2230 | Accrued Salaries                   | 9,918             | -0-               |
| 2235 | Accrued Vacation due               | 10,716            | -0-               |
|      | Suspense                           | -0-               | -0-               |
| 2350 | Due To (From) Replacement Fund     | 282,616           | -0-               |
|      | TOTAL LIABILITIES                  | <u>436,868</u>    | <u>1,221,522</u>  |
| 3000 | Operating Fund Balance             | (160,244)         | -0-               |
| 3010 | Capital Replacement Fund Balance   | -0-               | (832,403)         |
|      | Net Revenue Less Expenses          | (10,100)          | 103,516           |
|      | TOTAL MEMBERS' EQUITY              | <u>(170,344)</u>  | <u>(728,887)</u>  |
|      | TOTAL LIABILITES & MEMBERS' EQUITY | <u>\$ 266,524</u> | <u>\$ 492,635</u> |

SUBSTANTIALLY ALL DISCLOSURES  
HAVE BEEN OMITTED.

CARNELIAN WOODS ASSOCIATION

STATEMENT OF OPERATING FUND REVENUE & EXPENSES

For the Month Ended January 31, 2022

And Year-to-Date Period October 1, 2021 to January 31, 2022

See Accountants' Compilation Report

|                 |                                                    | CURRENT<br>MONTH<br>ACTUAL | CURRENT<br>MONTH<br>BUDGET | CURRENT<br>BUDGET<br>VARIANCE | YEAR<br>TO-DATE<br>ACTUAL | YEAR<br>TO-DATE<br>BUDGET | Y-T-D<br>BUDGET<br>VARIANCE | ANNUAL<br>BUDGET |
|-----------------|----------------------------------------------------|----------------------------|----------------------------|-------------------------------|---------------------------|---------------------------|-----------------------------|------------------|
| <b>REVENUE</b>  |                                                    |                            |                            |                               |                           |                           |                             |                  |
| 4000            | Dues                                               | \$ 54,970                  | \$ 56,417                  | \$ (1,447)                    | \$ 224,110                | \$ 225,666                | \$ (1,556)                  | \$ 676,998       |
| 4001            | (Less) Allocation to Replacement                   | (14,536)                   | (14,536)                   | -0-                           | (58,144)                  | (58,144)                  | -0-                         | (174,432)        |
| 4015            | Rental Income                                      | 2,750                      | 2,400                      | 350                           | 11,000                    | 9,600                     | 1,400                       | 28,800           |
| 4020            | CW Maintenance Services                            | 27,674                     | 25,000                     | 2,674                         | 137,543                   | 100,000                   | 37,543                      | 300,000          |
| 4025            | Late Charges                                       | -0-                        | 125                        | (125)                         | -0-                       | 250                       | (250)                       | 500              |
| 4030            | Transfer Fees                                      | -0-                        | 125                        | (125)                         | 1,050                     | 500                       | 550                         | 1,500            |
| 4035            | Vending Machine Income                             | -0-                        | -0-                        | -0-                           | -0-                       | 125                       | (125)                       | 500              |
| 4040            | Miscellaneous Income                               | -0-                        | -0-                        | -0-                           | 254                       | 250                       | 4                           | 1,000            |
| 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-                        | -0-                        | -0-                           | -0-                       | 125                       | (125)                       | 500              |
|                 | <b>TOTAL REVENUE</b>                               | <b>70,858</b>              | <b>69,531</b>              | <b>1,327</b>                  | <b>315,813</b>            | <b>278,372</b>            | <b>37,441</b>               | <b>835,366</b>   |
| <b>EXPENSES</b> |                                                    |                            |                            |                               |                           |                           |                             |                  |
| 6085            | Accounting                                         | 1,265                      | 1,000                      | (265)                         | 3,990                     | 4,000                     | 10                          | 12,000           |
| 6060            | Insurance                                          | 5,232                      | 4,791                      | (441)                         | 20,926                    | 19,163                    | (1,763)                     | 57,490           |
| 6070 & 6025     | Miscellaneous Expense                              | -0-                        | 833                        | 833                           | -0-                       | 3,333                     | 3,333                       | 10,000           |
| 6072            | Office & Plant                                     | 676                        | 417                        | (259)                         | 1,685                     | 1,667                     | (18)                        | 5,000            |
| 6075            | Postage & Delivery                                 | -0-                        | 42                         | 42                            | -0-                       | 167                       | 167                         | 500              |
| 6136            | Salaries Maintenance/Manager                       | 29,351                     | 23,750                     | (5,601)                       | 110,176                   | 95,000                    | (15,176)                    | 285,000          |
