

CARNELIAN WOODS ASSOCIATION

BALANCE SHEET

June 30, 2023

See Accountants' Compilation Report

ASSETS

		OPERATING FUND	REPLACEMENT FUND	LOAN FUND
1005	Wells Fargo-Checking	\$ 9,436	\$ -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-	198,119	-0-
1035	Mutual of Omaha Hi Mkt Yield Sv	-0-	4,138	-0-
		<u>9,436</u>	<u>202,266</u>	<u>-0-</u>
1200	Assessment Receivable	53,100	-0-	-0-
1210	Allowance for Bad Debt	(537)	-0-	-0-
1300	Prepaid Insurance	5,752	-0-	-0-
1305	Prepaid Income Tax- FTB	654	-0-	-0-
1306	Prepaid Property Tax	-0-	-0-	-0-
1308	Prepaid Other	-0-	-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	Due From(To) Operating	-0-	266,228	39,168
		<u>\$ 120,110</u>	<u>\$ 468,494</u>	<u>\$ 42,568</u>
	TOTAL ASSETS			

LIABILITIES AND MEMBERS' EQUITY

2000	Accounts Payable	\$ 28,879	\$ -0-	\$ -0-
2100	Accrued Accounts Payable	-0-	-0-	-0-
2150	Wells Fargo Credit Card	988	-0-	-0-
2412	Mutual of Omaha Loan	-0-	-0-	1,014,361
2530	Security Deposits	30,000	-0-	-0-
2205	Accrue Income Tax	248	-0-	-0-
2210	Deferred Revenue	-0-	-0-	-0-
2215	Prepaid Assessments	18,954	-0-	-0-
2230	Accrued Salaries	-0-	-0-	-0-
2235	Accrued Vacation due	6,714	-0-	-0-
1800	Suspense	-0-	-0-	-0-
2350	Due To (From) Replacement Fund	266,228	-0-	-0-
2360	Due To (From) Loan Fund	39,168	-0-	-0-
	TOTAL LIABILITIES	<u>391,179</u>	<u>-0-</u>	<u>1,014,361</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	(9,838)	1,582	111,748
	TOTAL MEMBERS' EQUITY	<u>(271,069)</u>	<u>468,494</u>	<u>(971,793)</u>
	TOTAL LIABILITES & MEMBERS' EQUITY	<u>\$ 120,110</u>	<u>\$ 468,494</u>	<u>\$ 42,568</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 June 30, 2023

