

Carriage Park Neighborhood Association

Financial Statements July 31, 2026

Carriage Park Neighborhood Association
Balance Sheet
July 31, 2026

Current Assets

Cash in Bank - Union Bank	\$ 49,219.50
Cash in Bank - Union Bank - Townhouse	8,729.35
Capital Improvement Savings - Union Bank	2,331.30
Accounts Receivable - Dues	16,560.00
Accounts Receivable - Water	130.08
Accounts Receivable - Special Assessment	<u>2,100.00</u>
Total Current Assets	79,070.23

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Current Liabilities

Advance Due Payments	\$ 7,780.00
Advance Water Payments	105.94
Advance Special Assessment Payments	<u>-</u>
Total Current Liabilities	7,885.94

Members' Equity	<u>71,184.29</u>
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Total Liabilities and Members' Equity	<u>\$ 79,070.23</u>
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Carriage Park Neighborhood Association
Income Statement
For the Twelve Months Ended July 31, 2026

	July	Year to Date	Budget	\$ Difference
Revenue - Common Properties				
Dues - Common Properties	\$ 3,675.00	\$ 44,100.00	\$ 44,100.00	\$ -
Interest Income	13.38	129.63	240.00	(110.37)
Miscellaneous Income	-	490.68	300.00	190.68
Revenue - Townhouses				
Dues - Townhouses	1,710.00	20,520.00	20,520.00	-
Water - Townhouses	-	7,993.55	6,960.00	1,033.55
Interest Income	2.35	23.77	60.00	(36.23)
Total Unrestricted Revenue	<u>5,400.73</u>	<u>73,257.63</u>	<u>72,180.00</u>	<u>1,077.63</u>
Swimming Pool Expenses				
Electricity - Pool	355.10	1,691.21	2,040.00	(348.79)
Gas - Pool	203.46	745.24	900.00	(154.76)
Labor and Supplies - Pool	1,403.18	7,471.87	9,600.00	(2,128.13)
Telephone - Pool	52.88	459.68	600.00	(140.32)
Water - Pool	-	660.29	660.00	0.29
Licenses - Pool	-	530.00	600.00	(70.00)
Total Swimming Pool Expense	<u>2,014.62</u>	<u>11,558.29</u>	<u>14,400.00</u>	<u>(2,841.71)</u>
Common Property				
Snow/Lawn Care - Commons	-	20,282.00	18,000.00	2,282.00
Water - Commons	-	2,378.58	3,000.00	(621.42)
Electricity - Commons	199.75	2,297.81	2,040.00	257.81
Maintenance and Supplies	1,900.00	5,589.58	15,420.00	(9,830.42)
Total Common Property	<u>2,099.75</u>	<u>30,547.97</u>	<u>38,460.00</u>	<u>(7,912.03)</u>
Townhouse Expense				
Water - Townhouses	-	7,993.59	8,040.00	(46.41)
Office Supplies and Postage - Townhouses	-	82.68	120.00	(37.32)
Snow/Lawn Care - Townhouses	-	215.00	2,400.00	(2,185.00)
Accounting Services	-	600.00	600.00	-
Miscellaneous Expense	-	-	-	-
Total Townhouse Expense	<u>-</u>	<u>8,891.27</u>	<u>11,160.00</u>	<u>(2,268.73)</u>
Other Expenses				
Insurance	-	5,193.00	4,200.00	993.00
Office Supplies and Postage	-	851.09	420.00	431.09
Real Estate Taxes/Miscellaneous	-	507.48	360.00	147.48
Refuse Services	-	625.00	780.00	(155.00)
Professional Services	200.00	4,820.00	2,400.00	2,420.00
Total Other Expenses	<u>200.00</u>	<u>11,996.57</u>	<u>8,160.00</u>	<u>3,836.57</u>
Total Expenses	<u>4,314.37</u>	<u>62,994.10</u>	<u>72,180.00</u>	<u>(9,185.90)</u>
Net Operating Income	<u>1,086.36</u>	<u>10,263.53</u>	<u>-</u>	<u>10,263.53</u>
Capital Expenses				
Special Assessment	6,700.00	13,400.00	13,400.00	-
Capital Income	335.00	4,020.00	4,020.00	-
Capital Interest	-	30.80	24.00	6.80
Capital Expenses	-	10,000.00	17,444.00	(7,444.00)
Net Capital Income	<u>7,035.00</u>	<u>7,450.80</u>	<u>-</u>	<u>7,450.80</u>
Change in Members' Equity	<u>\$ 8,121.36</u>	<u>\$ 17,714.33</u>	<u>\$ -</u>	<u>\$ 17,714.33</u>

**Carriage Park Neighborhood Association
Statement of Members' Equity
For the Twelve Months Ended July 31, 2026**

Balance at beginning of period	\$ 53,469.96
Change in Members' Equity	<u>17,714.33</u>
Balance at end of period	<u><u>\$ 71,184.29</u></u>

**Carriage Park Neighborhood Association
Townhouse Fund
Receipts and Disbursements
August 1, 2025 through July 31, 2026**

Beginning Balance, as of August 1, 2025 **\$ 6,187.58**

Receipts

Dues	3,240.00
Water Bill Payment Receipts	8,169.27
Interest Income	<u>23.77</u>

Total Receipts **11,433.04**

Total Receipts and Cash **17,620.62**

Disbursements

Accounting	600.00
Office Supplies and Postage	82.68
Capital Improvements	-
Snow Removal / Lawn Care	215.00
Water	7,993.59
Miscellaneous	<u>-</u>

Total Disbursements **8,891.27**

Ending Balance, as of July 31, 2026 **\$ 8,729.35**