| 6055            | Employee Benefits                                  | 1,648                      | 1,500                      | (148)                         | 6,256                     | 6,000                     | (256)                       | 18,000           |
| 6137            | Wages/Salaries Other                               | 1,120                      | 1,667                      | 547                           | 7,000                     | 6,667                     | (333)                       | 20,000           |
| 6138            | Snow Removal                                       | 4,508                      | 4,000                      | (508)                         | 14,545                    | 10,000                    | (4,545)                     | 20,000           |
| 6073            | Payroll Tax Expense                                | 3,722                      | 2,333                      | (1,389)                       | 10,703                    | 9,333                     | (1,370)                     | 28,000           |
| 6185            | Workers Compensation                               | 1,993                      | 833                        | (1,160)                       | 4,170                     | 3,333                     | (837)                       | 10,000           |
| 6074            | Payroll Service                                    | 246                        | 192                        | (54)                          | 815                       | 767                       | (48)                        | 2,300            |
| 6080            | Professional Fees                                  | 259                        | 583                        | 324                           | 3,356                     | 2,333                     | (1,023)                     | 7,000            |
| 6105            | General Maintenance                                | 1,274                      | 2,000                      | 726                           | 4,990                     | 8,000                     | 3,010                       | 24,000           |
| 6033            | CW Services Expense                                | 11,730                     | 12,500                     | 770                           | 88,387                    | 50,000                    | (38,387)                    | 150,000          |
| 6125            | Pool & Spa                                         | -0-                        | 833                        | 833                           | 502                       | 3,333                     | 2,831                       | 10,000           |
| 6130            | Tree Removal                                       | -0-                        | -0-                        | -0-                           | -0-                       | -0-                       | -0-                         | 20,000           |
| 6145            | Security                                           | -0-                        | 42                         | 42                            | 183                       | 167                       | (16)                        | 500              |
| 6065            | Fees & Licensing                                   | -0-                        | 292                        | 292                           | 20                        | 1,167                     | 1,147                       | 3,500            |
| 6160            | Property Tax                                       | 855                        | 823                        | (32)                          | 3,424                     | 3,292                     | (132)                       | 9,876            |
| 6165            | Income Tax                                         | -0-                        | -0-                        | -0-                           | -0-                       | -0-                       | -0-                         | 200              |
| 6170            | Telephone                                          | 836                        | 583                        | (253)                         | 2,877                     | 2,333                     | (544)                       | 7,000            |
| 6020            | Vehicle Expense                                    | 4,019                      | 1,667                      | (2,352)                       | 10,135                    | 6,667                     | (3,468)                     | 20,000           |
| 6032            | Pavillion                                          | -0-                        | -0-                        | -0-                           | -0-                       | -0-                       | -0-                         | -0-              |
| 6175            | Utilities                                          | 7,989                      | 7,500                      | (489)                         | 30,318                    | 30,000                    | (318)                       | 90,000           |
| 6025            | Bad Debt                                           | -0-                        | -0-                        | -0-                           | 1,121                     | -0-                       | (1,121)                     | -0-              |
| 6063            | Bank Service Charges                               | 273                        | -0-                        | (273)                         | 334                       | -0-                       | (334)                       | -0-              |
|                 | <b>TOTAL EXPENSES</b>                              | <b>76,996</b>              | <b>68,181</b>              | <b>(8,815)</b>                | <b>325,913</b>            | <b>266,722</b>            | <b>(59,191)</b>             | <b>810,366</b>   |
|                 | <b>EXCESS OF REVENUE<br/>OVER (UNDER) EXPENSES</b> | <b>\$ (6,138)</b>          | <b>\$ 1,350</b>            | <b>\$ (7,488)</b>             | <b>\$ (10,100)</b>        | <b>\$ 11,650</b>          | <b>\$ (21,750)</b>          | <b>\$ 25,000</b> |

SUBSTANTIALLY ALL DISCLOSURES  
HAVE BEEN OMITTED.

