

Carriage Park Neighborhood Association

Financial Statements June 30, 2025

Carriage Park Neighborhood Association
Balance Sheet
June 30, 2025

Current Assets

Cash in Bank - Union Bank	\$ 33,174.02
Cash in Bank - Union Bank - Townhouse	10,563.02
Capital Improvement Savings - Union Bank	8,280.50
Accounts Receivable - Dues	14,420.00
Accounts Receivable - Water	431.03
Accounts Receivable - Special Assessment	-
Total Current Assets	<u>66,868.57</u>

Total Assets \$ 66,868.57

Current Liabilities

Advance Due Payments	\$ 9,420.00
Advance Water Payments	19.53
Advance Special Assessment Payments	-
Total Current Liabilities	<u>9,439.53</u>

Members' Equity 57,429.04

Total Liabilities and Members' Equity \$ 66,868.57

Carriage Park Neighborhood Association
Income Statement
For the Eleven Months Ended June 30, 2025

	June	Year to Date	Budget	\$ Difference
Revenue - Common Properties				
Dues - Common Properties	\$ 3,675.00	\$ 40,425.00	\$ 40,425.00	\$ -
Interest Income	11.51	154.51	220.00	(65.49)
Miscellaneous Income	309.27	726.05	275.00	451.05
Revenue - Townhouses				
Dues - Townhouses	1,710.00	18,810.00	18,810.00	-
Water - Townhouses	1,279.14	6,850.15	6,380.00	470.15
Interest Income	3.55	43.90	55.00	(11.10)
Total Unrestricted Revenue	<u>6,988.47</u>	<u>67,009.61</u>	<u>66,165.00</u>	<u>844.61</u>
Swimming Pool Expenses				
Electricity - Pool	264.86	1,396.26	1,870.00	(473.74)
Gas - Pool	357.54	924.11	825.00	99.11
Labor and Supplies - Pool	1,739.03	5,775.41	8,800.00	(3,024.59)
Telephone - Pool	-	105.06	550.00	(444.94)
Water - Pool	165.00	577.57	605.00	(27.43)
Licenses - Pool	-	515.00	550.00	(35.00)
Total Swimming Pool Expense	<u>2,526.43</u>	<u>9,293.41</u>	<u>13,200.00</u>	<u>(3,906.59)</u>
Common Property				
Snow/Lawn Care - Commons	2,950.00	17,090.00	16,500.00	590.00
Water - Commons	442.12	2,325.03	2,750.00	(424.97)
Electricity - Commons	181.07	1,911.00	1,870.00	41.00
Maintenance and Supplies	344.13	19,491.67	14,135.00	5,356.67
Total Common Property	<u>3,917.32</u>	<u>40,817.70</u>	<u>35,255.00</u>	<u>5,562.70</u>
Townhouse Expense				
Water - Townhouses	1,400.30	7,871.30	7,370.00	501.30
Office Supplies and Postage - Townhouses	12.41	78.11	110.00	(31.89)
Snow/Lawn Care - Townhouses	-	1,062.50	2,200.00	(1,137.50)
Accounting Services	100.00	600.00	550.00	50.00
Miscellaneous Expense	-	-	-	-
Total Townhouse Expense	<u>1,512.71</u>	<u>9,611.91</u>	<u>10,230.00</u>	<u>(618.09)</u>
Other Expenses				
Insurance	-	4,167.00	3,850.00	317.00
Office Supplies and Postage	-	348.86	385.00	(36.14)
Miscellaneous	-	510.45	330.00	180.45
Refuse Services	98.00	798.00	715.00	83.00
Accounting Services	200.00	2,250.00	2,200.00	50.00
Total Other Expenses	<u>298.00</u>	<u>8,074.31</u>	<u>7,480.00</u>	<u>594.31</u>
Total Expenses	<u>8,254.46</u>	<u>67,797.33</u>	<u>66,165.00</u>	<u>1,632.33</u>
Net Operating Income	<u>(1,265.99)</u>	<u>(787.72)</u>	<u>-</u>	<u>(787.72)</u>
Capital Expenses				
Capital Income	335.00	3,685.00	3,685.00	-
Capital Interest	7.42	26.41	22.00	4.41
Capital Expenses	-	-	3,707.00	(3,707.00)
Net Capital Income	<u>342.42</u>	<u>3,711.41</u>	<u>-</u>	<u>3,711.41</u>
Change in Members' Equity	<u>\$ (923.57)</u>	<u>\$ 2,923.69</u>	<u>\$ -</u>	<u>\$ 2,923.69</u>

Carriage Park Neighborhood Association
Statement of Members' Equity
For the Eleven Months Ended June 30, 2025

Balance at beginning of period	\$ 54,505.35
Change in Members' Equity	<u>2,923.69</u>
Balance at end of period	<u><u>\$ 57,429.04</u></u>

**Carriage Park Neighborhood Association
Townhouse Fund
Receipts and Disbursements
August 1, 2024 through June 30, 2025**

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

Receipts

Dues	3,240.00
Water Bill Payment Receipts	6,480.32
Interest Income	<u>43.90</u>

Total Receipts 9,764.22

Total Receipts and Cash 20,174.93

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>-</u>

Total Disbursements 9,611.91

Ending Balance, as of June 30, 2025 **\$ 10,563.02**