

Carriage Park Neighborhood Association

Financial Statements

November 30, 2025

Carriage Park Neighborhood Association
Balance Sheet
November 30, 2025

Current Assets

Cash in Bank - Union Bank	\$ 24,038.40
Cash in Bank - Union Bank - Townhouse	6,752.54
Capital Improvement Savings - Union Bank	10,298.77
Accounts Receivable - Dues	19,000.00
Accounts Receivable - Water	494.65
Accounts Receivable - Special Assessment	<u>-</u>
Total Current Assets	60,584.36

Total Assets

\$ 60,584.36

Current Liabilities

Advance Due Payments	\$ 2,360.00
Advance Water Payments	0.17
Advance Special Assessment Payments	<u>200.00</u>
Total Current Liabilities	2,560.17

Members' Equity

58,024.19

Total Liabilities and Members' Equity

\$ 60,584.36

Carriage Park Neighborhood Association
Income Statement
For the Four Months Ended November 30, 2025

	November	Year to Date	Budget	\$ Difference
Revenue - Common Properties				
Dues - Common Properties	\$ 3,675.00	\$ 14,700.00	\$ 14,700.00	\$ -
Interest Income	6.32	31.77	80.00	(48.23)
Miscellaneous Income	-	-	100.00	(100.00)
Revenue - Townhouses				
Dues - Townhouses	1,710.00	6,840.00	6,840.00	-
Water - Townhouses	-	2,704.24	2,320.00	384.24
Interest Income	1.83	7.65	20.00	(12.35)
Total Unrestricted Revenue	<u>5,393.15</u>	<u>24,283.66</u>	<u>24,060.00</u>	<u>223.66</u>
Swimming Pool Expenses				
Electricity - Pool	-	654.36	680.00	(25.64)
Gas - Pool	-	288.87	300.00	(11.13)
Labor and Supplies - Pool	-	3,409.04	3,200.00	209.04
Telephone - Pool	-	115.64	200.00	(84.36)
Water - Pool	-	297.97	220.00	77.97
Licenses - Pool	-	-	200.00	(200.00)
Total Swimming Pool Expense	<u>-</u>	<u>4,765.88</u>	<u>4,800.00</u>	<u>(34.12)</u>
Common Property				
Snow/Lawn Care - Commons	2,100.00	9,200.00	6,000.00	3,200.00
Water - Commons	-	920.42	1,000.00	(79.58)
Electricity - Commons	-	552.53	680.00	(127.47)
Maintenance and Supplies	-	940.00	5,140.00	(4,200.00)
Total Common Property	<u>2,100.00</u>	<u>11,612.95</u>	<u>12,820.00</u>	<u>(1,207.05)</u>
Townhouse Expense				
Water - Townhouses	-	2,704.23	2,680.00	24.23
Office Supplies and Postage - Townhouses	-	28.08	40.00	(11.92)
Snow/Lawn Care - Townhouses	-	-	800.00	(800.00)
Accounting Services	-	200.00	200.00	-
Miscellaneous Expense	-	-	-	-
Total Townhouse Expense	<u>-</u>	<u>2,932.31</u>	<u>3,720.00</u>	<u>(787.69)</u>
Other Expenses				
Insurance	-	-	1,400.00	(1,400.00)
Office Supplies and Postage	-	136.56	140.00	(3.44)
Miscellaneous	-	-	120.00	(120.00)
Refuse Services	-	130.00	260.00	(130.00)
Professional Services	320.00	1,500.00	800.00	700.00
Total Other Expenses	<u>320.00</u>	<u>1,766.56</u>	<u>2,720.00</u>	<u>(953.44)</u>
Total Expenses	<u>2,420.00</u>	<u>21,077.70</u>	<u>24,060.00</u>	<u>(2,982.30)</u>
Net Operating Income	<u>2,973.15</u>	<u>3,205.96</u>	<u>-</u>	<u>3,205.96</u>
Capital Expenses				
Capital Income	335.00	1,340.00	1,340.00	-
Capital Interest	-	8.27	8.00	0.27
Capital Expenses	-	-	1,348.00	(1,348.00)
Net Capital Income	<u>335.00</u>	<u>1,348.27</u>	<u>-</u>	<u>1,348.27</u>
Change in Members' Equity	<u>\$ 3,308.15</u>	<u>\$ 4,554.23</u>	<u>\$ -</u>	<u>\$ 4,554.23</u>

**Carriage Park Neighborhood Association
Statement of Members' Equity
For the Four Months Ended November 30, 2025**

Balance at beginning of period	\$ 53,469.96
Change in Members' Equity	<u>4,554.23</u>
Balance at end of period	<u>\$ 58,024.19</u>

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

Beginning Balance, as of August 1, 2025		\$ 6,187.58
Receipts		
Dues	1,080.00	
Water Bill Payment Receipts	2,409.62	
Interest Income	<u>7.65</u>	
Total Receipts		<u>3,497.27</u>
Total Receipts and Cash		9,684.85
Disbursements		
Accounting	200.00	
Office Supplies and Postage	28.08	
Capital Improvements	-	
Snow Removal / Lawn Care	-	
Water	2,704.23	
Miscellaneous	<u>-</u>	
Total Disbursements		<u>2,932.31</u>
Ending Balance, as of November 30, 2025		<u>\$ 6,752.54</u>