

Carriage Park Neighborhood Association

Financial Statements

March 31, 2025

Carriage Park Neighborhood Association
Balance Sheet
March 31, 2025

Current Assets

Cash in Bank - Union Bank	\$ 54,292.69
Cash in Bank - Union Bank - Townhouse	10,232.70
Capital Improvement Savings - Union Bank	7,268.08
Accounts Receivable - Dues	13,780.00
Accounts Receivable - Water	384.10
Accounts Receivable - Special Assessment	<u>100.00</u>
Total Current Assets	86,057.57

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Current Liabilities

Advance Due Payments	\$ 12,680.00
Advance Water Payments	206.20
Advance Special Assessment Payments	<u>-</u>
Total Current Liabilities	12,886.20

Members' Equity	<u>73,171.37</u>
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Total Liabilities and Members' Equity	<u>\$ 86,057.57</u>
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Carriage Park Neighborhood Association
Income Statement
For the Eight Months Ended March 31, 2025

Revenue - Common Properties	March	Year to Date	Budget	\$ Difference
Dues - Common Properties	\$ 3,675.00	\$ 29,400.00	\$ 29,400.00	\$ -
Interest Income	16.42	112.00	160.00	(48.00)
Miscellaneous Income	-	156.78	200.00	(43.22)
Revenue - Townhouses				
Dues - Townhouses	1,710.00	13,680.00	13,680.00	-
Water - Townhouses	-	4,506.84	4,640.00	(133.16)
Interest Income	3.37	33.23	40.00	(6.77)
Total Unrestricted Revenue	5,404.79	47,888.85	48,120.00	(231.15)
Swimming Pool Expenses				
Electricity - Pool	52.48	963.86	1,360.00	(396.14)
Gas - Pool	-	493.20	600.00	(106.80)
Labor and Supplies - Pool	-	4,036.38	6,400.00	(2,363.62)
Telephone - Pool	-	105.06	400.00	(294.94)
Water - Pool	-	331.27	440.00	(108.73)
Licenses - Pool	475.00	515.00	400.00	115.00
Total Swimming Pool Expense	527.48	6,444.77	9,600.00	(3,155.23)
Common Property				
Snow/Lawn Care - Commons	1,540.00	7,540.00	12,000.00	(4,460.00)
Water - Commons	-	1,557.57	2,000.00	(442.43)
Electricity - Commons	177.33	1,375.91	1,360.00	15.91
Maintenance and Supplies	-	5,510.00	10,280.00	(4,770.00)
Total Common Property	1,717.33	15,983.48	25,640.00	(9,656.52)
Townhouse Expense				
Water - Townhouses	-	5,226.79	5,360.00	(133.21)
Office Supplies and Postage - Townhouses	-	52.56	80.00	(27.44)
Snow/Lawn Care - Townhouses	-	1,062.50	1,600.00	(537.50)
Accounting Services	-	400.00	400.00	-
Miscellaneous Expense	-	-	-	-
Total Townhouse Expense	-	6,741.85	7,440.00	(698.15)
Other Expenses				
Insurance	-	-	2,800.00	(2,800.00)
Office Supplies and Postage	-	277.47	280.00	(2.53)
Miscellaneous	377.25	407.25	240.00	167.25
Refuse Services	-	417.00	520.00	(103.00)
Accounting Services	200.00	1,650.00	1,600.00	50.00
Total Other Expenses	577.25	2,751.72	5,440.00	(2,688.28)
Total Expenses	2,822.06	31,921.82	48,120.00	(16,198.18)
Net Operating Income	2,582.73	15,967.03	-	15,967.03
Capital Expenses				
Capital Income	335.00	2,680.00	2,680.00	-
Capital Interest	6.45	18.99	16.00	2.99
Capital Expenses	-	-	2,696.00	(2,696.00)
Net Capital Income	341.45	2,698.99	-	2,698.99
Change in Members' Equity	\$ 2,924.18	\$ 18,666.02	\$ -	\$ 18,666.02

**Carriage Park Neighborhood Association
Statement of Members' Equity
For the Eight Months Ended March 31, 2025**

Balance at beginning of period	\$ 54,505.35
Change in Members' Equity	<u>18,666.02</u>
Balance at end of period	<u>\$ 73,171.37</u>

**Carriage Park Neighborhood Association
Townhouse Fund
Receipts and Disbursements
August 1, 2024 through March 31, 2025**

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

Receipts

Dues	2,160.00
Water Bill Payment Receipts	4,370.61
Interest Income	<u>33.23</u>

Total Receipts 6,563.84

Total Receipts and Cash 16,974.55

Disbursements

Accounting	400.00
Office Supplies and Postage	52.56
Capital Improvements	-
Snow Removal / Lawn Care	1,062.50
Water	5,226.79
Miscellaneous	<u>-</u>

Total Disbursements 6,741.85

Ending Balance, as of March 31, 2025 **\$ 10,232.70**