

# **Carriage Park Neighborhood Association**

## **Financial Statements**

**April 30, 2024**

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

**Current Assets**

Cash in Bank - Union Bank	\$ 47,834.90
Cash in Bank - Union Bank - Townhouse	8,432.42
Capital Improvement Savings - Union Bank	2,854.53
Accounts Receivable - Dues	9,830.00
Accounts Receivable - Water	274.89
Accounts Receivable - Special Assessment	<u>100.00</u>
<b>Total Current Assets</b>	<b>69,326.74</b>

Total Assets \$ 69,326.74

**Current Liabilities**

Advance Due Payments	\$ 11,680.00
Advance Water Payments	93.91
Advance Special Assessment Payments	<u>-</u>
<b>Total Current Liabilities</b>	<b>11,773.91</b>

Members' Equity 57,552.83

Total Liabilities and Members' Equity \$ 69,326.74

**Carriage Park Neighborhood Association**  
**Income Statement**  
**For the Nine Months Ended April 30, 2024**

	<b>April</b>	<b>Year to Date</b>	<b>Budget</b>	<b>\$ Difference</b>
<b>Revenue - Common Properties</b>				
Dues - Common Properties	\$ 3,675.00	\$ 33,075.00	\$ 33,075.00	\$ -
Interest Income	23.65	167.65	135.00	32.65
Miscellaneous Income	-	10.00	225.00	(215.00)
<b>Revenue - Townhouses</b>				
Dues - Townhouses	1,710.00	15,390.00	15,390.00	-
Water - Townhouses	1,075.48	5,836.06	4,050.00	1,786.06
Interest Income	4.16	42.37	45.00	(2.63)
<b>Total Unrestricted Revenue</b>	<u>6,488.29</u>	<u>54,521.08</u>	<u>52,920.00</u>	<u>1,601.08</u>
<b>Swimming Pool Expenses</b>				
Electricity - Pool	47.06	989.73	1,575.00	(585.27)
Gas - Pool	-	326.30	810.00	(483.70)
Labor and Supplies - Pool	-	5,085.41	7,200.00	(2,114.59)
Telephone - Pool	29.73	297.55	450.00	(152.45)
Water - Pool	77.42	516.65	630.00	(113.35)
Licenses - Pool	-	505.00	450.00	55.00
<b>Total Swimming Pool Expense</b>	<u>154.21</u>	<u>7,720.64</u>	<u>11,115.00</u>	<u>(3,394.36)</u>
<b>Common Property</b>				
Snow/Lawn Care - Commons	-	7,775.00	13,500.00	(5,725.00)
Water - Commons	309.86	1,949.09	2,250.00	(300.91)
Electricity - Commons	162.58	1,480.17	2,070.00	(589.83)
Maintenance and Supplies	275.00	5,617.52	10,327.50	(4,709.98)
<b>Total Common Property</b>	<u>747.44</u>	<u>16,821.78</u>	<u>28,147.50</u>	<u>(11,325.72)</u>
<b>Townhouse Expense</b>				
Water - Townhouses	1,255.47	6,735.98	5,940.00	795.98
Office Supplies and Postage - Townhouses	12.24	60.12	90.00	(29.88)
Snow/Lawn Care - Townhouses	-	1,923.95	1,800.00	123.95
Accounting Services	100.00	500.00	450.00	50.00
Miscellaneous Expense	-	-	180.00	(180.00)
<b>Total Townhouse Expense</b>	<u>1,367.71</u>	<u>9,220.05</u>	<u>8,460.00</u>	<u>760.05</u>
<b>Other Expenses</b>				
Insurance	-	-	2,250.00	(2,250.00)
Office Supplies and Postage	-	241.68	270.00	(28.32)
Miscellaneous	183.90	183.90	292.50	(108.60)
Refuse Services	48.00	240.00	585.00	(345.00)
Accounting Services	200.00	1,800.00	1,800.00	-
<b>Total Other Expenses</b>	<u>431.90</u>	<u>2,465.58</u>	<u>5,197.50</u>	<u>(2,731.92)</u>
<b>Total Expenses</b>	<u>2,701.26</u>	<u>36,228.05</u>	<u>52,920.00</u>	<u>(16,691.95)</u>
<b>Net Operating Income</b>	<u>3,787.03</u>	<u>18,293.03</u>	<u>-</u>	<u>18,293.03</u>
<b>Capital Expenses</b>				
Capital Income	335.00	3,015.00	3,015.00	-
Capital Interest	-	13.45	45.00	(31.55)
Capital Expenses	-	22,914.50	3,060.00	19,854.50
<b>Net Capital Income</b>	<u>335.00</u>	<u>(19,886.05)</u>	<u>-</u>	<u>(19,886.05)</u>
<b>Change in Members' Equity</b>	<u>\$ 4,122.03</u>	<u>\$ (1,593.02)</u>	<u>\$ -</u>	<u>\$ (1,593.02)</u>

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

Balance at beginning of period	\$ 59,145.85
Change in Members' Equity	<u>(1,593.02)</u>
Balance at end of period	<u><u>\$ 57,552.83</u></u>

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

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

**Receipts**

Dues	2,160.00
Water Bill Payment Receipts	5,740.16
Interest Income	<u>42.37</u>

Total Receipts 7,942.53

Total Receipts and Cash 17,652.47

**Disbursements**

Accounting	500.00
Office Supplies and Postage	60.12
Capital Improvements	-
Snow Removal / Lawn Care	1,923.95
Water	6,735.98
Miscellaneous	<u>-</u>

Total Disbursements 9,220.05

**Ending Balance, as of April 30, 2024** **\$ 8,432.42**