

Carriage Park Neighborhood Association

Financial Statements **August 31, 2026**

Carriage Park Neighborhood Association
Balance Sheet
August 31, 2026

Current Assets

Cash in Bank - Union Bank	\$ 42,664.44
Cash in Bank - Union Bank - Townhouse	8,229.01
Capital Improvement Savings - Union Bank	2,331.30
Accounts Receivable - Dues	18,480.00
Accounts Receivable - Water	421.55
Accounts Receivable - Special Assessment	<u>2,100.00</u>
Total Current Assets	74,226.30

Total Assets **\$ 74,226.30**

Current Liabilities

Advance Due Payments	\$ 6,300.00
Advance Water Payments	9.65
Advance Special Assessment Payments	<u>-</u>
Total Current Liabilities	6,309.65

Members' Equity **67,916.65**

Total Liabilities and Members' Equity **\$ 74,226.30**

Carriage Park Neighborhood Association
Income Statement
For the One Month Ended August 31, 2026

	August	Year to Date	Budget	\$ Difference
Revenue - Common Properties				
Dues - Common Properties	\$ 3,675.00	\$ 3,675.00	\$ 3,675.00	\$ -
Interest Income	12.45	12.45	11.00	1.45
Miscellaneous Income	-	-	41.00	(41.00)
Revenue - Townhouses				
Dues - Townhouses	1,710.00	1,710.00	1,710.00	-
Water - Townhouses	1,355.84	1,355.84	667.00	688.84
Interest Income	2.16	2.16	2.00	0.16
Total Unrestricted Revenue	<u>6,755.45</u>	<u>6,755.45</u>	<u>6,106.00</u>	<u>649.45</u>
Swimming Pool Expenses				
Electricity - Pool	319.01	319.01	150.00	169.01
Gas - Pool	84.01	84.01	65.00	19.01
Labor and Supplies - Pool	2,633.14	2,633.14	710.00	1,923.14
Telephone - Pool	52.31	52.31	45.00	7.31
Water - Pool	100.54	100.54	55.00	45.54
Licenses - Pool	-	-	50.00	(50.00)
Total Swimming Pool Expense	<u>3,189.01</u>	<u>3,189.01</u>	<u>1,075.00</u>	<u>2,114.01</u>
Common Property				
Snow/Lawn Care - Commons	2,832.00	2,832.00	1,850.00	982.00
Water - Commons	532.56	532.56	250.00	282.56
Electricity - Commons	203.43	203.43	200.00	3.43
Maintenance and Supplies	1,775.00	1,775.00	1,155.00	620.00
Total Common Property	<u>5,342.99</u>	<u>5,342.99</u>	<u>3,455.00</u>	<u>1,887.99</u>
Townhouse Expense				
Water - Townhouses	1,355.82	1,355.82	667.00	688.82
Office Supplies and Postage - Townhouses	14.76	14.76	8.00	6.76
Snow/Lawn Care - Townhouses	-	-	25.00	(25.00)
Accounting Services	100.00	100.00	50.00	50.00
Miscellaneous Expense	-	-	-	-
Total Townhouse Expense	<u>1,470.58</u>	<u>1,470.58</u>	<u>750.00</u>	<u>720.58</u>
Other Expenses				
Insurance	-	-	450.00	(450.00)
Office Supplies and Postage	55.51	55.51	75.00	(19.49)
Real Estate Taxes/Miscellaneous	-	-	46.00	(46.00)
Refuse Services	100.00	100.00	55.00	45.00
Professional Services	200.00	200.00	200.00	-
Total Other Expenses	<u>355.51</u>	<u>355.51</u>	<u>826.00</u>	<u>(470.49)</u>
Total Expenses	<u>10,358.09</u>	<u>10,358.09</u>	<u>6,106.00</u>	<u>4,252.09</u>
Net Operating Income	<u>(3,602.64)</u>	<u>(3,602.64)</u>	<u>-</u>	<u>(3,602.64)</u>
Capital Expenses				
Special Assessment	-	-	-	-
Capital Income	335.00	335.00	335.00	-
Capital Interest	-	-	2.50	(2.50)
Capital Expenses	-	-	337.50	(337.50)
Net Capital Income	<u>335.00</u>	<u>335.00</u>	<u>-</u>	<u>335.00</u>
Change in Members' Equity	<u>\$ (3,267.64)</u>	<u>\$ (3,267.64)</u>	<u>\$ -</u>	<u>\$ (3,267.64)</u>

**Carriage Park Neighborhood Association
Statement of Members' Equity
For the One Month Ended August 31, 2026**

Balance at beginning of period	\$ 71,184.29
Change in Members' Equity	<u>(3,267.64)</u>
Balance at end of period	<u><u>\$ 67,916.65</u></u>

**Carriage Park Neighborhood Association
Townhouse Fund
Receipts and Disbursements
August 1, 2026 through August 31, 2026**

Beginning Balance, as of August 1, 2026 **\$ 8,729.35**

Receipts

Dues	-
Water Bill Payment Receipts	968.08
Interest Income	<u>2.16</u>

Total Receipts 970.24

Total Receipts and Cash 9,699.59

Disbursements

Accounting	100.00
Office Supplies and Postage	14.76
Capital Improvements	-
Snow Removal / Lawn Care	-
Water	1,355.82
Miscellaneous	<u>-</u>

Total Disbursements 1,470.58

Ending Balance, as of August 31, 2026 **\$ 8,229.01**