

Carriage Park Neighborhood Association

Financial Statements May 31, 2026

Carriage Park Neighborhood Association
Balance Sheet
May 31, 2026

Current Assets

Cash in Bank - Union Bank	\$ 45,594.56
Cash in Bank - Union Bank - Townhouse	8,109.78
Capital Improvement Savings - Union Bank	2,325.37
Accounts Receivable - Dues	21,300.00
Accounts Receivable - Water	760.25
Accounts Receivable - Special Assessment	<u>1,100.00</u>
Total Current Assets	79,189.96

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Current Liabilities

Advance Due Payments	\$ 9,760.00
Advance Water Payments	7.87
Advance Special Assessment Payments	<u>4,700.00</u>
Total Current Liabilities	14,467.87

Members' Equity	<u>64,722.09</u>
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Total Liabilities and Members' Equity	<u>\$ 79,189.96</u>
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Carriage Park Neighborhood Association
Income Statement
For the Ten Months Ended May 31, 2026

	May	Year to Date	Budget	\$ Difference
Revenue - Common Properties				
Dues - Common Properties	\$ 3,675.00	\$ 36,750.00	\$ 36,750.00	\$ -
Interest Income	-	88.92	200.00	(111.08)
Miscellaneous Income	490.68	490.68	250.00	240.68
Revenue - Townhouses				
Dues - Townhouses	1,710.00	17,100.00	17,100.00	-
Water - Townhouses	-	6,678.20	5,800.00	878.20
Interest Income	<u>2.03</u>	<u>19.16</u>	<u>50.00</u>	<u>(30.84)</u>
Total Unrestricted Revenue	<u>5,877.71</u>	<u>61,126.96</u>	<u>60,150.00</u>	<u>976.96</u>
Swimming Pool Expenses				
Electricity - Pool	85.18	1,072.12	1,700.00	(627.88)
Gas - Pool	76.28	365.15	750.00	(384.85)
Labor and Supplies - Pool	-	3,409.04	8,000.00	(4,590.96)
Telephone - Pool	61.13	354.74	500.00	(145.26)
Water - Pool	-	549.98	550.00	(0.02)
Licenses - Pool	<u>-</u>	<u>530.00</u>	<u>500.00</u>	<u>30.00</u>
Total Swimming Pool Expense	<u>222.59</u>	<u>6,281.03</u>	<u>12,000.00</u>	<u>(5,718.97)</u>
Common Property				
Snow/Lawn Care - Commons	2,732.00	17,400.00	15,000.00	2,400.00
Water - Commons	-	1,962.10	2,500.00	(537.90)
Electricity - Commons	195.73	1,902.78	1,700.00	202.78
Maintenance and Supplies	<u>1,800.00</u>	<u>3,689.58</u>	<u>12,850.00</u>	<u>(9,160.42)</u>
Total Common Property	<u>4,727.73</u>	<u>24,954.46</u>	<u>32,050.00</u>	<u>(7,095.54)</u>
Townhouse Expense				
Water - Townhouses	-	6,678.22	6,700.00	(21.78)
Office Supplies and Postage - Townhouses	-	69.42	100.00	(30.58)
Snow/Lawn Care - Townhouses	-	215.00	2,000.00	(1,785.00)
Accounting Services	-	500.00	500.00	-
Miscellaneous Expense	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Townhouse Expense	<u>-</u>	<u>7,462.64</u>	<u>9,300.00</u>	<u>(1,837.36)</u>
Other Expenses				
Insurance	-	5,193.00	3,500.00	1,693.00
Office Supplies and Postage	69.80	851.09	350.00	501.09
Real Estate Taxes/Miscellaneous	117.87	507.48	300.00	207.48
Refuse Services	-	280.00	650.00	(370.00)
Professional Services	<u>200.00</u>	<u>4,420.00</u>	<u>2,000.00</u>	<u>2,420.00</u>
Total Other Expenses	<u>387.67</u>	<u>11,251.57</u>	<u>6,800.00</u>	<u>4,451.57</u>
Total Expenses	<u>5,337.99</u>	<u>49,949.70</u>	<u>60,150.00</u>	<u>(10,200.30)</u>
Net Operating Income	<u>539.72</u>	<u>11,177.26</u>	<u>-</u>	<u>11,177.26</u>
Capital Expenses				
Special Assessment	-	6,700.00	6,700.00	-
Capital Income	335.00	3,350.00	3,350.00	-
Capital Interest	-	24.87	20.00	4.87
Capital Expenses	<u>10,000.00</u>	<u>10,000.00</u>	<u>10,070.00</u>	<u>(70.00)</u>
Net Capital Income	<u>(9,665.00)</u>	<u>74.87</u>	<u>-</u>	<u>74.87</u>
Change in Members' Equity	<u>\$ (9,125.28)</u>	<u>\$ 11,252.13</u>	<u>\$ -</u>	<u>\$ 11,252.13</u>

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

Balance at beginning of period	\$ 53,469.96
Change in Members' Equity	<u>11,252.13</u>
Balance at end of period	<u><u>\$ 64,722.09</u></u>

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

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

Receipts

Dues	3,240.00
Water Bill Payment Receipts	6,125.68
Interest Income	<u>19.16</u>

Total Receipts 9,384.84

Total Receipts and Cash 15,572.42

Disbursements

Accounting	500.00
Office Supplies and Postage	69.42
Capital Improvements	-
Snow Removal / Lawn Care	215.00
Water	6,678.22
Miscellaneous	<u>-</u>

Total Disbursements 7,462.64

Ending Balance, as of May 31, 2026 **\$ 8,109.78**