CARNELIAN WOODS ASSOCIATION

STATEMENT OF REPLACEMENT FUND REVENUE & EXPENSES

For the Month Ended January 31, 2022

And Year-to-Date Period October 1, 2021 to January 31, 2022

See Accountants' Compilation Report

|                                                    | CURRENT<br>MONTH<br>ACTUAL | CURRENT<br>MONTH<br>BUDGET | CURRENT<br>BUDGET<br>VARIANCE | YEAR<br>TO-DATE<br>ACTUAL | YEAR<br>TO-DATE<br>BUDGET | Y-T-D<br>BUDGET<br>VARIANCE | ANNUAL<br>BUDGET |
|----------------------------------------------------|----------------------------|----------------------------|-------------------------------|---------------------------|---------------------------|-----------------------------|------------------|
| <b>REVENUE</b>                                     |                            |                            |                               |                           |                           |                             |                  |
| 4002 Replacement Fund Dues                         | \$ 14,536                  | \$ 14,536                  | \$ -                          | \$ 58,144                 | \$ 58,144                 | \$ -                        | \$ 174,432       |
| 4005 Special Assessment                            | 51,246                     | -0-                        | 51,246                        | 102,930                   | -0-                       | 102,930                     | -0-              |
| Other Income                                       | -0-                        | -0-                        | -0-                           | -0-                       | -0-                       | -0-                         | -0-              |
| Interest Revenue - Replacement                     | 5                          | -0-                        | 5                             | 22                        | -0-                       | 22                          | -0-              |
| TOTAL REVENUE                                      | 65,787                     | 14,536                     | 51,251                        | 161,096                   | 58,144                    | 102,952                     | 174,432          |
| <b>EXPENSES</b>                                    |                            |                            |                               |                           |                           |                             |                  |
| 5003 Loader                                        | -0-                        | -0-                        | -0-                           | -0-                       | -0-                       | -0-                         | -0-              |
| 5075 Asphalt-Seal/Repair                           | -0-                        | -0-                        | -0-                           | 29,400                    | -0-                       | (29,400)                    | 40,000           |
| 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-                         | 25,000           |
| 5131 Forestry                                      | -0-                        | -0-                        | -0-                           | 640                       | -0-                       | (640)                       | 35,000           |
| 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-                           | 1,959                     | -0-                       | (1,959)                     | -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-                         | 15,000           |
| 5001 Truck                                         | -0-                        | -0-                        | -0-                           | -0-                       | -0-                       | -0-                         | -0-              |
| 5145 Under Unit Repairs                            | -0-                        | -0-                        | -0-                           | 189                       | -0-                       | (189)                       | 2,500            |
| 5055 Unit Balconies Reseal/Repair                  | -0-                        | -0-                        | -0-                           | 2,890                     | -0-                       | (2,890)                     | 10,000           |
| 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-              |
| 5210 Entry Stairs                                  | -0-                        | -0-                        | -0-                           | -0-                       | -0-                       | -0-                         | -0-              |
| 6062 Interest Expense                              | 5,638                      | -0-                        | (5,638)                       | 22,502                    | -0-                       | (22,502)                    | -0-              |
| TOTAL EXPENSES                                     | 5,638                      | -0-                        | (5,638)                       | 57,580                    | -0-                       | (57,580)                    | 127,500          |
| <b>EXCESS OF REVENUE<br/>OVER (UNDER) EXPENSES</b> |                            |                            |                               |                           |                           |                             |                  |
|                                                    | \$ 60,149                  | \$ 14,536                  | \$ (45,613)                   | \$ 103,516                | \$ 58,144                 | \$ (45,372)                 | \$ 46,932        |

SUBSTANTIALLY ALL DISCLOSURES  
HAVE BEEN OMITTED.