

Carriage Park Neighborhood Association

Financial Statements
October 31, 2024

Carriage Park Neighborhood Association
Balance Sheet
October 31, 2024

Current Assets

Cash in Bank - Union Bank	\$ 29,154.02
Cash in Bank - Union Bank - Townhouse	10,725.44
Capital Improvement Savings - Union Bank	6,250.49
Accounts Receivable - Dues	12,320.00
Accounts Receivable - Water	244.32
Accounts Receivable - Special Assessment	<u>100.00</u>
Total Current Assets	58,794.27

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Current Liabilities

Advance Due Payments	\$ 3,540.00
Advance Water Payments	9.64
Advance Special Assessment Payments	<u>-</u>
Total Current Liabilities	3,549.64

Members' Equity	<u><u>55,244.63</u></u>
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Total Liabilities and Members' Equity	<u><u>\$ 58,794.27</u></u>
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Carriage Park Neighborhood Association
Income Statement
For the Three Months Ended October 31, 2024

	October	Year to Date	Budget	\$ Difference
Revenue - Common Properties				
Dues - Common Properties	\$ 3,675.00	\$ 11,025.00	\$ 11,025.00	\$ -
Interest Income	12.77	45.01	60.00	(14.99)
Miscellaneous Income	-	-	75.00	(75.00)
Revenue - Townhouses				
Dues - Townhouses	1,710.00	5,130.00	5,130.00	-
Water - Townhouses	1,093.83	2,195.02	1,740.00	455.02
Interest Income	4.35	13.97	15.00	(1.03)
Total Unrestricted Revenue	<u>6,495.95</u>	<u>18,409.00</u>	<u>18,045.00</u>	<u>364.00</u>
Swimming Pool Expenses				
Electricity - Pool	98.23	692.08	510.00	182.08
Gas - Pool	-	493.20	225.00	268.20
Labor and Supplies - Pool	-	3,271.68	2,400.00	871.68
Telephone - Pool	-	105.06	150.00	(44.94)
Water - Pool	82.34	160.75	165.00	(4.25)
Licenses - Pool	-	-	150.00	(150.00)
Total Swimming Pool Expense	<u>180.57</u>	<u>4,722.77</u>	<u>3,600.00</u>	<u>1,122.77</u>
Common Property				
Snow/Lawn Care - Commons	650.00	4,000.00	4,500.00	(500.00)
Water - Commons	444.68	814.56	750.00	64.56
Electricity - Commons	166.46	502.34	510.00	(7.66)
Maintenance and Supplies	-	4,800.00	3,855.00	945.00
Total Common Property	<u>1,261.14</u>	<u>10,116.90</u>	<u>9,615.00</u>	<u>501.90</u>
Townhouse Expense				
Water - Townhouses	1,273.82	2,554.97	2,010.00	544.97
Office Supplies and Postage - Townhouses	13.14	26.28	30.00	(3.72)
Snow/Lawn Care - Townhouses	-	-	600.00	(600.00)
Accounting Services	100.00	200.00	150.00	50.00
Miscellaneous Expense	-	-	-	-
Total Townhouse Expense	<u>1,386.96</u>	<u>2,781.25</u>	<u>2,790.00</u>	<u>(8.75)</u>
Other Expenses				
Insurance	-	-	1,050.00	(1,050.00)
Office Supplies and Postage	-	89.20	105.00	(15.80)
Miscellaneous	-	-	90.00	(90.00)
Refuse Services	48.00	321.00	195.00	126.00
Accounting Services	250.00	650.00	600.00	50.00
Total Other Expenses	<u>298.00</u>	<u>1,060.20</u>	<u>2,040.00</u>	<u>(979.80)</u>
Total Expenses	<u>3,126.67</u>	<u>18,681.12</u>	<u>18,045.00</u>	<u>636.12</u>
Net Operating Income	<u>3,369.28</u>	<u>(272.12)</u>	<u>-</u>	<u>(272.12)</u>
Capital Expenses				
Capital Income	335.00	1,005.00	1,005.00	-
Capital Interest	-	6.40	6.00	0.40
Capital Expenses	-	-	1,011.00	(1,011.00)
Net Capital Income	<u>335.00</u>	<u>1,011.40</u>	<u>-</u>	<u>1,011.40</u>
Change in Members' Equity	<u>\$ 3,704.28</u>	<u>\$ 739.28</u>	<u>\$ -</u>	<u>\$ 739.28</u>

Carriage Park Neighborhood Association
Statement of Members' Equity
For the Three Months Ended October 31, 2024

Balance at beginning of period	\$ 54,505.35
Change in Members' Equity	<u>739.28</u>
Balance at end of period	<u>\$ 55,244.63</u>

**Carriage Park Neighborhood Association
Townhouse Fund
Receipts and Disbursements
August 1, 2024 through October 31, 2024**

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

Dues	1,080.00
Water Bill Payment Receipts	2,002.01
Interest Income	<u>13.97</u>

Total Receipts	<u>3,095.98</u>
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Total Receipts and Cash	13,506.69
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Disbursements

Accounting	200.00
Office Supplies and Postage	26.28
Capital Improvements	-
Snow Removal / Lawn Care	-
Water	2,554.97
Miscellaneous	<u>-</u>

Total Disbursements	<u>2,781.25</u>
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Ending Balance, as of October 31, 2024	<u><u>\$ 10,725.44</u></u>
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