Carriage Park Neighborhood Association

Financial Statements
March 31, 2026

Carriage Park Neighborhood Association
Balance Sheet
March 31, 2026

Current Assets	
Cash in Bank - Union Bank	$ 56,999.16
Cash in Bank - Union Bank - Townhouse	8,361.05
Capital Improvement Savings - Union Bank	12,325.37
Accounts Receivable - Dues	15,600.00
Accounts Receivable - Water	610.33
Accounts Receivable - Special Assessment	1,400.00
Total Current Assets	95,295.91
Total Assets	$ 95,295.91
Current Liabilities	
Advance Due Payments	$ 12,900.00
Advance Water Payments	-
Advance Special Assessment Payments	4,600.00
Total Current Liabilities	17,500.00
Members' Equity	77,795.91
Total Liabilities and Members' Equity	$ 95,295.91

Carriage Park Neighborhood Association
Income Statement
For the Eight Months Ended March 31, 2026

	March	Year to Date	Budget	$ Difference
Revenue - Common Properties				
Dues - Common Properties	$ 3,675.00	$ 29,400.00	$ 29,400.00	$ -
Interest Income	14.81	73.83	160.00	(86.17)
Miscellaneous Income	-	-	200.00	(200.00)
Revenue - Townhouses				
Dues - Townhouses	1,710.00	13,680.00	13,680.00	-
Water - Townhouses	-	5,346.67	4,640.00	706.67
Interest Income	1.99	15.10	40.00	(24.90)
Total Unrestricted Revenue	5,401.80	48,515.60	48,120.00	395.60
Swimming Pool Expenses				
Electricity - Pool	-	875.46	1,360.00	(484.54)
Gas - Pool	-	288.87	600.00	(311.13)
Labor and Supplies - Pool	-	3,409.04	6,400.00	(2,990.96)
Telephone - Pool	29.77	263.88	400.00	(136.12)
Water - Pool	-	464.62	440.00	24.62
Licenses - Pool	-	530.00	400.00	130.00
Total Swimming Pool Expense	29.77	5,831.87	9,600.00	(3,768.13)
Common Property				
Snow/Lawn Care - Commons	650.00	12,075.00	12,000.00	75.00
Water - Commons	-	1,620.47	2,000.00	(379.53)
Electricity - Commons	-	1,313.45	1,360.00	(46.55)
Maintenance and Supplies	-	1,315.00	10,280.00	(8,965.00)
Total Common Property	650.00	16,323.92	25,640.00	(9,316.08)
Townhouse Expense				
Water - Townhouses	-	5,346.67	5,360.00	(13.33)
Office Supplies and Postage - Townhouses	-	56.16	80.00	(23.84)
Snow/Lawn Care - Townhouses	-	215.00	1,600.00	(1,385.00)
Accounting Services	-	400.00	400.00	-
Miscellaneous Expense	-	-	-	-
Total Townhouse Expense	-	6,017.83	7,440.00	(1,422.17)
Other Expenses				
Insurance	-	-	2,800.00	(2,800.00)
Office Supplies and Postage	105.42	781.29	280.00	501.29
Real Estate Taxes/Miscellaneous	379.25	389.61	240.00	149.61
Refuse Services	-	230.00	520.00	(290.00)
Professional Services	200.00	4,020.00	1,600.00	2,420.00
Total Other Expenses	684.67	5,420.90	5,440.00	(19.10)
Total Expenses	1,364.44	33,594.52	48,120.00	(14,525.48)
Net Operating Income	4,037.36	14,921.08	-	14,921.08
Capital Expenses				
Special Assessment	-	6,700.00	6,700.00	-
Capital Income	335.00	2,680.00	2,680.00	-
Capital Interest	8.38	24.87	16.00	8.87
Capital Expenses	-	-	9,396.00	(9,396.00)
Net Capital Income	343.38	9,404.87	-	9,404.87
Change in Members' Equity	$ 4,380.74	$ 24,325.95	$ -	$ 24,325.95

Carriage Park Neighborhood Association
Statement of Members' Equity
For the Eight Months Ended March 31, 2026

Balance at beginning of period	$ 53,469.96
Change in Members' Equity	24,325.95
Balance at end of period	$ 77,795.91

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

Beginning Balance, as of August 1, 2025		$ 6,187.58
Receipts		
Dues	3,240.00	
Water Bill Payment Receipts	4,936.20	
Interest Income	15.10	
Total Receipts		8,191.30
Total Receipts and Cash		14,378.88
Disbursements		
Accounting	400.00	
Office Supplies and Postage	56.16	
Capital Improvements	-	
Snow Removal / Lawn Care	215.00	
Water	5,346.67	
Miscellaneous	-	
Total Disbursements		6,017.83
Ending Balance, as of March 31, 2026		$ 8,361.05