

Carriage Park Neighborhood Association

Financial Statements
February 28, 2025

Carriage Park Neighborhood Association
Balance Sheet
February 28, 2025

Current Assets

Cash in Bank - Union Bank	\$ 45,838.33
Cash in Bank - Union Bank - Townhouse	9,444.06
Capital Improvement Savings - Union Bank	7,261.63
Accounts Receivable - Dues	16,380.00
Accounts Receivable - Water	978.49
Accounts Receivable - Special Assessment	<u>100.00</u>
Total Current Assets	80,002.51

Total Assets	<u>\$ 80,002.51</u>
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Current Liabilities

Advance Due Payments	\$ 9,740.00
Advance Water Payments	15.32
Advance Special Assessment Payments	<u>-</u>
Total Current Liabilities	9,755.32

Members' Equity	<u>70,247.19</u>
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Total Liabilities and Members' Equity	<u>\$ 80,002.51</u>
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Carriage Park Neighborhood Association
Income Statement
For the Seven Months Ended February 28, 2025

Revenue - Common Properties	February	Year to Date	Budget	\$ Difference
Dues - Common Properties	\$ 3,675.00	\$ 25,725.00	\$ 25,725.00	\$ -
Interest Income	13.55	95.58	140.00	(44.42)
Miscellaneous Income	-	156.78	175.00	(18.22)
Revenue - Townhouses				
Dues - Townhouses	1,710.00	11,970.00	11,970.00	-
Water - Townhouses	1,172.14	4,506.84	4,060.00	446.84
Interest Income	<u>3.42</u>	<u>29.86</u>	<u>35.00</u>	<u>(5.14)</u>
Total Unrestricted Revenue	6,574.11	42,484.06	42,105.00	379.06
Swimming Pool Expenses				
Electricity - Pool	54.01	911.38	1,190.00	(278.62)
Gas - Pool	-	493.20	525.00	(31.80)
Labor and Supplies - Pool	-	4,036.38	5,600.00	(1,563.62)
Telephone - Pool	-	105.06	350.00	(244.94)
Water - Pool	81.29	331.27	385.00	(53.73)
Licenses - Pool	<u>40.00</u>	<u>40.00</u>	<u>350.00</u>	<u>(310.00)</u>
Total Swimming Pool Expense	175.30	5,917.29	8,400.00	(2,482.71)
Common Property				
Snow/Lawn Care - Commons	-	6,000.00	10,500.00	(4,500.00)
Water - Commons	326.88	1,557.57	1,750.00	(192.43)
Electricity - Commons	181.12	1,198.58	1,190.00	8.58
Maintenance and Supplies	<u>-</u>	<u>5,510.00</u>	<u>8,995.00</u>	<u>(3,485.00)</u>
Total Common Property	508.00	14,266.15	22,435.00	(8,168.85)
Townhouse Expense				
Water - Townhouses	1,352.13	5,226.79	4,690.00	536.79
Office Supplies and Postage - Townhouses	13.14	52.56	70.00	(17.44)
Snow/Lawn Care - Townhouses	1,062.50	1,062.50	1,400.00	(337.50)
Accounting Services	100.00	400.00	350.00	50.00
Miscellaneous Expense	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Townhouse Expense	2,527.77	6,741.85	6,510.00	231.85
Other Expenses				
Insurance	-	-	2,450.00	(2,450.00)
Office Supplies and Postage	-	277.47	245.00	32.47
Miscellaneous	30.00	30.00	210.00	(180.00)
Refuse Services	48.00	417.00	455.00	(38.00)
Accounting Services	<u>200.00</u>	<u>1,450.00</u>	<u>1,400.00</u>	<u>50.00</u>
Total Other Expenses	278.00	2,174.47	4,760.00	(2,585.53)
Total Expenses	<u>3,489.07</u>	<u>29,099.76</u>	<u>42,105.00</u>	<u>(13,005.24)</u>
Net Operating Income	<u>3,085.04</u>	<u>13,384.30</u>	<u>-</u>	<u>13,384.30</u>
Capital Expenses				
Capital Income	335.00	2,345.00	2,345.00	-
Capital Interest	-	12.54	14.00	(1.46)
Capital Expenses	<u>-</u>	<u>-</u>	<u>2,359.00</u>	<u>(2,359.00)</u>
Net Capital Income	335.00	2,357.54	-	2,357.54
Change in Members' Equity	<u>\$ 3,420.04</u>	<u>\$ 15,741.84</u>	<u>\$ -</u>	<u>\$ 15,741.84</u>

**Carriage Park Neighborhood Association
Statement of Members' Equity
For the Seven Months Ended February 28, 2025**

Balance at beginning of period	\$ 54,505.35
Change in Members' Equity	<u>15,741.84</u>
Balance at end of period	<u><u>\$ 70,247.19</u></u>

**Carriage Park Neighborhood Association
Townhouse Fund
Receipts and Disbursements
August 1, 2024 through February 28, 2025**

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

Receipts

Dues	2,160.00
Water Bill Payment Receipts	3,585.34
Interest Income	<u>29.86</u>

Total Receipts 5,775.20

Total Receipts and Cash 16,185.91

Disbursements

Accounting	400.00
Office Supplies and Postage	52.56
Capital Improvements	-
Snow Removal / Lawn Care	1,062.50
Water	5,226.79
Miscellaneous	<u>-</u>

Total Disbursements 6,741.85

Ending Balance, as of February 28, 2025 **\$ 9,444.06**