

CATSPA W PROPERTY OWNERS ASSOCIATION, INC.  
STATEMENT OF OPERATIONS - ACTUAL AND BUDGETED  
FOR THE YEARS ENDED DECEMBER 31, 2023 and 2022

	Actual 2023	Budgeted 2023	Variance 2023	Actual 2022	Budgeted 2022	Variance 2022
<b>REVENUES.</b>						
Annual Assessments	\$21,999.95	\$ 22,000.00	\$ ( .05)	\$ 19,266.55	\$ 19,600.00	\$ (333.45)
Bank Interest	1,183.18	5.00	1,178.18	8.07	5.00	3.07
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Total Revenues	\$23,183.13	\$ 22,005.00	\$ 1,178.13	\$ 20,938.32	\$ 19,605.00	\$ (330.38)
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<b>EXPENSES</b>						
Road Maintenance	\$ 16,609.14	\$ 19,850.00	\$ 3,240.86	\$ 11,333.00	\$ 17,455.00	\$ 6,122.00
Insurance	958.48	1,000.00	41.52	951.00	1,000.00	49.00
Website	313.33	300.00	(13.33)	300.00	300.00	-0-
Seasonal Decorations	-0-	100.00	100.00	-0-	100.00	100.00
Zoom Fee	15.20	-0-	(15.20)			
Office and Postage	69.32	50.00	(19.32)	21.00	50.00	29.00
Bank Fees	45.00	-0-	(45.00)			
Meeting Expenses	79.29	100.00	20.71	97.44	-0-	(97.44)
Surveillance and Signage				5.51	200.00	194.49
Accrued Income Taxes	324.95	-0-	(324.95)			
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Total Expenses	\$ 18,414.71	\$ 21,400.00	\$ 2,985.29	\$12,707.95	\$19,105.00	\$ 6,397.05
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Transfer to (from) Reserves	\$ 4,768.42	\$ 605.00	\$ 4,163.42	\$ 8,230.37	\$ 500.00	\$ 7,730.37
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Please see Notes to Financial Statements

CATSPA W PROPERTY OWNERS ASSOCIATION, INC.  
STATEMENT OF FINANCIAL POSITION  
AS OF DECEMBER 31, 2023

ASSETS

Cash in Bank	\$ 63,022.25	
Prepaid Expenses	1,082.32	
Accrued Interest Income	877.59	
Investment in Parcel Box	200.00	
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TOTAL ASSETS		\$ 65,182.16

LIABILITIES

Prepaid 2024 Assessments	\$ 15,618.87	
Accrued Income Tax Expense	324.95	
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TOTAL LIABILITIES		15,943.82 -----

MEMBERS' EQUITY

Beginning Accumulated Surplus	\$ 44,469.92	
Current Year Surplus (Deficit)	4,768.42	
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TOTAL MEMBERS' EQUITY		\$ 49,238.34 =====

Please see notes to Financial Statements

CATSPA W PROPERTY OWNERS ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2023

NOTE 1 - THE ASSOCIATION

Catspaw Property Owners Association, Inc. is a property owners association organized as a non-profit North Carolina corporation. The Association began operations on August 31, 1996. As of December 31, 2023, the Association consists of 53 residential lots, 19 of which have houses. On January 1, 2023, there were 54 residential lots, 19 of which had houses. The number of lots may change (and historically has changed) due to lot subdivisions and/or lot combinations. A lot is considered "improved with a house" when construction of said house commences.

NOTE 2 - SUMMARY OF ACCOUNTING POLICIES

A. Basis of Presentation

The financial statements have been prepared in accordance with generally accepted accounting principles on the accrual basis, in which income is recognized when earned and expenses are recognized when incurred. The Association utilized the modified accrual basis in years before 2015. The Association reports annual financial information on a calendar year basis (the year-end is December 31st). Members' Equity represents the accumulated excess or surplus of revenues over expenses, and consists of reserve funds that are intended to be used for unanticipated events, primarily related to unforeseen road repair expenses.

B. Association Annual Assessments/Accounts Receivable

Property owners are subject to yearly assessments to provide for the Association's operating expenses, primarily road maintenance and improvements. Any excess over budget is retained by the Association for use in future years. As of December 31, 2023, unimproved lots (without a house) are assessed at 5/6 of the assessment for a lot improved with a residence. Assessments are normally billed in November, and due January 1st. Assessments are normally considered delinquent if not received by January 31st. The Association follows the procedures in North Carolina General Statutes (NCGS) Chapter 47F in filing a lien for unpaid assessments and collecting sums due. Receivables at the balance sheet date, if any, represent assessments due from property owners. The Association considers all property owners' receivables at the balance sheet date to be collectable. Accordingly, no allowance for doubtful accounts is required. If any receivables should become uncollectible, they will be charged to operations when that determination is made.

