

CARNELIAN WOODS ASSOCIATION

BALANCE SHEET

October 31, 2023

See Accountants' Compilation Report

ASSETS

		OPERATING FUND	REPLACEMENT FUND	LOAN FUND
1005	Wells Fargo-Checking	\$ 242,612	\$ -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	188,942	-0-	-0-
1030	Bank of America CD 1636	-0-	7	-0-
1036	Merrill Lynch	-0-	201,164	-0-
1035	Mutual of Omaha Hi Mkt Yield Sv	-0-	4,138	-0-
		<u>431,554</u>	<u>205,311</u>	<u>-0-</u>
1200	Assessment Receivable	65,372	-0-	-0-
1210	Allowance for Bad Debt	(537)	-0-	-0-
1300	Prepaid Insurance	1,150	-0-	-0-
1305	Prepaid Income Tax- FTB	654	-0-	-0-
1306	Prepaid Property Tax	-0-	-0-	-0-
1308	Prepaid Other	907	-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-	266,230	40,021
	TOTAL ASSETS	<u>\$ 550,805</u>	<u>\$ 471,541</u>	<u>\$ 43,464</u>

LIABILITIES AND MEMBERS' EQUITY

2000	Accounts Payable	\$ 18,538	\$ -0-	\$ -0-
2100	Accrued Accounts Payable	-0-	-0-	-0-
2150	Wells Fargo Credit Card	(500)	-0-	-0-
2412	Mutual of Omaha Loan	-0-	-0-	963,581
2530	Security Deposits	30,000	-0-	-0-
2540	Insurance Reimbursement	188,942	-0-	-0-
2205	Accrue Income Tax	248	-0-	-0-
2210	Deferred Revenue	175,977	-0-	-0-
2215	Prepaid Assessments	15,836	-0-	-0-
2230	Accrued Salaries	(7,236)	-0-	-0-
2235	Accrued Vacation due	9,371	-0-	-0-
1800	Suspense	(135)	-0-	-0-
2350	Due To (From) Replacement Fund	266,230	-0-	-0-
2360	Due To (From) Loan Fund	40,021	-0-	-0-
	TOTAL LIABILITIES	<u>737,292</u>	<u>-0-</u>	<u>963,581</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)
	2021-2022 Net Revenue	(101,237)	215,774	-0-
	Previous Year's Net Revenue	13,800	3,821	150,718
	Net Revenue Less Expenses	61,194	808	12,706
	TOTAL MEMBERS' EQUITY	<u>(186,487)</u>	<u>471,541</u>	<u>(920,117)</u>
	TOTAL LIABILITIES & MEMBERS' EQUITY	<u>\$ 550,805</u>	<u>\$ 471,541</u>	<u>\$ 43,464</u>

