CARNELIAN WOODS ASSOCIATION

BALANCE SHEET
August 31, 2023

See Accountants' Compilation Report

ASSETS

		OPERATING FUND	REPLACEMENT FUND	LOAN FUND
1005	Wells Fargo-Checking	$ 309,200	$ -0-	$ -0-
1002	Wells Fargo-Petty Cash	-0-	-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-	199,630	-0-
1035	Mutual of Omaha Hi Mkt Yield Sv	-0-	4,138	-0-
		309,200	203,777	-0-
1200	Assessment Receivable	37,062	-0-	-0-
1210	Allowance for Bad Debt	(537)	-0-	-0-
1300	Prepaid Insurance	3,451	-0-	-0-
1305	Prepaid Income Tax- FTB	654	-0-	-0-
1306	Prepaid Property Tax	-0-	-0-	-0-
1308	Prepaid Other	1,814	-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-	(3,492)
1350 1360	Due From(To) Operating	-0-	266,228	56,363
	TOTAL ASSETS	$ 403,349	$ 470,005	$ 59,806

LIABILITIES AND MEMBERS' EQUITY

		OPERATING FUND	REPLACEMENT FUND	LOAN FUND
2000	Accounts Payable	$ 18,875	$ -0-	$ -0-
2100	Accrued Accounts Payable	-0-	-0-	-0-
2150	Wells Fargo Credit Card	797	-0-	-0-
2412	Mutual of Omaha Loan	-0-	-0-	988,983
2530	Security Deposits	30,000	-0-	-0-
2540	Insurance Reimbursement	188,942	-0-	-0-
2205	Accrue Income Tax	248	-0-	-0-
2210	Deferred Revenue	62,068	-0-	-0-
2215	Prepaid Assessments	14,774	-0-	-0-
2230	Accrued Salaries	-0-	-0-	-0-
2235	Accrued Vacation due	6,714	-0-	-0-
1800	Suspense	(135)	-0-	-0-
2350	Due To (From) Replacement Fund	266,228	-0-	-0-
2360	Due To (From) Loan Fund	56,363	-0-	-0-
	TOTAL LIABILITIES	644,874	-0-	988,983
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	(101,237)	215,774	-0-
	Net Revenue Less Expenses	19,956	3,093	154,364
	TOTAL MEMBERS' EQUITY	(241,525)	470,005	(929,177)
	TOTAL LIABILITES & MEMBERS' EQUITY	$ 403,349	$ 470,005	$ 59,806

TENTATIVE AND PRELIMINARY
FOR DISCUSSION PURPOSES ONLY.

SUBSTANTIALLY ALL DISCLOSURES
HAVE BEEN OMITTED.

