CARNELIAN WOODS ASSOCIATION

BALANCE SHEET
November 30, 2023

See Accountants' Compilation Report

ASSETS

		OPERATING FUND	REPLACEMENT FUND	LOAN FUND
1005	Wells Fargo-Checking	$ 216,024	$ -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-
1009	Wells Fargo-Insurance Claim	188,943	-0-	-0-
1030	Bank of America CD 1636	-0-	7	-0-
1036	Merrill Lynch	-0-	201,923	-0-
1035	Mutual of Omaha Hi Mkt Yield Sv	-0-	4,138	-0-
		404,967	206,070	-0-
1200	Assessment Receivable	19,206	-0-	-0-
1210	Allowance for Bad Debt	(537)	-0-	-0-
1300	Prepaid Insurance	-0-	-0-	-0-
1305	Prepaid Income Tax- FTB	654	-0-	-0-
1306	Prepaid Property Tax	-0-	-0-	-0-
1308	Prepaid Other	3,953	-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-	264,433	40,025
	TOTAL ASSETS	$ 479,948	$ 470,503	$ 43,468

LIABILITIES AND MEMBERS' EQUITY

		OPERATING FUND	REPLACEMENT FUND	LOAN FUND
2000	Accounts Payable	$ 3,061	$ -0-	$ -0-
2100	Accrued Accounts Payable	-0-	-0-	-0-
2150	Wells Fargo Credit Card	(507)	-0-	-0-
2412	Mutual of Omaha Loan	-0-	-0-	950,762
2530	Security Deposits	30,000	-0-	-0-
2540	Insurance Reimbursement	188,942	-0-	-0-
2205	Accrue Income Tax	248	-0-	-0-
2210	Deferred Revenue	87,989	-0-	-0-
2215	Prepaid Assessments	16,022	-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	264,433	-0-	-0-
2360	Due To (From) Loan Fund	40,025	-0-	-0-
	TOTAL LIABILITIES	639,449	-0-	950,762
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)
	2021-2022 Net Revenue	(101,237)	215,774	-0-
	Previous Year's Net Revenue	13,800	3,821	150,718
	Net Revenue Less Expenses	88,180	(230)	25,529
	TOTAL MEMBERS' EQUITY	(159,501)	470,503	(907,294)
	TOTAL LIABILITES & MEMBERS' EQUITY	$ 479,948	$ 470,503	$ 43,468

