

CARNELIAN WOODS ASSOCIATION

BALANCE SHEET
September 30, 2022

See Accountants' Compilation Report

ASSETS

		OPERATING FUND	REPLACEMENT FUND
1005	Wells Fargo-Checking	\$ 26,047	\$ -
1002	Wells Fargo-Petty Cash	1,190	-0-
1006	Mutual Of Omaha Deposit	5,873	-0-
1008	Pavilion Savings Account	-0-	2
1030	Bank of America CD 1636	-0-	7
1036	Merrill Lynch	-0-	191,453
1035	Mutual of Omaha Hi Mkt Yield Sv	-0-	4,137
		<u>33,110</u>	<u>195,599</u>
1200	Assessment Receivable	26,836	-0-
1210	Allowance for Bad Debt	(537)	-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-
1800	Suspense	135	-0-
1350	Due From(To) Operating	-0-	313,840
		<u>\$ 119,188</u>	<u>\$ 509,439</u>
	TOTAL ASSETS		

LIABILITIES AND MEMBERS' EQUITY

2000	Accounts Payable	\$ 25,127	\$ -0-
2100	Accrued Accounts Payable	-0-	-0-
2412	Mutual of Omaha Loan	-0-	1,126,068
2530	Security Deposits	5,000	-0-
2205	Accrue Income Tax	248	-0-
2215	Prepaid Assessments	14,440	-0-
2230	Accrued Salaries	15,300	-0-
2235	Accrued Vacation due	6,714	-0-
2350	Due To (From) Replacement Fund	313,840	-0-
	TOTAL LIABILITIES	<u>380,669</u>	<u>1,126,068</u>
3000	Operating Fund Balance	(160,244)	-0-
3010	Capital Replacement Fund Balance	-0-	(832,403)
	Net Revenue Less Expenses	(101,237)	215,774
	TOTAL MEMBERS' EQUITY	<u>(261,481)</u>	<u>(616,629)</u>
	TOTAL LIABILITES & MEMBERS' EQUITY	<u>\$ 119,188</u>	<u>\$ 509,439</u>

SUBSTANTIALLY ALL DISCLOSURES
HAVE BEEN OMITTED.