CARNELIAN WOODS ASSOCIATION

STATEMENT OF OPERATING FUND REVENUE & EXPENSES
For the Month Ended August 31, 2023
And Year-to-Date Period October 1, 2022 to August 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	$ 682,748	$ 682,489	$ 259	$ 744,533
4001	(Less) Allocation to Replacement	-0-	-0-	-0-	-0-	-0-	-0-	-0-
4015	Rental Income	3,050	2,400	650	31,750	26,400	5,350	28,800
4020	CW Maintenance Services	34,284	25,000	9,284	150,525	275,000	(124,475)	300,000
4025	Late Charges	-0-	-0-	-0-	233	375	(142)	500
4030	Transfer Fees	-0-	125	(125)	1,100	1,375	(275)	1,500
4035	Vending Machine Income	-0-	-0-	-0-	-0-	188	(188)	250
4040	Miscellenous Income	-0-	-0-	-0-	1,271	375	896	500
4010	Forestery 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-	80	375	(295)	500
	TOTAL REVENUE	99,402	89,569	9,833	867,707	986,577	(118,870)	1,076,583
	EXPENSES							
6085	Accounting	3,815	1,500	(2,315)	35,328	16,500	(18,828)	18,000
6060	Insurance	6,807	5,796	(1,011)	64,150	63,757	(393)	69,553
6070 & 6025	Miscellaneous Expense	214	333	119	2,289	3,667	1,378	4,000
6072	Office & Plant	195	417	222	11,733	4,583	(7,150)	5,000
6075	Postage & Delivery	-0-	42	42	1,308	458	(850)	500
6136	Salaries Maintenance/Manager	25,007	26,153	1,146	258,547	287,685	29,138	313,838
6055	Employee Benefits	2,200	2,500	300	27,900	27,500	(400)	30,000
6137	Wages/Salaries Other	4,000	1,917	(2,083)	44,363	21,083	(23,280)	23,000
6138	Snow Removal	-0-	-0-	-0-	74,944	28,000	(46,944)	28,000
6073	Payroll Tax Expense	2,831	2,500	(331)	28,677	27,500	(1,177)	30,000
6185	Workers Compensation	1,150	1,833	683	6,381	20,167	13,786	22,000
6074	Payroll Service	320	192	(128)	2,293	2,108	(185)	2,300
6080	Professional Fees	879	500	(379)	5,407	5,500	93	6,000
6105	General Maintenance	105	1,500	1,395	11,937	16,500	4,563	18,000
6033	CW Services Expense	1,144	15,833	14,689	99,272	174,167	74,895	190,000
6125	Pool & Spa	-0-	667	667	14,254	7,333	(6,921)	8,000
6130	Tree Removal	10,950	-0-	(10,950)	10,950	20,000	9,050	20,000
6145	Security	-0-	50	50	366	550	184	600
6065	Fees & Licensing	-0-	292	292	2,582	3,208	626	3,500
6160	Property Tax	-0-	1,083	1,083	9,522	11,917	2,395	13,000
6165	Income Tax	(2,004)	-0-	2,004	(393)	-0-	393	200
6170	Telephone	1,357	767	(590)	10,860	8,433	(2,427)	9,200
6180	Vehicle Expense	568	1,833	1,265	30,343	20,167	(10,176)	22,000
6032	Pavillion	-0-	-0-	-0-	380	-0-	(380)	-0-
6175	Utilities	12,302	7,917	(4,385)	94,134	87,083	(7,051)	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	12	50	38	224	550	326	600
	TOTAL EXPENSES	71,852	73,675	1,823	847,751	858,416	10,665	962,291
	EXCESS OF REVENUE OVER (UNDER) EXPENSES	$ 27,550	$ 15,894	$ 11,656	$ 19,956	$ 128,161	$ (108,205)	$ 114,292

TENTATIVE AND PRELIMINARY
FOR DISCUSSION PURPOSES ONLY.

SUBSTANTIALLY ALL DISCLOSURES
HAVE BEEN OMITTED.

CARNELIAN WOODS ASSOCIATION

STATEMENT OF REPLACEMENT FUND REVENUE & EXPENSES
For the Month Ended August 31, 2023
And Year-to-Date Period October 1, 2022 to August 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	775	-0-	775	6,579	-0-	6,579	-0-
	TOTAL REVENUE	775	-0-	775	6,579	-0-	6,579	-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-	3,433	-0-	(3,433)	-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-	85,000	85,000	-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-	-0-	-0-	-0-	85,000
5215	Par Course	-0-	-0-	-0-	-0-	-0-	-0-	3,000
	TOTAL EXPENSES	-0-	-0-	-0-	3,486	88,500	85,014	91,500
	EXCESS OF REVENUE OVER (UNDER) EXPENSES	$ 775	$ -0-	$ (775)	$ 3,093	$ (88,500)	$ (91,593)	$ (91,500)

TENTATIVE AND PRELIMINARY
FOR DISCUSSION PURPOSES ONLY.

SUBSTANTIALLY ALL DISCLOSURES
HAVE BEEN OMITTED.

CARNELIAN WOODS ASSOCIATION

STATEMENT OF LOAN FUND REVENUE & EXPENSES
For the Month Ended August 31, 2023
And Year-to-Date Period October 1, 2022 to August 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-	$ 206,736	$ 206,736	$ -0-	$ 206,736
TOTAL REVENUE	-0-	-0-	-0-	206,736	206,736	-0-	206,736
EXPENSES							
6062 Interest Expense	4,580	-0-	(4,580)	52,372	-0-	(52,372)	-0-
TOTAL EXPENSES	4,580	-0-	(4,580)	52,372	-0-	(52,372)	-0-
EXCESS OF REVENUE OVER (UNDER) EXPENSES	$ (4,580)	$ -0-	$ 4,580	$ 154,364	$ 206,736	$ 52,372	$ 206,736

TENTATIVE AND PRELIMINARY
FOR DISCUSSION PURPOSES ONLY.

SUBSTANTIALLY ALL DISCLOSURES
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