

# **Carriage Park Neighborhood Association**

## **Financial Statements**

**January 31, 2026**

**Carriage Park Neighborhood Association**  
**Balance Sheet**  
**January 31, 2026**

**Current Assets**

|                                          |                  |
|------------------------------------------|------------------|
| Cash in Bank - Union Bank                | \$ 42,946.33     |
| Cash in Bank - Union Bank - Townhouse    | 7,416.42         |
| Capital Improvement Savings - Union Bank | 11,311.99        |
| Accounts Receivable - Dues               | 19,220.00        |
| Accounts Receivable - Water              | 585.42           |
| Accounts Receivable - Special Assessment | <u>3,500.00</u>  |
| <b>Total Current Assets</b>              | <b>84,980.16</b> |

Total Assets \$ 84,980.16

**Current Liabilities**

|                                     |                  |
|-------------------------------------|------------------|
| Advance Due Payments                | \$ 11,120.00     |
| Advance Water Payments              | -                |
| Advance Special Assessment Payments | <u>3,100.00</u>  |
| <b>Total Current Liabilities</b>    | <b>14,220.00</b> |

Members' Equity 70,760.16

Total Liabilities and Members' Equity \$ 84,980.16

**Carriage Park Neighborhood Association**  
**Income Statement**  
**For the Six Months Ended January 31, 2026**

|                                          | January             | Year to Date        | Budget           | \$ Difference       |
|------------------------------------------|---------------------|---------------------|------------------|---------------------|
| <b>Revenue - Common Properties</b>       |                     |                     |                  |                     |
| Dues - Common Properties                 | \$ 3,675.00         | \$ 22,050.00        | \$ 22,050.00     | \$ -                |
| Interest Income                          | 8.63                | 47.85               | 120.00           | (72.15)             |
| Miscellaneous Income                     | -                   | -                   | 150.00           | (150.00)            |
| <b>Revenue - Townhouses</b>              |                     |                     |                  |                     |
| Dues - Townhouses                        | 1,710.00            | 10,260.00           | 10,260.00        | -                   |
| Water - Townhouses                       | -                   | 4,031.29            | 3,480.00         | 551.29              |
| Interest Income                          | 1.90                | 11.53               | 30.00            | (18.47)             |
| <b>Total Unrestricted Revenue</b>        | <u>5,395.53</u>     | <u>36,400.67</u>    | <u>36,090.00</u> | <u>310.67</u>       |
| <b>Swimming Pool Expenses</b>            |                     |                     |                  |                     |
| Electricity - Pool                       | 59.08               | 819.86              | 1,020.00         | (200.14)            |
| Gas - Pool                               | -                   | 288.87              | 450.00           | (161.13)            |
| Labor and Supplies - Pool                | -                   | 3,409.04            | 4,800.00         | (1,390.96)          |
| Telephone - Pool                         | 29.38               | 204.34              | 300.00           | (95.66)             |
| Water - Pool                             | -                   | 379.26              | 330.00           | 49.26               |
| Licenses - Pool                          | -                   | -                   | 300.00           | (300.00)            |
| <b>Total Swimming Pool Expense</b>       | <u>88.46</u>        | <u>5,101.37</u>     | <u>7,200.00</u>  | <u>(2,098.63)</u>   |
| <b>Common Property</b>                   |                     |                     |                  |                     |
| Snow/Lawn Care - Commons                 | 300.00              | 10,950.00           | 9,000.00         | 1,950.00            |
| Water - Commons                          | -                   | 1,278.84            | 1,500.00         | (221.16)            |
| Electricity - Commons                    | 199.85              | 1,117.10            | 1,020.00         | 97.10               |
| Maintenance and Supplies                 | -                   | 1,315.00            | 7,710.00         | (6,395.00)          |
| <b>Total Common Property</b>             | <u>499.85</u>       | <u>14,660.94</u>    | <u>19,230.00</u> | <u>(4,569.06)</u>   |
| <b>Townhouse Expense</b>                 |                     |                     |                  |                     |
| Water - Townhouses                       | -                   | 4,031.30            | 4,020.00         | 11.30               |
| Office Supplies and Postage - Townhouses | -                   | 42.12               | 60.00            | (17.88)             |
| Snow/Lawn Care - Townhouses              | -                   | 215.00              | 1,200.00         | (985.00)            |
| Accounting Services                      | -                   | 300.00              | 300.00           | -                   |
| Miscellaneous Expense                    | -                   | -                   | -                | -                   |
| <b>Total Townhouse Expense</b>           | <u>-</u>            | <u>4,588.42</u>     | <u>5,580.00</u>  | <u>(991.58)</u>     |
| <b>Other Expenses</b>                    |                     |                     |                  |                     |
| Insurance                                | -                   | -                   | 2,100.00         | (2,100.00)          |
| Office Supplies and Postage              | 123.48              | 675.87              | 210.00           | 465.87              |
| Real Estate Taxes/Miscellaneous          | -                   | 10.36               | 180.00           | (169.64)            |
| Refuse Services                          | -                   | 180.00              | 390.00           | (210.00)            |
| Professional Services                    | -                   | 2,620.00            | 1,200.00         | 1,420.00            |
| <b>Total Other Expenses</b>              | <u>123.48</u>       | <u>3,486.23</u>     | <u>4,080.00</u>  | <u>(593.77)</u>     |
| <b>Total Expenses</b>                    | <u>711.79</u>       | <u>27,836.96</u>    | <u>36,090.00</u> | <u>(8,253.04)</u>   |
| <b>Net Operating Income</b>              | <u>4,683.74</u>     | <u>8,563.71</u>     | <u>-</u>         | <u>8,563.71</u>     |
| <b>Capital Expenses</b>                  |                     |                     |                  |                     |
| Special Assessment                       | 6,700.00            | 6,700.00            | -                | 6,700.00            |
| Capital Income                           | 335.00              | 2,010.00            | 1,675.00         | 335.00              |
| Capital Interest                         | -                   | 16.49               | 10.00            | 6.49                |
| Capital Expenses                         | -                   | -                   | 1,685.00         | (1,685.00)          |
| <b>Net Capital Income</b>                | <u>7,035.00</u>     | <u>8,726.49</u>     | <u>-</u>         | <u>8,726.49</u>     |
| <b>Change in Members' Equity</b>         | <u>\$ 11,718.74</u> | <u>\$ 17,290.20</u> | <u>\$ -</u>      | <u>\$ 17,290.20</u> |

**Carriage Park Neighborhood Association  
Statement of Members' Equity  
For the Six Months Ended January 31, 2026**

|                                |                     |
|--------------------------------|---------------------|
| Balance at beginning of period | \$ 53,469.96        |
| Change in Members' Equity      | <u>17,290.20</u>    |
| Balance at end of period       | <u>\$ 70,760.16</u> |

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

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

**Receipts**

|                             |              |
|-----------------------------|--------------|
| Dues                        | 2,160.00     |
| Water Bill Payment Receipts | 3,645.73     |
| Interest Income             | <u>11.53</u> |

Total Receipts 5,817.26

Total Receipts and Cash 12,004.84

**Disbursements**

|                             |          |
|-----------------------------|----------|
| Accounting                  | 300.00   |
| Office Supplies and Postage | 42.12    |
| Capital Improvements        | -        |
| Snow Removal / Lawn Care    | 215.00   |
| Water                       | 4,031.30 |
| Miscellaneous               | <u>-</u> |

Total Disbursements 4,588.42

**Ending Balance, as of January 31, 2026** **\$ 7,416.42**