

# **Carriage Park Neighborhood Association**

## **Financial Statements June 30, 2024**

**Carriage Park Neighborhood Association**  
**Balance Sheet**  
**June 30, 2024**

**Current Assets**

|  |                  |
|--|------------------|
| Cash in Bank - Union Bank                | \$ 38,152.76     |
| Cash in Bank - Union Bank - Townhouse    | 10,185.89        |
| Capital Improvement Savings - Union Bank | 4,868.09         |
| Accounts Receivable - Dues               | 9,960.00         |
| Accounts Receivable - Water              | 271.33           |
| Accounts Receivable - Special Assessment | <u>100.00</u>    |
| <b>Total Current Assets</b>              | <b>63,538.07</b> |

|                     |                            |
|---------------------|----------------------------|
| <b>Total Assets</b> | <b><u>\$ 63,538.07</u></b> |
|---------------------|----------------------------|

**Current Liabilities**

|                                     |                 |
|-------------------------------------|-----------------|
| Advance Due Payments                | \$ 9,100.00     |
| Advance Water Payments              | 9.64            |
| Advance Special Assessment Payments | <u>-</u>        |
| <b>Total Current Liabilities</b>    | <b>9,109.64</b> |

|                        |                         |
|------------------------|-------------------------|
| <b>Members' Equity</b> | <b><u>54,428.43</u></b> |
|------------------------|-------------------------|

|  |                            |
|--|----------------------------|
| <b>Total Liabilities and Members' Equity</b> | <b><u>\$ 63,538.07</u></b> |
|--|----------------------------|

