

Carriage Park Neighborhood Association

Financial Statements

July 31, 2024

Carriage Park Neighborhood Association
Balance Sheet
July 31, 2024

Current Assets

Cash in Bank - Union Bank	\$ 35,904.88
Cash in Bank - Union Bank - Townhouse	10,410.71
Capital Improvement Savings - Union Bank	4,868.09
Accounts Receivable - Dues	10,700.00
Accounts Receivable - Water	51.31
Accounts Receivable - Special Assessment	<u>100.00</u>
Total Current Assets	62,034.99

Total Assets	<u>\$ 62,034.99</u>
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Current Liabilities

Advance Due Payments	\$ 7,520.00
Advance Water Payments	9.64
Advance Special Assessment Payments	<u>-</u>
Total Current Liabilities	7,529.64

Members' Equity	<u>54,505.35</u>
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Total Liabilities and Members' Equity	<u>\$ 62,034.99</u>
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**Carriage Park Neighborhood Association
Statement of Members' Equity
For the Twelve Months Ended July 31, 2024**

Balance at beginning of period	\$ 59,145.85
Change in Members' Equity	<u>(4,640.50)</u>
Balance at end of period	<u><u>\$ 54,505.35</u></u>

Carriage Park Neighborhood Association
Income Statement
For the Twelve Months Ended July 31, 2024

	July	Year to Date	Budget	\$ Difference
Revenue - Common Properties				
Dues - Common Properties	\$ 3,675.00	\$ 44,100.00	\$ 44,100.00	\$ -
Interest Income	20.60	229.81	180.00	49.81
Miscellaneous Income	-	210.00	300.00	(90.00)
Revenue - Townhouses				
Dues - Townhouses	1,710.00	20,520.00	20,520.00	-
Water - Townhouses	-	6,880.95	5,400.00	1,480.95
Interest Income	4.80	55.17	60.00	(4.83)
Total Unrestricted Revenue	5,410.40	71,995.93	70,560.00	1,435.93
Swimming Pool Expenses				
Electricity - Pool	326.73	1,732.83	2,100.00	(367.17)
Gas - Pool	137.90	816.96	1,080.00	(263.04)
Labor and Supplies - Pool	1,845.28	8,896.70	9,600.00	(703.30)
Telephone - Pool	52.53	469.38	600.00	(130.62)
Water - Pool	-	612.78	840.00	(227.22)
Licenses - Pool	-	505.00	600.00	(95.00)
Total Swimming Pool Expense	2,362.44	13,033.65	14,820.00	(1,786.35)
Common Property				
Snow/Lawn Care - Commons	2,600.00	15,575.00	18,000.00	(2,425.00)
Water - Commons	-	2,411.65	3,000.00	(588.35)
Electricity - Commons	167.04	1,974.65	2,760.00	(785.35)
Maintenance and Supplies	203.00	6,248.72	13,770.00	(7,521.28)
Total Common Property	2,970.04	26,210.02	37,530.00	(11,319.98)
Townhouse Expense				
Water - Townhouses	-	8,002.45	7,920.00	82.45
Office Supplies and Postage - Townhouses	-	72.36	120.00	(47.64)
Snow/Lawn Care - Townhouses	-	1,923.95	2,400.00	(476.05)
Accounting Services	-	600.00	600.00	-
Miscellaneous Expense	-	-	240.00	(240.00)
Total Townhouse Expense	-	10,598.76	11,280.00	(681.24)
Other Expenses				
Insurance	-	4,091.00	3,000.00	1,091.00
Office Supplies and Postage	136.00	377.68	360.00	17.68
Miscellaneous	-	302.58	390.00	(87.42)
Refuse Services	-	745.25	780.00	(34.75)
Accounting Services	200.00	2,400.00	2,400.00	-
Total Other Expenses	336.00	7,916.51	6,930.00	986.51
Total Expenses	5,668.48	57,758.94	70,560.00	(12,801.06)
Net Operating Income	(258.08)	14,236.99	-	14,236.99
Capital Expenses				
Capital Income	335.00	4,020.00	4,020.00	-
Capital Interest	-	17.01	60.00	(42.99)
Capital Expenses	-	22,914.50	4,080.00	18,834.50
Net Capital Income	335.00	(18,877.49)	-	(18,877.49)
Change in Members' Equity	\$ 76.92	\$ (4,640.50)	\$ -	\$ (4,640.50)

**Carriage Park Neighborhood Association
Townhouse Fund
Receipts and Disbursements
August 1, 2023 through July 31, 2024**

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

Receipts

Dues	4,320.00
Water Bill Payment Receipts	6,924.36
Interest Income	<u>55.17</u>

Total Receipts 11,299.53

Total Receipts and Cash 21,009.47

Disbursements

Accounting	600.00
Office Supplies and Postage	72.36
Capital Improvements	-
Snow Removal / Lawn Care	1,923.95
Water	8,002.45
Miscellaneous	<u>-</u>

Total Disbursements 10,598.76

Ending Balance, as of July 31, 2024 **\$ 10,410.71**