

Carriage Park Neighborhood Association

**Financial Statements
December 31, 2025**

Carriage Park Neighborhood Association
Balance Sheet
December 31, 2025

Current Assets

Cash in Bank - Union Bank	\$ 23,129.49
Cash in Bank - Union Bank - Townhouse	6,726.25
Capital Improvement Savings - Union Bank	11,311.99
Accounts Receivable - Dues	17,900.00
Accounts Receivable - Water	1,273.86
Accounts Receivable - Special Assessment	<u>-</u>
Total Current Assets	60,341.59

Total Assets	<u>\$ 60,341.59</u>
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Current Liabilities

Advance Due Payments	\$ 700.00
Advance Water Payments	0.17
Advance Special Assessment Payments	<u>400.00</u>
Total Current Liabilities	1,100.17

Members' Equity	<u>59,241.42</u>
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Total Liabilities and Members' Equity	<u>\$ 60,341.59</u>
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Carriage Park Neighborhood Association
Income Statement
For the Five Months Ended December 31, 2025

	December	Year to Date	Budget	\$ Difference
Revenue - Common Properties				
Dues - Common Properties	\$ 3,675.00	\$ 18,375.00	\$ 18,375.00	\$ -
Interest Income	7.45	39.22	100.00	(60.78)
Miscellaneous Income	-	-	125.00	(125.00)
Revenue - Townhouses				
Dues - Townhouses	1,710.00	8,550.00	8,550.00	-
Water - Townhouses	1,327.05	4,031.29	2,900.00	1,131.29
Interest Income	1.98	9.63	25.00	(15.37)
Total Unrestricted Revenue	<u>6,721.48</u>	<u>31,005.14</u>	<u>30,075.00</u>	<u>930.14</u>
Swimming Pool Expenses				
Electricity - Pool	106.42	760.78	850.00	(89.22)
Gas - Pool	-	288.87	375.00	(86.13)
Labor and Supplies - Pool	-	3,409.04	4,000.00	(590.96)
Telephone - Pool	59.32	174.96	250.00	(75.04)
Water - Pool	81.29	379.26	275.00	104.26
Licenses - Pool	-	-	250.00	(250.00)
Total Swimming Pool Expense	<u>247.03</u>	<u>5,012.91</u>	<u>6,000.00</u>	<u>(987.09)</u>
Common Property				
Snow/Lawn Care - Commons	1,450.00	10,650.00	7,500.00	3,150.00
Water - Commons	358.42	1,278.84	1,250.00	28.84
Electricity - Commons	364.72	917.25	850.00	67.25
Maintenance and Supplies	375.00	1,315.00	6,425.00	(5,110.00)
Total Common Property	<u>2,548.14</u>	<u>14,161.09</u>	<u>16,025.00</u>	<u>(1,863.91)</u>
Townhouse Expense				
Water - Townhouses	1,327.07	4,031.30	3,350.00	681.30
Office Supplies and Postage - Townhouses	14.04	42.12	50.00	(7.88)
Snow/Lawn Care - Townhouses	215.00	215.00	1,000.00	(785.00)
Accounting Services	100.00	300.00	250.00	50.00
Miscellaneous Expense	-	-	-	-
Total Townhouse Expense	<u>1,656.11</u>	<u>4,588.42</u>	<u>4,650.00</u>	<u>(61.58)</u>
Other Expenses				
Insurance	-	-	1,750.00	(1,750.00)
Office Supplies and Postage	415.83	552.39	175.00	377.39
Real Estate Taxes/Miscellaneous	10.36	10.36	150.00	(139.64)
Refuse Services	50.00	180.00	325.00	(145.00)
Professional Services	920.00	2,420.00	1,000.00	1,420.00
Total Other Expenses	<u>1,396.19</u>	<u>3,162.75</u>	<u>3,400.00</u>	<u>(237.25)</u>
Total Expenses	<u>5,847.47</u>	<u>26,925.17</u>	<u>30,075.00</u>	<u>(3,149.83)</u>
Net Operating Income	<u>874.01</u>	<u>4,079.97</u>	<u>-</u>	<u>4,079.97</u>
Capital Expenses				
Capital Income	335.00	1,675.00	1,675.00	-
Capital Interest	8.22	16.49	10.00	6.49
Capital Expenses	-	-	1,685.00	(1,685.00)
Net Capital Income	<u>343.22</u>	<u>1,691.49</u>	<u>-</u>	<u>1,691.49</u>
Change in Members' Equity	<u>\$ 1,217.23</u>	<u>\$ 5,771.46</u>	<u>\$ -</u>	<u>\$ 5,771.46</u>

Carriage Park Neighborhood Association
Statement of Members' Equity
For the Five Months Ended December 31, 2025

Balance at beginning of period	\$ 53,469.96
Change in Members' Equity	<u>5,771.46</u>
Balance at end of period	<u><u>\$ 59,241.42</u></u>

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

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

Receipts

Dues	2,160.00
Water Bill Payment Receipts	2,957.46
Interest Income	<u>9.63</u>

Total Receipts 5,127.09

Total Receipts and Cash 11,314.67

Disbursements

Accounting	300.00
Office Supplies and Postage	42.12
Capital Improvements	-
Snow Removal / Lawn Care	215.00
Water	4,031.30
Miscellaneous	<u>-</u>

Total Disbursements 4,588.42

Ending Balance, as of December 31, 2025 **\$ 6,726.25**