

Carriage Park Neighborhood Association

Financial Statements
October 31, 2025

Carriage Park Neighborhood Association
Balance Sheet
October 31, 2025

Current Assets

Cash in Bank - Union Bank	\$ 23,392.08
Cash in Bank - Union Bank - Townhouse	6,468.28
Capital Improvement Savings - Union Bank	10,298.77
Accounts Receivable - Dues	17,880.00
Accounts Receivable - Water	796.50
Accounts Receivable - Special Assessment	-
Total Current Assets	<u>58,835.63</u>

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Current Liabilities

Advance Due Payments	\$ 3,900.00
Advance Water Payments	19.59
Advance Special Assessment Payments	<u>200.00</u>
Total Current Liabilities	4,119.59

Members' Equity	<u>54,716.04</u>
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Total Liabilities and Members' Equity	<u><u>\$ 58,835.63</u></u>
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Carriage Park Neighborhood Association
Income Statement
For the Three Months Ended October 31, 2025

	October	Year to Date	Budget	\$ Difference
Revenue - Common Properties				
Dues - Common Properties	\$ 3,675.00	\$ 11,025.00	\$ 11,025.00	\$ -
Interest Income	7.20	25.45	60.00	(34.55)
Miscellaneous Income	-	-	75.00	(75.00)
Revenue - Townhouses				
Dues - Townhouses	1,710.00	5,130.00	5,130.00	-
Water - Townhouses	1,328.98	2,704.24	1,740.00	964.24
Interest Income	2.00	5.82	15.00	(9.18)
Total Unrestricted Revenue	<u>6,723.18</u>	<u>18,890.51</u>	<u>18,045.00</u>	<u>845.51</u>
Swimming Pool Expenses				
Electricity - Pool	53.08	654.36	510.00	144.36
Gas - Pool	-	288.87	225.00	63.87
Labor and Supplies - Pool	-	3,409.04	2,400.00	1,009.04
Telephone - Pool	10.39	115.64	150.00	(34.36)
Water - Pool	125.73	297.97	165.00	132.97
Licenses - Pool	-	-	150.00	(150.00)
Total Swimming Pool Expense	<u>189.20</u>	<u>4,765.88</u>	<u>3,600.00</u>	<u>1,165.88</u>
Common Property				
Snow/Lawn Care - Commons	-	7,100.00	4,500.00	2,600.00
Water - Commons	429.73	920.42	750.00	170.42
Electricity - Commons	182.80	552.53	510.00	42.53
Maintenance and Supplies	-	940.00	3,855.00	(2,915.00)
Total Common Property	<u>612.53</u>	<u>9,512.95</u>	<u>9,615.00</u>	<u>(102.05)</u>
Townhouse Expense				
Water - Townhouses	1,328.99	2,704.23	2,010.00	694.23
Office Supplies and Postage - Townhouses	14.04	28.08	30.00	(1.92)
Snow/Lawn Care - Townhouses	-	-	600.00	(600.00)
Accounting Services	100.00	200.00	150.00	50.00
Miscellaneous Expense	-	-	-	-
Total Townhouse Expense	<u>1,443.03</u>	<u>2,932.31</u>	<u>2,790.00</u>	<u>142.31</u>
Other Expenses				
Insurance	-	-	1,050.00	(1,050.00)
Office Supplies and Postage	-	136.56	105.00	31.56
Miscellaneous	-	-	90.00	(90.00)
Refuse Services	80.00	130.00	195.00	(65.00)
Professional Services	220.00	1,180.00	600.00	580.00
Total Other Expenses	<u>300.00</u>	<u>1,446.56</u>	<u>2,040.00</u>	<u>(593.44)</u>
Total Expenses	<u>2,544.76</u>	<u>18,657.70</u>	<u>18,045.00</u>	<u>612.70</u>
Net Operating Income	<u>4,178.42</u>	<u>232.81</u>	<u>-</u>	<u>232.81</u>
Capital Expenses				
Capital Income	335.00	1,005.00	1,005.00	-
Capital Interest	-	8.27	6.00	2.27
Capital Expenses	-	-	1,011.00	(1,011.00)
Net Capital Income	<u>335.00</u>	<u>1,013.27</u>	<u>-</u>	<u>1,013.27</u>
Change in Members' Equity	<u>\$ 4,513.42</u>	<u>\$ 1,246.08</u>	<u>\$ -</u>	<u>\$ 1,246.08</u>

**Carriage Park Neighborhood Association
Statement of Members' Equity
For the Three Months Ended October 31, 2025**

Balance at beginning of period	\$ 53,469.96
Change in Members' Equity	<u>1,246.08</u>
Balance at end of period	<u><u>\$ 54,716.04</u></u>

**Carriage Park Neighborhood Association
Townhouse Fund
Receipts and Disbursements
August 1, 2025 through October 31, 2025**

Beginning Balance, as of August 1, 2025	\$ 6,187.58
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Receipts

Dues	1,080.00
Water Bill Payment Receipts	2,127.19
Interest Income	<u>5.82</u>

Total Receipts	<u>3,213.01</u>
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Total Receipts and Cash	9,400.59
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Disbursements

Accounting	200.00
Office Supplies and Postage	28.08
Capital Improvements	-
Snow Removal / Lawn Care	-
Water	2,704.23
Miscellaneous	<u>-</u>

Total Disbursements	<u>2,932.31</u>
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Ending Balance, as of October 31, 2025	<u><u>\$ 6,468.28</u></u>
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