Carriage Park Neighborhood Association

Financial Statements
September 30, 2026

Carriage Park Neighborhood Association
Balance Sheet
September 30, 2026

Current Assets	
Cash in Bank - Union Bank	$ 35,553.42
Cash in Bank - Union Bank - Townhouse	9,523.83
Capital Improvement Savings - Union Bank	3,338.06
Accounts Receivable - Dues	19,820.00
Accounts Receivable - Water	208.93
Accounts Receivable - Special Assessment	2,100.00
Total Current Assets	70,544.24
Total Assets	$ 70,544.24
Current Liabilities	
Advance Due Payments	$ 4,480.00
Advance Water Payments	9.65
Advance Special Assessment Payments	-
Total Current Liabilities	4,489.65
Members' Equity	66,054.59
Total Liabilities and Members' Equity	$ 70,544.24

Carriage Park Neighborhood Association
Income Statement
For the Two Months Ended September 30, 2026

	September	Year to Date	Budget	$ Difference
Revenue - Common Properties				
Dues - Common Properties	$ 3,675.00	$ 7,350.00	$ 7,350.00	$ -
Interest Income	10.83	23.28	22.00	1.28
Miscellaneous Income	-	-	82.00	(82.00)
Revenue - Townhouses				
Dues - Townhouses	1,710.00	3,420.00	3,420.00	-
Water - Townhouses	-	1,355.84	1,334.00	21.84
Interest Income	2.20	4.36	4.00	0.36
Total Unrestricted Revenue	5,398.03	12,153.48	12,212.00	(58.52)
Swimming Pool Expenses				
Electricity - Pool	-	319.01	300.00	19.01
Gas - Pool	136.16	220.17	130.00	90.17
Labor and Supplies - Pool	1,152.44	3,785.58	1,420.00	2,365.58
Telephone - Pool	-	52.31	90.00	(37.69)
Water - Pool	-	100.54	110.00	(9.46)
Licenses - Pool	-	-	100.00	(100.00)
Total Swimming Pool Expense	1,288.60	4,477.61	2,150.00	2,327.61
Common Property				
Snow/Lawn Care - Commons	4,915.00	7,747.00	3,700.00	4,047.00
Water - Commons	-	532.56	500.00	32.56
Electricity - Commons	-	203.43	400.00	(196.57)
Maintenance and Supplies	1,193.25	2,968.25	2,310.00	658.25
Total Common Property	6,108.25	11,451.24	6,910.00	4,541.24
Townhouse Expense				
Water - Townhouses	-	1,355.82	1,334.00	21.82
Office Supplies and Postage - Townhouses	-	14.76	16.00	(1.24)
Snow/Lawn Care - Townhouses	-	-	50.00	(50.00)
Accounting Services	-	100.00	100.00	-
Miscellaneous Expense	-	-	-	-
Total Townhouse Expense	-	1,470.58	1,500.00	(29.42)
Other Expenses				
Insurance	-	-	900.00	(900.00)
Office Supplies and Postage	-	55.51	150.00	(94.49)
Real Estate Taxes/Miscellaneous	-	-	92.00	(92.00)
Refuse Services	-	100.00	110.00	(10.00)
Professional Services	200.00	400.00	400.00	-
Total Other Expenses	200.00	555.51	1,652.00	(1,096.49)
Total Expenses	7,596.85	17,954.94	12,212.00	5,742.94
Net Operating Income	(2,198.82)	(5,801.46)	-	(5,801.46)
Capital Expenses				
Special Assessment	-	-	-	-
Capital Income	335.00	670.00	670.00	-
Capital Interest	1.76	1.76	5.00	(3.24)
Capital Expenses	-	-	675.00	(675.00)
Net Capital Income	336.76	671.76	-	671.76
Change in Members' Equity	$ (1,862.06)	$ (5,129.70)	$ -	$ (5,129.70)

Carriage Park Neighborhood Association
Statement of Members' Equity
For the Two Months Ended September 30, 2026

Balance at beginning of period	$ 71,184.29
Change in Members' Equity	(5,129.70)
Balance at end of period	$ 66,054.59

Carriage Park Neighborhood Association
Townhouse Fund
Receipts and Disbursements
August 1, 2026 through September 30, 2026

Beginning Balance, as of August 1, 2026		$ 8,729.35
Receipts		
Dues	1,080.00	
Water Bill Payment Receipts	1,180.70	
Interest Income	4.36	
Total Receipts		2,265.06
Total Receipts and Cash		10,994.41
Disbursements		
Accounting	100.00	
Office Supplies and Postage	14.76	
Capital Improvements	-	
Snow Removal / Lawn Care	-	
Water	1,355.82	
Miscellaneous	-	
Total Disbursements		1,470.58
Ending Balance, as of September 30, 2026		$ 9,523.83