

Carriage Park Neighborhood Association

Financial Statements July 31, 2025

Carriage Park Neighborhood Association
Balance Sheet
July 31, 2025

Current Assets

Cash in Bank - Union Bank	\$ 31,837.02
Cash in Bank - Union Bank - Townhouse	6,187.58
Capital Improvement Savings - Union Bank	9,285.50
Accounts Receivable - Dues	14,340.00
Accounts Receivable - Water	219.39
Accounts Receivable - Special Assessment	-
Total Current Assets	<u>61,869.49</u>

Total Assets	<u><u>\$ 61,869.49</u></u>
---------------------	----------------------------

Current Liabilities

Advance Due Payments	\$ 8,380.00
Advance Water Payments	19.53
Advance Special Assessment Payments	-
Total Current Liabilities	<u>8,399.53</u>

Members' Equity	<u>53,469.96</u>
------------------------	------------------

Total Liabilities and Members' Equity	<u><u>\$ 61,869.49</u></u>
--	----------------------------

Carriage Park Neighborhood Association
Income Statement
For the Twelve Months Ended July 31, 2025

	July	Year to Date	Budget	\$ Difference
Revenue - Common Properties				
Dues - Common Properties	\$ 3,675.00	\$ 44,100.00	\$ 44,100.00	\$ -
Interest Income	11.37	165.88	240.00	(74.12)
Miscellaneous Income	-	726.05	300.00	426.05
Revenue - Townhouses				
Dues - Townhouses	1,710.00	20,520.00	20,520.00	-
Water - Townhouses	-	6,850.15	6,960.00	(109.85)
Interest Income	2.92	46.82	60.00	(13.18)
Total Unrestricted Revenue	<u>5,399.29</u>	<u>72,408.90</u>	<u>72,180.00</u>	<u>228.90</u>
Swimming Pool Expenses				
Electricity - Pool	357.54	1,753.80	2,040.00	(286.20)
Gas - Pool	170.42	1,094.53	900.00	194.53
Labor and Supplies - Pool	2,528.87	8,304.28	9,600.00	(1,295.72)
Telephone - Pool	46.31	151.37	600.00	(448.63)
Water - Pool	-	577.57	660.00	(82.43)
Licenses - Pool	-	515.00	600.00	(85.00)
Total Swimming Pool Expense	<u>3,103.14</u>	<u>12,396.55</u>	<u>14,400.00</u>	<u>(2,003.45)</u>
Common Property				
Snow/Lawn Care - Commons	-	17,090.00	18,000.00	(910.00)
Water - Commons	-	2,325.03	3,000.00	(674.97)
Electricity - Commons	184.23	2,095.23	2,040.00	55.23
Maintenance and Supplies	301.00	19,792.67	15,420.00	4,372.67
Total Common Property	<u>485.23</u>	<u>41,302.93</u>	<u>38,460.00</u>	<u>2,842.93</u>
Townhouse Expense				
Water - Townhouses	-	7,871.30	8,040.00	(168.70)
Office Supplies and Postage - Townhouses	-	78.11	120.00	(41.89)
Snow/Lawn Care - Townhouses	-	1,062.50	2,400.00	(1,337.50)
Accounting Services	-	600.00	600.00	-
Miscellaneous Expense	5,670.00	5,670.00	-	5,670.00
Total Townhouse Expense	<u>5,670.00</u>	<u>15,281.91</u>	<u>11,160.00</u>	<u>4,121.91</u>
Other Expenses				
Insurance	-	4,167.00	4,200.00	(33.00)
Office Supplies and Postage	-	348.86	420.00	(71.14)
Miscellaneous	-	510.45	360.00	150.45
Refuse Services	235.00	1,033.00	780.00	253.00
Accounting Services	200.00	2,450.00	2,400.00	50.00
Total Other Expenses	<u>435.00</u>	<u>8,509.31</u>	<u>8,160.00</u>	<u>349.31</u>
Total Expenses	<u>9,693.37</u>	<u>77,490.70</u>	<u>72,180.00</u>	<u>5,310.70</u>
Net Operating Income	<u>(4,294.08)</u>	<u>(5,081.80)</u>	<u>-</u>	<u>(5,081.80)</u>
Capital Expenses				
Capital Income	335.00	4,020.00	4,020.00	-
Capital Interest	-	26.41	24.00	2.41
Capital Expenses	-	-	4,044.00	(4,044.00)
Net Capital Income	<u>335.00</u>	<u>4,046.41</u>	<u>-</u>	<u>4,046.41</u>
Change in Members' Equity	<u>\$ (3,959.08)</u>	<u>\$ (1,035.39)</u>	<u>\$ -</u>	<u>\$ (1,035.39)</u>

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

Balance at beginning of period	\$ 54,505.35
Change in Members' Equity	<u>(1,035.39)</u>
Balance at end of period	<u>\$ 53,469.96</u>

**Carriage Park Neighborhood Association
Townhouse Fund
Receipts and Disbursements
August 1, 2024 through July 31, 2025**

Beginning Balance, as of August 1, 2023 **\$ 10,410.71**

Receipts

Dues	4,320.00
Water Bill Payment Receipts	6,691.96
Interest Income	<u>46.82</u>

Total Receipts 11,058.78

Total Receipts and Cash 21,469.49

Disbursements

Accounting	600.00
Office Supplies and Postage	78.11
Capital Improvements	-
Snow Removal / Lawn Care	1,062.50
Water	7,871.30
Miscellaneous	<u>5,670.00</u>

Total Disbursements 15,281.91

Ending Balance, as of July 31, 2025 **\$ 6,187.58**