

Carriage Park Neighborhood Association

Financial Statements February 28, 2026

Carriage Park Neighborhood Association
Balance Sheet
February 28, 2026

Current Assets

Cash in Bank - Union Bank	\$ 49,973.79
Cash in Bank - Union Bank - Townhouse	7,019.24
Capital Improvement Savings - Union Bank	11,311.99
Accounts Receivable - Dues	19,380.00
Accounts Receivable - Water	870.15
Accounts Receivable - Special Assessment	<u>2,400.00</u>
Total Current Assets	90,955.17

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Current Liabilities

Advance Due Payments	\$ 13,340.00
Advance Water Payments	-
Advance Special Assessment Payments	<u>4,200.00</u>
Total Current Liabilities	17,540.00

Members' Equity	<u>73,415.17</u>
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Total Liabilities and Members' Equity	<u>\$ 90,955.17</u>
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Carriage Park Neighborhood Association
Income Statement
For the Seven Months Ended February 28, 2026

	February	Year to Date	Budget	\$ Difference
Revenue - Common Properties				
Dues - Common Properties	\$ 3,675.00	\$ 25,725.00	\$ 25,725.00	\$ -
Interest Income	11.17	59.02	140.00	(80.98)
Miscellaneous Income	-	-	175.00	(175.00)
Revenue - Townhouses				
Dues - Townhouses	1,710.00	11,970.00	11,970.00	-
Water - Townhouses	1,315.38	5,346.67	4,060.00	1,286.67
Interest Income	1.58	13.11	35.00	(21.89)
Total Unrestricted Revenue	<u>6,713.13</u>	<u>43,113.80</u>	<u>42,105.00</u>	<u>1,008.80</u>
Swimming Pool Expenses				
Electricity - Pool	55.60	875.46	1,190.00	(314.54)
Gas - Pool	-	288.87	525.00	(236.13)
Labor and Supplies - Pool	-	3,409.04	5,600.00	(2,190.96)
Telephone - Pool	29.77	234.11	350.00	(115.89)
Water - Pool	85.36	464.62	385.00	79.62
Licenses - Pool	530.00	530.00	350.00	180.00
Total Swimming Pool Expense	<u>700.73</u>	<u>5,802.10</u>	<u>8,400.00</u>	<u>(2,597.90)</u>
Common Property				
Snow/Lawn Care - Commons	475.00	11,425.00	10,500.00	925.00
Water - Commons	341.63	1,620.47	1,750.00	(129.53)
Electricity - Commons	196.35	1,313.45	1,190.00	123.45
Maintenance and Supplies	-	1,315.00	8,995.00	(7,680.00)
Total Common Property	<u>1,012.98</u>	<u>15,673.92</u>	<u>22,435.00</u>	<u>(6,761.08)</u>
Townhouse Expense				
Water - Townhouses	1,315.37	5,346.67	4,690.00	656.67
Office Supplies and Postage - Townhouses	14.04	56.16	70.00	(13.84)
Snow/Lawn Care - Townhouses	-	215.00	1,400.00	(1,185.00)
Accounting Services	100.00	400.00	350.00	50.00
Miscellaneous Expense	-	-	-	-
Total Townhouse Expense	<u>1,429.41</u>	<u>6,017.83</u>	<u>6,510.00</u>	<u>(492.17)</u>
Other Expenses				
Insurance	-	-	2,450.00	(2,450.00)
Office Supplies and Postage	-	675.87	245.00	430.87
Real Estate Taxes/Miscellaneous	-	10.36	210.00	(199.64)
Refuse Services	50.00	230.00	455.00	(225.00)
Professional Services	1,200.00	3,820.00	1,400.00	2,420.00
Total Other Expenses	<u>1,250.00</u>	<u>4,736.23</u>	<u>4,760.00</u>	<u>(23.77)</u>
Total Expenses	<u>4,393.12</u>	<u>32,230.08</u>	<u>42,105.00</u>	<u>(9,874.92)</u>
Net Operating Income	<u>2,320.01</u>	<u>10,883.72</u>	<u>-</u>	<u>10,883.72</u>
Capital Expenses				
Special Assessment	-	6,700.00	6,700.00	-
Capital Income	335.00	2,345.00	2,345.00	-
Capital Interest	-	16.49	14.00	2.49
Capital Expenses	-	-	9,059.00	(9,059.00)
Net Capital Income	<u>335.00</u>	<u>9,061.49</u>	<u>-</u>	<u>9,061.49</u>
Change in Members' Equity	<u>\$ 2,655.01</u>	<u>\$ 19,945.21</u>	<u>\$ -</u>	<u>\$ 19,945.21</u>

Carriage Park Neighborhood Association
Statement of Members' Equity
For the Seven Months Ended February 28, 2026

Balance at beginning of period	\$ 53,469.96
Change in Members' Equity	<u>19,945.21</u>
Balance at end of period	<u><u>\$ 73,415.17</u></u>

**Carriage Park Neighborhood Association
Townhouse Fund
Receipts and Disbursements
August 1, 2025 through February 28, 2026**

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

Receipts

Dues	2,160.00
Water Bill Payment Receipts	4,676.38
Interest Income	<u>13.11</u>

Total Receipts 6,849.49

Total Receipts and Cash 13,037.07

Disbursements

Accounting	400.00
Office Supplies and Postage	56.16
Capital Improvements	-
Snow Removal / Lawn Care	215.00
Water	5,346.67
Miscellaneous	<u>-</u>

Total Disbursements 6,017.83

Ending Balance, as of February 28, 2026 **\$ 7,019.24**