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 November 30, 2023
And Year-to-Date Period October 1, 2023 to November 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	$ 70,761	$ 70,731	$ 30	$ 141,521	$ 141,461	$ 60	$ 848,768
4001	(Less) Allocation to Replacement	-0-	-0-	-0-	-0-	-0-	-0-	-0-
4005	Special Assessment	-0-	-0-	-0-	40,002	40,002	-0-	40,002
4015	Rental Income	3,050	2,750	300	6,100	5,500	600	33,000
4020	CW Maintenance Services	1,248	833	415	1,323	1,667	(344)	10,000
4025	Late Charges	1,030	125	905	1,030	125	905	500
4030	Transfer Fees	-0-	125	(125)	-0-	250	(250)	1,500
4035	Vending Machine Income	-0-	63	(63)	-0-	63	(63)	250
4040	Miscellenous Income	-0-	42	(42)	635	83	552	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-	42	(42)	-0-	83	(83)	500
	TOTAL REVENUE	76,089	74,711	1,378	190,611	189,234	1,377	935,020
	EXPENSES							
6085	Accounting	1,000	833	(167)	7,986	1,667	(6,319)	10,000
6060	Insurance	6,807	8,694	1,887	13,613	17,388	3,775	104,330
6070 & 6025	Miscellaneous Expense	300	250	(50)	615	500	(115)	3,000
6072	Office & Plant	439	-0-	(439)	1,339	-0-	(1,339)	7,000
6075	Postage & Delivery	-0-	125	125	-0-	250	250	1,500
6136	Salaries Maintenance/Manager	11,657	24,750	13,093	22,140	49,500	27,360	297,000
6055	Employee Benefits	800	1,667	867	1,600	3,333	1,733	20,000
6137	Wages/Salaries Other	3,750	1,667	(2,083)	6,750	3,333	(3,417)	20,000
6138	Snow Removal	2,977	-0-	(2,977)	2,994	-0-	(2,994)	50,000
6073	Payroll Tax Expense	3,179	2,917	(262)	4,268	5,833	1,565	35,000
6185	Workers Compensation	(4,543)	625	5,168	(1,594)	1,250	2,844	7,500
6074	Payroll Service	162	208	46	397	417	20	2,500
6080	Professional Fees	1,050	500	(550)	2,163	1,000	(1,163)	6,000
6105	General Maintenance	51	1,250	1,199	4,215	2,500	(1,715)	15,000
6036	Fall Maintenance	9,083	-0-	(9,083)	9,083	-0-	(9,083)	-0-
6033	CW Services Expense	24	833	809	24	1,667	1,643	10,000
6125	Pool & Spa	1,067	1,000	(67)	1,067	2,000	933	12,000
6130	Tree Removal	-0-	833	833	-0-	1,667	1,667	10,000
6145	Security	-0-	63	63	183	125	(58)	750
6065	Fees & Licensing	-0-	292	292	-0-	583	583	3,500
6160	Property Tax	-0-	1,167	1,167	7,191	2,333	(4,858)	14,000
6165	Income Tax	-0-	-0-	-0-	-0-	-0-	-0-	2,000
6170	Telephone	664	458	(206)	1,323	917	(406)	5,500
6180	Vehicle Expense	878	1,667	789	1,821	3,333	1,512	20,000
6032	Pavillion	-0-	167	167	-0-	333	333	2,000
6175	Utilities	2,293	8,167	5,874	9,124	16,333	7,209	98,000
6056	Inspections	-0-	-0-	-0-	-0-	-0-	-0-	70,000
6104	Forestry Management	5,440	-0-	(5,440)	6,090	4,000	(2,090)	20,000
6025	Bad Debt	-0-	-0-	-0-	-0-	-0-	-0-	-0-
6030	Bank Service Charges	(1)	50	51	39	100	61	600
	TOTAL EXPENSES	47,077	58,183	11,106	102,431	120,362	17,931	847,180
	EXCESS OF REVENUE OVER (UNDER) EXPENSES	$ 29,012	$ 16,528	$ 12,484	$ 88,180	$ 68,872	$ 19,308	$ 87,840

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 November 30, 2023
And Year-to-Date Period October 1, 2023 to November 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	761	-0-	761	1,570	-0-	1,570	-0-
	TOTAL REVENUE	761	-0-	761	1,570	-0-	1,570	-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	1,800	5,000	3,200	1,800	5,000	3,200	-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-	-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-	-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-	-0-	-0-	-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-	-0-
5215	Par Course	-0-	-0-	-0-	-0-	-0-	-0-	-0-
	TOTAL EXPENSES	1,800	5,000	3,200	1,800	5,000	3,200	-0-
	EXCESS OF REVENUE OVER (UNDER) EXPENSES	$ (1,039)	$ (5,000)	$ (3,961)	$ (230)	$ (5,000)	$ (4,770)	$ -0-

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 November 30, 2023
And Year-to-Date Period October 1, 2023 to November 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							
4004	Special Assessment	$ 17,228	$ 17,228	$ -0-	$ 34,456	$ 34,456	$ -0-	$ 206,736
	TOTAL REVENUE	17,228	17,228	-0-	34,456	34,456	-0-	206,736
	EXPENSES							
6062	Interest Expense	4,405	-0-	(4,405)	8,927	-0-	(8,927)	-0-
	TOTAL EXPENSES	4,405	-0-	(4,405)	8,927	-0-	(8,927)	-0-
	EXCESS OF REVENUE OVER (UNDER) EXPENSES	$ 12,823	$ 17,228	$ 4,405	$ 25,529	$ 34,456	$ 8,927	$ 206,736

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