And Year-to-Date Period October 1, 2022 to June 30, 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	\$ 558,612	\$ 558,400	\$ 212	\$ 744,533
4001	(Less) Allocation to Replacement	-0-	-0-	-0-	-0-	-0-	-0-	-
4015	Rental Income	3,050	2,400	650	25,650	21,600	4,050	28,800
4020	CW Maintenance Services	19,530	25,000	(5,470)	108,878	225,000	(116,122)	300,000
4025	Late Charges	-0-	125	(125)	233	375	(142)	500
4030	Transfer Fees	350	125	225	1,100	1,125	(25)	1,500
4035	Vending Machine Income	-0-	63	(63)	-0-	188	(188)	250
4040	Miscellaneous Income	59	125	(66)	2,550	375	2,175	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	80	125	(45)	80	375	(295)	500
	TOTAL REVENUE	85,137	90,007	(4,870)	697,103	807,438	(110,335)	1,076,583
EXPENSES								
6085	Accounting	3,459	1,500	(1,959)	27,501	13,500	(14,001)	18,000
6060	Insurance	6,807	5,796	(1,011)	50,537	52,165	1,628	69,553
6070 & 6025	Miscellaneous Expense	477	333	(144)	2,226	3,000	774	4,000
6072	Office & Plant	906	417	(489)	10,751	3,750	(7,001)	5,000
6075	Postage & Delivery	-0-	42	42	1,292	375	(917)	500
6136	Salaries Maintenance/Manager	34,270	26,153	(8,117)	208,338	235,378	27,040	313,838
6055	Employee Benefits	3,600	2,500	(1,100)	23,300	22,500	(800)	30,000
6137	Wages/Salaries Other	5,338	1,917	(3,421)	36,363	17,250	(19,113)	23,000
6138	Snow Removal	-0-	-0-	-0-	74,944	28,000	(46,944)	28,000
6073	Payroll Tax Expense	3,305	2,500	(805)	23,441	22,500	(941)	30,000
6185	Workers Compensation	(3,930)	1,833	5,763	4,080	16,500	12,420	22,000
6074	Payroll Service	163	192	29	1,797	1,725	(72)	2,300
6080	Professional Fees	-0-	500	500	4,528	4,500	(28)	6,000
6105	General Maintenance	-0-	1,500	1,500	10,616	13,500	2,884	18,000
6033	CW Services Expense	15,001	15,833	832	95,632	142,500	46,868	190,000
6125	Pool & Spa	4,684	667	(4,017)	10,093	6,000	(4,093)	8,000
6130	Tree Removal	-0-	10,000	10,000	-0-	20,000	20,000	20,000
6145	Security	-0-	50	50	366	450	84	600
6065	Fees & Licensing	-0-	292	292	2,582	2,625	43	3,500
6160	Property Tax	-0-	1,083	1,083	9,522	9,750	228	13,000
6165	Income Tax	-0-	-0-	-0-	1,611	-0-	(1,611)	200
6170	Telephone	1,056	767	(289)	8,287	6,900	(1,387)	9,200
6180	Vehicle Expense	988	1,833	845	29,292	16,500	(12,792)	22,000
6032	Pavillion	-0-	-0-	-0-	380	-0-	(380)	-0-
6175	Utilities	7,540	7,917	377	69,377	71,250	1,873	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	15	50	35	85	450	365	600
	TOTAL EXPENSES	83,679	83,675	(4)	706,941	711,068	4,127	962,291
EXCESS OF REVENUE OVER (UNDER) EXPENSES								
		\$ 1,458	\$ 6,332	\$ (4,874)	\$ (9,838)	\$ 96,370	\$ (106,208)	\$ 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 June 30, 2023

And Year-to-Date Period October 1, 2022 to June 30, 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	706	-0-	706	5,068	-0-	5,068	-0-
TOTAL REVENUE	706	-0-	706	5,068	-0-	5,068	-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	3,433	-0-	(3,433)	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-	85,000	85,000	-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	3,433	85,000	81,567	3,486	88,500	85,014	91,500
EXCESS OF REVENUE OVER (UNDER) EXPENSES							
	\$ (2,727)	\$ (85,000)	\$ (82,273)	\$ 1,582	\$ (88,500)	\$ (90,082)	\$ (91,500)

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TENTATIVE AND PRELIMINARY
FOR DISCUSSION PURPOSES ONLY

CARNELIAN WOODS ASSOCIATION

STATEMENT OF LOAN FUND REVENUE & EXPENSES
For the Month Ended June 30, 2023
And Year-to-Date Period October 1, 2022 to June 30, 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-	\$ 155,052	\$ 155,052	\$ -0-	\$ 206,736
	TOTAL REVENUE	-0-	-0-	-0-	155,052	155,052	-0-	206,736
EXPENSES								
6062	Interest Expense	4,423	-0-	(4,423)	43,304	-0-	(43,304)	-0-
	TOTAL EXPENSES	4,423	-0-	(4,423)	43,304	-0-	(43,304)	-0-
EXCESS OF REVENUE OVER (UNDER) EXPENSES		<u>\$ (4,423)</u>	<u>\$ -0-</u>	<u>\$ 4,423</u>	<u>\$ 111,748</u>	<u>\$ 155,052</u>	<u>\$ 43,304</u>	<u>\$ 206,736</u>

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