

Carriage Park Neighborhood Association

Financial Statements
September 30, 2024

Carriage Park Neighborhood Association
Balance Sheet
September 30, 2024

Current Assets

Cash in Bank - Union Bank	\$ 30,975.96
Cash in Bank - Union Bank - Townhouse	10,103.34
Capital Improvement Savings - Union Bank	5,245.49
Accounts Receivable - Dues	9,990.00
Accounts Receivable - Water	72.97
Accounts Receivable - Special Assessment	<u>100.00</u>
Total Current Assets	56,487.76

Total Assets	<u>\$ 56,487.76</u>
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Current Liabilities

Advance Due Payments	\$ 4,940.00
Advance Water Payments	7.41
Advance Special Assessment Payments	<u>-</u>
Total Current Liabilities	4,947.41

Members' Equity	<u>51,540.35</u>
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Total Liabilities and Members' Equity	<u>\$ 56,487.76</u>
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Carriage Park Neighborhood Association
Income Statement
For the Two Months Ended September 30, 2024

	September	Year to Date	Budget	\$ Difference
Revenue - Common Properties				
Dues - Common Properties	\$ 3,675.00	\$ 7,350.00	\$ 7,350.00	\$ -
Interest Income	15.63	32.24	40.00	(7.76)
Miscellaneous Income	-	-	50.00	(50.00)
Revenue - Townhouses				
Dues - Townhouses	1,710.00	3,420.00	3,420.00	-
Water - Townhouses	-	1,101.19	1,160.00	(58.81)
Interest Income	4.75	9.62	10.00	(0.38)
Total Unrestricted Revenue	5,405.38	11,913.05	12,030.00	(116.95)
Swimming Pool Expenses				
Electricity - Pool	242.13	593.85	340.00	253.85
Gas - Pool	391.95	493.20	150.00	343.20
Labor and Supplies - Pool	1,116.00	3,271.68	1,600.00	1,671.68
Telephone - Pool	52.53	105.06	100.00	5.06
Water - Pool	-	78.41	110.00	(31.59)
Licenses - Pool	-	-	100.00	(100.00)
Total Swimming Pool Expense	1,802.61	4,542.20	2,400.00	2,142.20
Common Property				
Snow/Lawn Care - Commons	1,400.00	3,350.00	3,000.00	350.00
Water - Commons	-	369.88	500.00	(130.12)
Electricity - Commons	167.48	335.88	340.00	(4.12)
Maintenance and Supplies	4,800.00	4,800.00	2,570.00	2,230.00
Total Common Property	6,367.48	8,855.76	6,410.00	2,445.76
Townhouse Expense				
Water - Townhouses	-	1,281.15	1,340.00	(58.85)
Office Supplies and Postage - Townhouses	-	13.14	20.00	(6.86)
Snow/Lawn Care - Townhouses	-	-	400.00	(400.00)
Accounting Services	-	100.00	100.00	-
Miscellaneous Expense	-	-	-	-
Total Townhouse Expense	-	1,394.29	1,860.00	(465.71)
Other Expenses				
Insurance	-	-	700.00	(700.00)
Office Supplies and Postage	-	89.20	70.00	19.20
Miscellaneous	-	-	60.00	(60.00)
Refuse Services	-	273.00	130.00	143.00
Accounting Services	200.00	400.00	400.00	-
Total Other Expenses	200.00	762.20	1,360.00	(597.80)
Total Expenses	8,370.09	15,554.45	12,030.00	3,524.45
Net Operating Income	(2,964.71)	(3,641.40)	-	(3,641.40)
Capital Expenses				
Capital Income	335.00	670.00	670.00	-
Capital Interest	6.40	6.40	4.00	2.40
Capital Expenses	-	-	674.00	(674.00)
Net Capital Income	341.40	676.40	-	676.40
Change in Members' Equity	\$ (2,623.31)	\$ (2,965.00)	\$ -	\$ (2,965.00)

Carriage Park Neighborhood Association
Statement of Members' Equity
For the Two Months Ended September 30, 2024

Balance at beginning of period	\$ 54,505.35
Change in Members' Equity	<u>(2,965.00)</u>
Balance at end of period	<u><u>\$ 51,540.35</u></u>

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

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

Receipts

Dues	-
Water Bill Payment Receipts	1,077.30
Interest Income	<u>9.62</u>

Total Receipts 1,086.92

Total Receipts and Cash 11,497.63

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 1,394.29

Ending Balance, as of September 30, 2024 **\$ 10,103.34**