C. Annual Budget

The Association is required to prepare a budget annually in accordance with the 2023 (current and revised) Bylaws. The Budget includes anticipated revenues and expenses, planned major roadway repair or replacement expenses, and a reserve for unanticipated events. Road maintenance and improvements can be delayed because of weather conditions; and accordingly minor budget variances between years may occur.

D. Cash in Bank, Interest, and Associated Income Tax Expense

The Association maintains two bank accounts with First Bank. One is an operating checking account, and the other is an interest-bearing savings account. In addition, the Association has a 13 month CD with First Bank at 3.2%. Bills of the Association are paid by the Treasurer utilizing digital (online) banking. Expenditures in excess of 10% or more over amounts pre-approved for a project require approval by a majority of the Board. The CD with First Bank has earned interest (accrued but not yet paid) of \$877.59 as of 12/31/2023. Accrued Federal Corporate Income Taxes of \$324.95 are due on the interest that the Association has earned in excess of \$100.00.

Detail of Cash in Bank:	First Bank Checking	\$ 1,527.34	
	First Bank Savings	26,494.91	Currently earning 1.98% paid monthly
	First Bank 13 month CD	35,000.00	Earning 3.2% paid at maturity (April 20, 2024)
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	Total Cash in Bank	\$ 63,022.25	
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E. Prepaid Expenses

Prepaid expenses are:	Prepaid Insurance	\$ 786.95
	Prepaid Website	160.67
	Prepaid Zoom	134.70
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	Total Prepaid Expenses	\$1,082.32
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E. Supplementary Road Expense Schedules

Schedules of road maintenance expense details are provided as supplementary information to the Statement of Operations. These schedules show how expenses can vary from year to year, and break out the expenses between the road that Catspaw shares with Walnut Gap from the roads that are the exclusive responsibility of the Catspaw Association. The Walnut Gap Community does not have an Association. The Walnut Gap Road Fund is a voluntary road fund that collects voluntary payments from property owners in the Walnut Gap subdivision as well as some property owners in the Devon subdivision.

CATSPA W PROPERTY OWNERS ASSOCIATION, INC.  
 SUPPLEMENTARY SCHEDULE OF ROAD MAINTENANCE EXPENSES  
 FOR THE YEARS ENDED DECEMBER 31, 2023 and 2022

	For the Year Ended December 31, 2023			For the Year Ended December 31, 2022		
	Shared Road	Catspaw Roads	2023 Totals	Shared Road	Catspaw Roads	2022 Totals
Grading, Ditch Cleaning, Rock	\$ 1,891.55	\$ 7,957.59	\$ 9,849.14	\$ 1,000.00	\$ 500.00	\$ 1,500.00
Culvert Replacements					3,600.00	3,600.00
Mowing	860.00	2,000.00	2,860.00	295.00	2,738.00	3,033.00
Leaf Removal	200.00	3,500.00	3,700.00	250.00	2,950.00	3,200.00
Tree Removal	200.00		200.00			
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TOTALS	\$ 3,151.55	\$ 13,457.59	\$ 16,609.14	\$ 1,545.00	\$ 9,788.00	\$ 11,333.00
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CATSPA W PROPERTY OWNERS ASSOCIATION, INC.

2023 ROAD MAINTENANCE EXPENSES

AS COMPARED TO PRIOR YEARS ROAD MAINTENANCE EXPENSES

Expenses	2023 Actual	2022 Actual	2021 Actual	2020 Actual	2019 Actual	2018 Actual
Grading Ditch Cleaning & Rock	\$ 9,849.14	\$ 1,500.00	\$ 10,927.11	\$ 24,533.71	\$ 8,986.45	\$ 2,460.00
Culvert Replacements		3,600.00		1,650.00		
Mowing	2,860.00	3,033.00	5,775.00	225.00	1,677.50	2,245.00
Leaf Removal	3,700.00	3,200.00	1,575.00	4,368.75	5,744.88	2,400.00
Special Projects					873.07	320.00
Tree Cutting	200.00			806.25	600.00	
Signage					250.49	777.26
<b>TOTALS</b>	<b>\$ 16,609.14</b>	<b>\$ 11,333.00</b>	<b>\$ 18,277.11</b>	<b>\$ 31,583.71</b>	<b>\$18,132.39</b>	<b>\$ 8,202.26</b>