

Carriage Park Neighborhood Association

Financial Statements

February 29, 2024

Carriage Park Neighborhood Association
Balance Sheet
February 29, 2024

Current Assets

Cash in Bank - Union Bank	\$ 33,803.71
Cash in Bank - Union Bank - Townhouse	8,082.95
Capital Improvement Savings - Union Bank	2,850.19
Accounts Receivable - Dues	12,770.00
Accounts Receivable - Water	908.42
Accounts Receivable - Special Assessment	<u>100.00</u>
Total Current Assets	58,515.27

Total Assets

\$ 58,515.27

Current Liabilities

Advance Due Payments	\$ 10,240.00
Advance Water Payments	93.91
Advance Special Assessment Payments	<u>-</u>
Total Current Liabilities	10,333.91

Members' Equity

48,181.36

Total Liabilities and Members' Equity

\$ 58,515.27

Carriage Park Neighborhood Association
Income Statement
For the Seven Months Ended February 29, 2024

	February	Year to Date	Budget	\$ Difference
Revenue - Common Properties				
Dues - Common Properties	\$ 3,675.00	\$ 25,725.00	\$ 25,725.00	\$ -
Interest Income	19.03	127.87	105.00	22.87
Miscellaneous Income	-	10.00	175.00	(165.00)
Revenue - Townhouses				
Dues - Townhouses	1,710.00	11,970.00	11,970.00	-
Water - Townhouses	1,112.20	4,760.58	3,150.00	1,610.58
Interest Income	4.55	34.20	35.00	(0.80)
Total Unrestricted Revenue	<u>6,520.78</u>	<u>42,627.65</u>	<u>41,160.00</u>	<u>1,467.65</u>
Swimming Pool Expenses				
Electricity - Pool	45.69	892.32	1,225.00	(332.68)
Gas - Pool	-	326.30	630.00	(303.70)
Labor and Supplies - Pool	-	5,085.41	5,600.00	(514.59)
Telephone - Pool	29.82	237.61	350.00	(112.39)
Water - Pool	77.43	439.23	490.00	(50.77)
Licenses - Pool	505.00	505.00	350.00	155.00
Total Swimming Pool Expense	<u>657.94</u>	<u>7,485.87</u>	<u>8,645.00</u>	<u>(1,159.13)</u>
Common Property				
Snow/Lawn Care - Commons	-	7,775.00	10,500.00	(2,725.00)
Water - Commons	341.09	1,639.23	1,750.00	(110.77)
Electricity - Commons	165.45	1,147.58	1,610.00	(462.42)
Maintenance and Supplies	-	5,298.05	8,032.50	(2,734.45)
Total Common Property	<u>506.54</u>	<u>15,859.86</u>	<u>21,892.50</u>	<u>(6,032.64)</u>
Townhouse Expense				
Water - Townhouses	1,292.16	5,480.51	4,620.00	860.51
Office Supplies and Postage - Townhouses	12.24	47.88	70.00	(22.12)
Snow/Lawn Care - Townhouses	1,455.35	1,923.95	1,400.00	523.95
Accounting Services	100.00	400.00	350.00	50.00
Miscellaneous Expense	-	-	140.00	(140.00)
Total Townhouse Expense	<u>2,859.75</u>	<u>7,852.34</u>	<u>6,580.00</u>	<u>1,272.34</u>
Other Expenses				
Insurance	-	-	1,750.00	(1,750.00)
Office Supplies and Postage	-	241.68	210.00	31.68
Miscellaneous	-	-	227.50	(227.50)
Refuse Services	48.00	192.00	455.00	(263.00)
Accounting Services	200.00	1,400.00	1,400.00	-
Total Other Expenses	<u>248.00</u>	<u>1,833.68</u>	<u>4,042.50</u>	<u>(2,208.82)</u>
Total Expenses	<u>4,272.23</u>	<u>33,031.75</u>	<u>41,160.00</u>	<u>(8,128.25)</u>
Net Operating Income	<u>2,248.55</u>	<u>9,595.90</u>	<u>-</u>	<u>9,595.90</u>
Capital Expenses				
Capital Income	335.00	2,345.00	2,345.00	-
Capital Interest	-	9.11	35.00	(25.89)
Capital Expenses	16,687.00	22,914.50	2,380.00	20,534.50
Net Capital Income	<u>(16,352.00)</u>	<u>(20,560.39)</u>	<u>-</u>	<u>(20,560.39)</u>
Change in Members' Equity	<u>\$ (14,103.45)</u>	<u>\$ (10,964.49)</u>	<u>\$ -</u>	<u>\$ (10,964.49)</u>

**Carriage Park Neighborhood Association
Statement of Members' Equity
For the Seven Months Ended February 29, 2024**

Balance at beginning of period	\$ 59,145.85
Change in Members' Equity	<u>(10,964.49)</u>
Balance at end of period	<u><u>\$ 48,181.36</u></u>

**Carriage Park Neighborhood Association
Townhouse Fund
Receipts and Disbursements
August 1, 2023 through February 29, 2024**

Beginning Balance, as of August 1, 2023		\$ 9,709.94
Receipts		
Dues	2,160.00	
Water Bill Payment Receipts	4,031.15	
Interest Income	<u>34.20</u>	
Total Receipts		<u>6,225.35</u>
Total Receipts and Cash		15,935.29
Disbursements		
Accounting	400.00	
Office Supplies and Postage	47.88	
Capital Improvements	-	
Snow Removal / Lawn Care	1,923.95	
Water	5,480.51	
Miscellaneous	<u>-</u>	
Total Disbursements		<u>7,852.34</u>
Ending Balance, as of February 29, 2024		<u>\$ 8,082.95</u>