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 October 31, 2023

And Year-to-Date Period October 1, 2023 to October 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	\$ 70,761	\$ 70,731	\$ 30	\$ 70,761	\$ 70,731	\$ 30	\$ 848,768
4001	(Less) Allocation to Replacement	-0-	-0-	-0-	-0-	-0-	-0-	-0-
4005	Special Assessment	40,002	40,002	-0-	40,002	40,002	-0-	40,002
4015	Rental Income	3,050	2,750	300	3,050	2,750	300	33,000
4020	CW Maintenance Services	75	833	(758)	75	833	(758)	10,000
4025	Late Charges	-0-	-0-	-0-	-0-	-0-	-0-	500
4030	Transfer Fees	-0-	125	(125)	-0-	125	(125)	1,500
4035	Vending Machine Income	-0-	-0-	-0-	-0-	-0-	-0-	250
4040	Miscellaneous Income	635	42	593	635	42	593	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	-0-	42	(42)	-0-	42	(42)	500
	TOTAL REVENUE	114,523	114,525	(2)	114,523	114,525	(2)	935,020
EXPENSES								
6085	Accounting	6,986	833	(6,153)	6,986	833	(6,153)	10,000
6060	Insurance	6,807	8,694	1,887	6,807	8,694	1,887	104,330
6070 & 6025	Miscellaneous Expense	315	250	(65)	315	250	(65)	3,000
6072	Office & Plant	900	-0-	(900)	900	-0-	(900)	7,000
6075	Postage & Delivery	-0-	125	125	-0-	125	125	1,500
6136	Salaries Maintenance/Manager	5,593	24,750	19,157	5,593	24,750	19,157	297,000
6055	Employee Benefits	400	1,667	1,267	400	1,667	1,267	20,000
6137	Wages/Salaries Other	1,600	1,667	67	1,600	1,667	67	20,000
6138	Snow Removal	17	-0-	(17)	17	-0-	(17)	50,000
6073	Payroll Tax Expense	543	2,917	2,374	543	2,917	2,374	35,000
6185	Workers Compensation	2,948	625	(2,323)	2,948	625	(2,323)	7,500
6074	Payroll Service	235	208	(27)	235	208	(27)	2,500
6080	Professional Fees	1,113	500	(613)	1,113	500	(613)	6,000
6105	General Maintenance	4,163	1,250	(2,913)	4,163	1,250	(2,913)	15,000
6033	CW Services Expense	-0-	833	833	-0-	833	833	10,000
6125	Pool & Spa	-0-	1,000	1,000	-0-	1,000	1,000	12,000
6130	Tree Removal	-0-	833	833	-0-	833	833	10,000
6145	Security	183	63	(120)	183	63	(120)	750
6065	Fees & Licensing	-0-	292	292	-0-	292	292	3,500
6160	Property Tax	7,191	1,167	(6,024)	7,191	1,167	(6,024)	14,000
6165	Income Tax	-0-	-0-	-0-	-0-	-0-	-0-	2,000
6170	Telephone	659	458	(201)	659	458	(201)	5,500
6180	Vehicle Expense	943	1,667	724	943	1,667	724	20,000
6032	Pavillion	-0-	167	167	-0-	167	167	2,000
6175	Utilities	12,043	8,167	(3,876)	12,043	8,167	(3,876)	98,000
6056	Inspections	-0-	-0-	-0-	-0-	-0-	-0-	70,000
6104	Forestry Management	650	4,000	3,350	650	4,000	3,350	20,000
6025	Bad Debt	-0-	-0-	-0-	-0-	-0-	-0-	-0-
6030	Bank Service Charges	40	50	10	40	50	10	600
	TOTAL EXPENSES	53,329	62,183	8,854	53,329	62,183	8,854	847,180
	EXCESS OF REVENUE OVER (UNDER) EXPENSES	\$ 61,194	\$ 52,342	\$ 8,852	\$ 61,194	\$ 52,342	\$ 8,852	\$ 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 October 31, 2023

And Year-to-Date Period October 1, 2023 to October 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	808	-0-	808	808	-0-	808	-0-
TOTAL REVENUE	808	-0-	808	808	-0-	808	-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-	-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	-0-	-0-	-0-	-0-	-0-	-0-	-0-
EXCESS OF REVENUE OVER (UNDER) EXPENSES	\$ 808	\$ -0-	\$ (808)	\$ 808	\$ -0-	\$ (808)	\$ -0-

TENTATIVE AND PRELIMINARY
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SUBSTANTIALLY ALL DISCLOSURES
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CARNELIAN WOODS ASSOCIATION

STATEMENT OF LOAN FUND REVENUE & EXPENSES
For the Month Ended October 31, 2023
And Year-to-Date Period October 1, 2023 to October 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								
4004	Special Assessment	\$ 17,228	\$ 17,228	\$ -0-	\$ 17,228	\$ 17,228	\$ -0-	\$ 206,736
	TOTAL REVENUE	17,228	17,228	-0-	17,228	17,228	-0-	206,736
EXPENSES								
6062	Interest Expense	4,522	-0-	(4,522)	4,522	-0-	(4,522)	-0-
	TOTAL EXPENSES	4,522	-0-	(4,522)	4,522	-0-	(4,522)	-0-
EXCESS OF REVENUE OVER (UNDER) EXPENSES								
		\$ 12,706	\$ 17,228	\$ 4,522	\$ 12,706	\$ 17,228	\$ 4,522	\$ 206,736

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