CARNELIAN WOODS ASSOCIATION

BALANCE SHEET
September 30, 2023

See Accountants' Compilation Report

ASSETS

		OPERATING FUND	REPLACEMENT FUND	LOAN FUND
1005	Wells Fargo-Checking	$ 241,551	$ -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-	200,358	-0-
1035	Mutual of Omaha Hi Mkt Yield Sv	-0-	4,138	-0-
		241,551	204,505	-0-
1200	Assessment Receivable	34,560	-0-	-0-
1210	Allowance for Bad Debt	(537)	-0-	-0-
1300	Prepaid Insurance	2,301	-0-	-0-
1305	Prepaid Income Tax- FTB	654	-0-	-0-
1306	Prepaid Property Tax	-0-	-0-	-0-
1308	Prepaid Other	1,360	-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	40,016
	TOTAL ASSETS	$ 331,594	$ 470,733	$ 43,459

LIABILITIES AND MEMBERS' EQUITY

		OPERATING FUND	REPLACEMENT FUND	LOAN FUND
2000	Accounts Payable	$ 16,952	$ -0-	$ -0-
2100	Accrued Accounts Payable	-0-	-0-	-0-
2150	Wells Fargo Credit Card	1,222	-0-	-0-
2412	Mutual of Omaha Loan	-0-	-0-	976,282
2530	Security Deposits	30,000	-0-	-0-
2540	Insurance Reimbursement	188,942	-0-	-0-
2205	Accrue Income Tax	248	-0-	-0-
2210	Deferred Revenue	-0-	-0-	-0-
2215	Prepaid Assessments	26,431	-0-	-0-
2230	Accrued Salaries	-0-	-0-	-0-
2235	Accrued Vacation due	9,371	-0-	-0-
1800	Suspense	(135)	-0-	-0-
2350	Due To (From) Replacement Fund	266,228	-0-	-0-
2360	Due To (From) Loan Fund	40,016	-0-	-0-
	TOTAL LIABILITIES	579,275	-0-	976,282
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	13,800	3,821	150,718
	TOTAL MEMBERS' EQUITY	(247,681)	470,733	(932,823)
	TOTAL LIABILITES & MEMBERS' EQUITY	$ 331,594	$ 470,733	$ 43,459

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 September 30, 2023
And Year-to-Date Period October 1, 2022 to September 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	$ 64,894	$ 62,044	$ 2,850	$ 747,642	$ 744,533	$ 3,109	$ 744,533
4001	(Less) Allocation to Replacement	-0-	-0-	-0-	-0-	-0-	-0-	-0-
4015	Rental Income	3,050	2,400	650	34,800	28,800	6,000	28,800
4020	CW Maintenance Services	1,599	25,000	(23,401)	152,124	300,000	(147,876)	300,000
4025	Late Charges	883	125	758	1,116	500	616	500
4030	Transfer Fees	350	125	225	1,450	1,500	(50)	1,500
4035	Vending Machine Income	-0-	63	(63)	-0-	250	(250)	250
4040	Miscellenous Income	2,680	125	2,555	3,951	500	3,451	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-	125	(125)	80	500	(420)	500
	TOTAL REVENUE	73,456	90,007	(16,551)	941,163	1,076,583	(135,420)	1,076,583
	EXPENSES							
6085	Accounting	3,487	1,500	(1,987)	38,815	18,000	(20,815)	18,000
6060	Insurance	6,807	5,796	(1,011)	70,956	69,553	(1,403)	69,553
6070 & 6025	Miscellaneous Expense	1,276	333	(943)	3,565	4,000	435	4,000
6072	Office & Plant	1,991	417	(1,574)	13,724	5,000	(8,724)	5,000
6075	Postage & Delivery	-0-	42	42	1,308	500	(808)	500
6136	Salaries Maintenance/Manager	36,806	26,153	(10,653)	295,352	313,838	18,486	313,838
6055	Employee Benefits	2,000	2,500	500	29,900	30,000	100	30,000
6137	Wages/Salaries Other	3,500	1,917	(1,583)	47,863	23,000	(24,863)	23,000
6138	Snow Removal	-0-	-0-	-0-	74,944	28,000	(46,944)	28,000
6073	Payroll Tax Expense	2,889	2,500	(389)	31,565	30,000	(1,565)	30,000
6185	Workers Compensation	1,150	1,833	683	7,531	22,000	14,469	22,000
6074	Payroll Service	328	192	(136)	2,621	2,300	(321)	2,300
6080	Professional Fees	406	500	94	5,812	6,000	188	6,000
6105	General Maintenance	45	1,500	1,455	11,982	18,000	6,018	18,000
6033	CW Services Expense	876	15,833	14,957	100,148	190,000	89,852	190,000
6125	Pool & Spa	2,948	667	(2,281)	17,203	8,000	(9,203)	8,000
6130	Tree Removal	-0-	-0-	-0-	10,950	20,000	9,050	20,000
6145	Security	-0-	50	50	366	600	234	600
6065	Fees & Licensing	600	292	(308)	3,182	3,500	318	3,500
6160	Property Tax	3,523	1,083	(2,440)	13,045	13,000	(45)	13,000
6165	Income Tax	-0-	200	200	(393)	200	593	200
6170	Telephone	657	767	110	11,517	9,200	(2,317)	9,200
6180	Vehicle Expense	1,011	1,833	822	31,354	22,000	(9,354)	22,000
6032	Pavillion	-0-	-0-	-0-	380	-0-	(380)	-0-
6175	Utilities	9,349	7,917	(1,432)	103,483	95,000	(8,483)	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	(35)	50	85	190	600	410	600
	TOTAL EXPENSES	79,614	73,875	(5,739)	927,363	932,291	4,928	962,291
	EXCESS OF REVENUE OVER (UNDER) EXPENSES	$ (6,158)	$ 16,132	$ (22,290)	$ 13,800	$ 144,292	$ (130,492)	$ 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 September 30, 2023
And Year-to-Date Period October 1, 2022 to September 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	728	-0-	728	7,307	-0-	7,307	-0-
	TOTAL REVENUE	728	-0-	728	7,307	-0-	7,307	-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	$ 728	$ -0-	$ (728)	$ 3,821	$ (88,500)	$ (92,321)	$ (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 September 30, 2023
And Year-to-Date Period October 1, 2022 to September 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	$ 876	$ -0-	$ 876	$ 207,612	$ 206,736	$ 876	$ 206,736
	TOTAL REVENUE	876	-0-	876	207,612	206,736	876	206,736
	EXPENSES							
6062	Interest Expense	4,522	-0-	(4,522)	56,894	-0-	(56,894)	-0-
	TOTAL EXPENSES	4,522	-0-	(4,522)	56,894	-0-	(56,894)	-0-
	EXCESS OF REVENUE OVER (UNDER) EXPENSES	$ (3,646)	$ -0-	$ 5,398	$ 150,718	$ 206,736	$ 57,770	$ 206,736

TENTATIVE AND PRELIMINARY
FOR DISCUSSION PURPOSES ONLY.

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