

Carriage Park Neighborhood Association

Financial Statements **August 31, 2024**

Carriage Park Neighborhood Association
Balance Sheet
August 31, 2024

Current Assets

Cash in Bank - Union Bank	\$ 33,201.42
Cash in Bank - Union Bank - Townhouse	9,712.64
Capital Improvement Savings - Union Bank	5,239.09
Accounts Receivable - Dues	12,310.00
Accounts Receivable - Water	461.15
Accounts Receivable - Special Assessment	<u>100.00</u>
Total Current Assets	61,024.30

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Current Liabilities

Advance Due Payments	\$ 6,480.00
Advance Water Payments	9.64
Advance Special Assessment Payments	<u>-</u>
Total Current Liabilities	6,489.64

Members' Equity	<u>54,534.66</u>
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Total Liabilities and Members' Equity	<u><u>\$ 61,024.30</u></u>
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Carriage Park Neighborhood Association
Income Statement
For the One Month Ended August 31, 2024

	August	Year to Date	Budget	\$ Difference
Revenue - Common Properties				
Dues - Common Properties	\$ 3,675.00	\$ 3,675.00	\$ 3,675.00	\$ -
Interest Income	16.61	16.61	20.00	(3.39)
Miscellaneous Income	-	-	25.00	(25.00)
Revenue - Townhouses				
Dues - Townhouses	1,710.00	1,710.00	1,710.00	-
Water - Townhouses	1,101.19	1,101.19	580.00	521.19
Interest Income	4.87	4.87	5.00	(0.13)
Total Unrestricted Revenue	<u>6,507.67</u>	<u>6,507.67</u>	<u>6,015.00</u>	<u>492.67</u>
Swimming Pool Expenses				
Electricity - Pool	351.72	351.72	170.00	181.72
Gas - Pool	101.25	101.25	75.00	26.25
Labor and Supplies - Pool	2,155.68	2,155.68	800.00	1,355.68
Telephone - Pool	52.53	52.53	50.00	2.53
Water - Pool	78.41	78.41	55.00	23.41
Licenses - Pool	-	-	50.00	(50.00)
Total Swimming Pool Expense	<u>2,739.59</u>	<u>2,739.59</u>	<u>1,200.00</u>	<u>1,539.59</u>
Common Property				
Snow/Lawn Care - Commons	1,950.00	1,950.00	1,500.00	450.00
Water - Commons	369.88	369.88	250.00	119.88
Electricity - Commons	168.40	168.40	170.00	(1.60)
Maintenance and Supplies	-	-	1,285.00	(1,285.00)
Total Common Property	<u>2,488.28</u>	<u>2,488.28</u>	<u>3,205.00</u>	<u>(716.72)</u>
Townhouse Expense				
Water - Townhouses	1,281.15	1,281.15	670.00	611.15
Office Supplies and Postage - Townhouses	13.14	13.14	10.00	3.14
Snow/Lawn Care - Townhouses	-	-	200.00	(200.00)
Accounting Services	100.00	100.00	50.00	50.00
Miscellaneous Expense	-	-	-	-
Total Townhouse Expense	<u>1,394.29</u>	<u>1,394.29</u>	<u>930.00</u>	<u>464.29</u>
Other Expenses				
Insurance	-	-	350.00	(350.00)
Office Supplies and Postage	89.20	89.20	35.00	54.20
Miscellaneous	-	-	30.00	(30.00)
Refuse Services	273.00	273.00	65.00	208.00
Accounting Services	200.00	200.00	200.00	-
Total Other Expenses	<u>562.20</u>	<u>562.20</u>	<u>680.00</u>	<u>(117.80)</u>
Total Expenses	<u>7,184.36</u>	<u>7,184.36</u>	<u>6,015.00</u>	<u>1,169.36</u>
Net Operating Income	<u>(676.69)</u>	<u>(676.69)</u>	<u>-</u>	<u>(676.69)</u>
Capital Expenses				
Capital Income	706.00	706.00	335.00	371.00
Capital Interest	-	-	2.00	(2.00)
Capital Expenses	-	-	337.00	(337.00)
Net Capital Income	<u>706.00</u>	<u>706.00</u>	<u>-</u>	<u>706.00</u>
Change in Members' Equity	<u>\$ 29.31</u>	<u>\$ 29.31</u>	<u>\$ -</u>	<u>\$ 29.31</u>

**Carriage Park Neighborhood Association
Statement of Members' Equity
For the One Month Ended August 31, 2024**

Balance at beginning of period	\$ 54,505.35
Change in Members' Equity	<u>29.31</u>
Balance at end of period	<u><u>\$ 54,534.66</u></u>

**Carriage Park Neighborhood Association
Townhouse Fund
Receipts and Disbursements
August 1, 2024 through July 31, 2025**

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

Dues	-
Water Bill Payment Receipts	691.35
Interest Income	<u>4.87</u>

Total Receipts	<u>696.22</u>
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Total Receipts and Cash	11,106.93
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Disbursements

Accounting	100.00
Office Supplies and Postage	13.14
Capital Improvements	-
Snow Removal / Lawn Care	-
Water	1,281.15
Miscellaneous	<u>-</u>

Total Disbursements	<u>1,394.29</u>
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Ending Balance, as of August 31, 2024	<u><u>\$ 9,712.64</u></u>
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