CARNELIAN WOODS ASSOCIATION

STATEMENT OF OPERATING FUND REVENUE & EXPENSES

For the Month Ended September 30, 2022

And Year-to-Date Period October 1, 2021 to September 30, 2022

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	\$ 56,404	\$ 56,417	\$ (13)	\$ 675,342	\$ 676,998	\$ (1,656)	\$ 676,998
4001 (Less) Allocation to Replacement	(14,536)	(14,536)	-0-	(174,432)	(174,432)	-0-	(174,432)
4015 Rental Income	2,750	2,400	350	33,000	28,800	4,200	28,800
4020 CW Maintenance Services	38,066	25,000	13,066	288,062	300,000	(11,938)	300,000
4025 Late Charges	-0-	-0-	-0-	-0-	500	(500)	500
4030 Transfer Fees	-0-	125	(125)	1,400	1,500	(100)	1,500
4035 Vending Machine Income	-0-	125	(125)	323	500	(177)	500
4040 Miscellaneous Income	204	250	(46)	458	1,000	(542)	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-	125	(125)	-0-	500	(500)	500
TOTAL REVENUE	82,888	69,906	12,982	824,153	835,366	(11,213)	835,366
EXPENSES							
6085 Accounting	3,300	1,000	(2,300)	21,494	12,000	(9,494)	12,000
6060 Insurance	6,015	4,791	(1,224)	68,302	57,490	(10,812)	57,490
6070 Miscellaneous Expense	2,204	833	(1,371)	2,512	10,000	7,488	10,000
6072 Office & Plant	-0-	417	417	8,061	5,000	(3,061)	5,000
6075 Postage & Delivery	637	42	(595)	1,138	500	(638)	500
6136 Salaries Maintenance/Manager	35,472	23,750	(11,722)	326,529	285,000	(41,529)	285,000
6055 Employee Benefits	3,000	1,500	(1,500)	23,464	18,000	(5,464)	18,000
6137 Wages/Salaries Other	6,223	1,667	(4,556)	34,765	20,000	(14,765)	20,000
6138 Snow Removal	-0-	-0-	-0-	21,182	20,000	(1,182)	20,000
6073 Payroll Tax Expense	3,016	2,333	(683)	33,833	28,000	(5,833)	28,000
6185 Workers Compensation	1,883	833	(1,050)	19,239	10,000	(9,239)	10,000
6074 Payroll Service	327	192	(135)	2,513	2,300	(213)	2,300
6080 Professional Fees	1,793	583	(1,210)	10,314	7,000	(3,314)	7,000
6105 General Maintenance	21	2,000	1,979	12,672	24,000	11,328	24,000
6033 CW Services Expense	11,536	12,500	964	157,774	150,000	(7,774)	150,000
6125 Pool & Spa	3,032	833	(2,199)	13,839	10,000	(3,839)	10,000
6130 Tree Removal	-0-	-0-	-0-	20,650	20,000	(650)	20,000
6145 Security	-0-	42	42	366	500	134	500
6065 Fees & Licensing	-0-	292	292	2,895	3,500	605	3,500
6160 Property Tax	979	823	(156)	10,758	9,876	(882)	9,876
6165 Income Tax	(261)	200	461	284	200	(84)	200
6170 Telephone	791	583	(208)	9,683	7,000	(2,683)	7,000
6020 Vehicle Expense	1,013	1,667	654	20,831	20,000	(831)	20,000
6032 Pavillion	-0-	-0-	-0-	2,418	-0-	(2,418)	-0-
6175 Utilities	7,200	7,500	300	99,074	90,000	(9,074)	90,000
6025 Bad Debt	(1,772)	-0-	1,772	211	-0-	(211)	-0-
6063 Bank Service Charges	105	-0-	(105)	589	-0-	(589)	-0-
TOTAL EXPENSES	86,514	64,381	(22,133)	925,390	810,366	(115,024)	810,366
EXCESS OF REVENUE OVER (UNDER) EXPENSES	\$ (3,626)	\$ 5,525	\$ (9,151)	\$ (101,237)	\$ 25,000	\$ (126,237)	\$ 25,000

SUBSTANTIALLY ALL DISCLOSURES
HAVE BEEN OMITTED.

CARNELIAN WOODS ASSOCIATION

STATEMENT OF REPLACEMENT FUND REVENUE & EXPENSES

For the Month Ended September 30, 2022

And Year-to-Date Period October 1, 2021 to September 30, 2022

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	\$ 14,536	\$ 14,536	\$ -	\$ 174,432	\$ 174,432	\$ -	\$ 174,432
4005 Special Assessment	-0-	-0-	-0-	206,298	-0-	206,298	-0-
Other Income	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Interest Revenue - Replacement	339	-0-	339	1,164	-0-	1,164	-0-
TOTAL REVENUE	14,875	14,536	339	381,894	174,432	207,462	174,432
EXPENSES							
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-	18,640	35,000	16,360	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-	8,840	-0-	(8,840)	-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-	500	500	189	2,500	2,311	2,500
5055 Unit Balconies Reseal/Repair	-0-	-0-	-0-	7,925	10,000	2,075	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	(2,400)	-0-	2,400	34,332	-0-	(34,332)	-0-
6062 Interest Expense	5,258	-0-	(5,258)	64,835	-0-	(64,835)	-0-
TOTAL EXPENSES	2,858	500	(2,358)	166,120	47,500	(118,620)	127,500
EXCESS OF REVENUE OVER (UNDER) EXPENSES							
	\$ 12,017	\$ 14,036	\$ 2,019	\$ 215,774	\$ 126,932	\$ (88,842)	\$ 46,932

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HAVE BEEN OMITTED.