**Carriage Park Neighborhood Association**  
**Income Statement**  
**For the Eleven Months Ended June 30, 2024**

|  | June               | Year to Date         | Budget           | \$ Difference        |
|--|--------------------|----------------------|------------------|----------------------|
| <b>Revenue - Common Properties</b>       |                    |                      |                  |                      |
| Dues - Common Properties                 | \$ 3,675.00        | \$ 40,425.00         | \$ 40,425.00     | \$ -                 |
| Interest Income                          | 18.83              | 209.21               | 165.00           | 44.21                |
| Miscellaneous Income                     | -                  | 210.00               | 275.00           | (65.00)              |
| <b>Revenue - Townhouses</b>              |                    |                      |                  |                      |
| Dues - Townhouses                        | 1,710.00           | 18,810.00            | 18,810.00        | -                    |
| Water - Townhouses                       | 1,044.89           | 6,880.95             | 4,950.00         | 1,930.95             |
| Interest Income                          | 3.69               | 50.37                | 55.00            | (4.63)               |
| <b>Total Unrestricted Revenue</b>        | <u>6,452.41</u>    | <u>66,585.53</u>     | <u>64,680.00</u> | <u>1,905.53</u>      |
| <b>Swimming Pool Expenses</b>            |                    |                      |                  |                      |
| Electricity - Pool                       | 416.37             | 1,406.10             | 1,925.00         | (518.90)             |
| Gas - Pool                               | 282.13             | 679.06               | 990.00           | (310.94)             |
| Labor and Supplies - Pool                | 1,966.01           | 7,051.42             | 8,800.00         | (1,748.58)           |
| Telephone - Pool                         | 52.74              | 416.85               | 550.00           | (133.15)             |
| Water - Pool                             | 96.13              | 612.78               | 770.00           | (157.22)             |
| Licenses - Pool                          | -                  | 505.00               | 550.00           | (45.00)              |
| <b>Total Swimming Pool Expense</b>       | <u>2,813.38</u>    | <u>10,671.21</u>     | <u>13,585.00</u> | <u>(2,913.79)</u>    |
| <b>Common Property</b>                   |                    |                      |                  |                      |
| Snow/Lawn Care - Commons                 | -                  | 12,975.00            | 16,500.00        | (3,525.00)           |
| Water - Commons                          | 462.56             | 2,411.65             | 2,750.00         | (338.35)             |
| Electricity - Commons                    | 327.44             | 1,807.61             | 2,530.00         | (722.39)             |
| Maintenance and Supplies                 | 428.20             | 6,045.72             | 12,622.50        | (6,576.78)           |
| <b>Total Common Property</b>             | <u>1,218.20</u>    | <u>23,239.98</u>     | <u>34,402.50</u> | <u>(11,162.52)</u>   |
| <b>Townhouse Expense</b>                 |                    |                      |                  |                      |
| Water - Townhouses                       | 1,266.47           | 8,002.45             | 7,260.00         | 742.45               |
| Office Supplies and Postage - Townhouses | 12.24              | 72.36                | 110.00           | (37.64)              |
| Snow/Lawn Care - Townhouses              | -                  | 1,923.95             | 2,200.00         | (276.05)             |
| Accounting Services                      | 100.00             | 600.00               | 550.00           | 50.00                |
| Miscellaneous Expense                    | -                  | -                    | 220.00           | (220.00)             |
| <b>Total Townhouse Expense</b>           | <u>1,378.71</u>    | <u>10,598.76</u>     | <u>10,340.00</u> | <u>258.76</u>        |
| <b>Other Expenses</b>                    |                    |                      |                  |                      |
| Insurance                                | -                  | 4,091.00             | 2,750.00         | 1,341.00             |
| Office Supplies and Postage              | -                  | 241.68               | 330.00           | (88.32)              |
| Miscellaneous                            | -                  | 302.58               | 357.50           | (54.92)              |
| Refuse Services                          | 48.00              | 745.25               | 715.00           | 30.25                |
| Accounting Services                      | 200.00             | 2,200.00             | 2,200.00         | -                    |
| <b>Total Other Expenses</b>              | <u>248.00</u>      | <u>7,580.51</u>      | <u>6,352.50</u>  | <u>1,228.01</u>      |
| <b>Total Expenses</b>                    | <u>5,658.29</u>    | <u>52,090.46</u>     | <u>64,680.00</u> | <u>(12,589.54)</u>   |
| <b>Net Operating Income</b>              | <u>794.12</u>      | <u>14,495.07</u>     | <u>-</u>         | <u>14,495.07</u>     |
| <b>Capital Expenses</b>                  |                    |                      |                  |                      |
| Capital Income                           | 335.00             | 3,685.00             | 3,685.00         | -                    |
| Capital Interest                         | 3.56               | 17.01                | 55.00            | (37.99)              |
| Capital Expenses                         | -                  | 22,914.50            | 3,740.00         | 19,174.50            |
| <b>Net Capital Income</b>                | <u>338.56</u>      | <u>(19,212.49)</u>   | <u>-</u>         | <u>(19,212.49)</u>   |
| <b>Change in Members' Equity</b>         | <u>\$ 1,132.68</u> | <u>\$ (4,717.42)</u> | <u>\$ -</u>      | <u>\$ (4,717.42)</u> |

**Carriage Park Neighborhood Association  
Statement of Members' Equity  
For the Eleven Months Ended June 30, 2024**

|                                |                            |
|--------------------------------|----------------------------|
| Balance at beginning of period | \$ 59,145.85               |
| Change in Members' Equity      | <u>(4,717.42)</u>          |
| Balance at end of period       | <u><u>\$ 54,428.43</u></u> |

**Carriage Park Neighborhood Association  
Townhouse Fund  
Receipts and Disbursements  
August 1, 2023 through June 30, 2024**

**Beginning Balance, as of August 1, 2023** **\$ 9,709.94**

**Receipts**

|                             |              |
|-----------------------------|--------------|
| Dues                        | 4,320.00     |
| Water Bill Payment Receipts | 6,704.34     |
| Interest Income             | <u>50.37</u> |

Total Receipts 11,074.71

Total Receipts and Cash 20,784.65

**Disbursements**

|                             |          |
|-----------------------------|----------|
| Accounting                  | 600.00   |
| Office Supplies and Postage | 72.36    |
| Capital Improvements        | -        |
| Snow Removal / Lawn Care    | 1,923.95 |
| Water                       | 8,002.45 |
| Miscellaneous               | <u>-</u> |

Total Disbursements 10,598.76

**Ending Balance, as of June 30, 2024** **\$ 10,185.89**