

Carriage Park Neighborhood Association

Financial Statements April 30, 2026

Carriage Park Neighborhood Association
Balance Sheet
April 30, 2026

Current Assets

Cash in Bank - Union Bank	\$ 48,601.87
Cash in Bank - Union Bank - Townhouse	7,433.11
Capital Improvement Savings - Union Bank	12,325.37
Accounts Receivable - Dues	18,620.00
Accounts Receivable - Water	1,432.96
Accounts Receivable - Special Assessment	<u>1,200.00</u>
Total Current Assets	89,613.31

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Current Liabilities

Advance Due Payments	\$ 11,160.00
Advance Water Payments	5.94
Advance Special Assessment Payments	<u>4,600.00</u>
Total Current Liabilities	15,765.94

Members' Equity	<u>73,847.37</u>
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Total Liabilities and Members' Equity	<u>\$ 89,613.31</u>
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Carriage Park Neighborhood Association
Income Statement
For the Nine Months Ended April 30, 2026

	April	Year to Date	Budget	\$ Difference
Revenue - Common Properties				
Dues - Common Properties	\$ 3,675.00	\$ 33,075.00	\$ 33,075.00	\$ -
Interest Income	15.09	88.92	180.00	(91.08)
Miscellaneous Income	-	-	225.00	(225.00)
Revenue - Townhouses				
Dues - Townhouses	1,710.00	15,390.00	15,390.00	-
Water - Townhouses	1,331.53	6,678.20	5,220.00	1,458.20
Interest Income	2.03	17.13	45.00	(27.87)
Total Unrestricted Revenue	<u>6,733.65</u>	<u>55,249.25</u>	<u>54,135.00</u>	<u>1,114.25</u>
Swimming Pool Expenses				
Electricity - Pool	111.48	986.94	1,530.00	(543.06)
Gas - Pool	-	288.87	675.00	(386.13)
Labor and Supplies - Pool	-	3,409.04	7,200.00	(3,790.96)
Telephone - Pool	29.73	293.61	450.00	(156.39)
Water - Pool	85.36	549.98	495.00	54.98
Licenses - Pool	-	530.00	450.00	80.00
Total Swimming Pool Expense	<u>226.57</u>	<u>6,058.44</u>	<u>10,800.00</u>	<u>(4,741.56)</u>
Common Property				
Snow/Lawn Care - Commons	2,593.00	14,668.00	13,500.00	1,168.00
Water - Commons	341.63	1,962.10	2,250.00	(287.90)
Electricity - Commons	393.60	1,707.05	1,530.00	177.05
Maintenance and Supplies	574.58	1,889.58	11,565.00	(9,675.42)
Total Common Property	<u>3,902.81</u>	<u>20,226.73</u>	<u>28,845.00</u>	<u>(8,618.27)</u>
Townhouse Expense				
Water - Townhouses	1,331.55	6,678.22	6,030.00	648.22
Office Supplies and Postage - Townhouses	13.26	69.42	90.00	(20.58)
Snow/Lawn Care - Townhouses	-	215.00	1,800.00	(1,585.00)
Accounting Services	100.00	500.00	450.00	50.00
Miscellaneous Expense	-	-	-	-
Total Townhouse Expense	<u>1,444.81</u>	<u>7,462.64</u>	<u>8,370.00</u>	<u>(907.36)</u>
Other Expenses				
Insurance	5,193.00	5,193.00	3,150.00	2,043.00
Office Supplies and Postage	-	781.29	315.00	466.29
Real Estate Taxes/Miscellaneous	-	389.61	270.00	119.61
Refuse Services	50.00	280.00	585.00	(305.00)
Professional Services	200.00	4,220.00	1,800.00	2,420.00
Total Other Expenses	<u>5,443.00</u>	<u>10,863.90</u>	<u>6,120.00</u>	<u>4,743.90</u>
Total Expenses	<u>11,017.19</u>	<u>44,611.71</u>	<u>54,135.00</u>	<u>(9,523.29)</u>
Net Operating Income	<u>(4,283.54)</u>	<u>10,637.54</u>	<u>-</u>	<u>10,637.54</u>
Capital Expenses				
Special Assessment	-	6,700.00	6,700.00	-
Capital Income	335.00	3,015.00	3,015.00	-
Capital Interest	-	24.87	18.00	6.87
Capital Expenses	-	-	9,733.00	(9,733.00)
Net Capital Income	<u>335.00</u>	<u>9,739.87</u>	<u>-</u>	<u>9,739.87</u>
Change in Members' Equity	<u>\$ (3,948.54)</u>	<u>\$ 20,377.41</u>	<u>\$ -</u>	<u>\$ 20,377.41</u>

**Carriage Park Neighborhood Association
Statement of Members' Equity
For the Nine Months Ended April 30, 2026**

Balance at beginning of period	\$ 53,469.96
Change in Members' Equity	<u>20,377.41</u>
Balance at end of period	<u>\$ 73,847.37</u>

**Carriage Park Neighborhood Association
Townhouse Fund
Receipts and Disbursements
August 1, 2025 through April 30, 2026**

Beginning Balance, as of August 1, 2025 **\$ 6,187.58**

Receipts

Dues	3,240.00
Water Bill Payment Receipts	5,451.04
Interest Income	<u>17.13</u>

Total Receipts 8,708.17

Total Receipts and Cash 14,895.75

Disbursements

Accounting	500.00
Office Supplies and Postage	69.42
Capital Improvements	-
Snow Removal / Lawn Care	215.00
Water	6,678.22
Miscellaneous	<u>-</u>

Total Disbursements 7,462.64

Ending Balance, as of April 30, 2026 **\$ 7,433.11**