

Carriage Park Neighborhood Association

Financial Statements

January 31, 2024

Carriage Park Neighborhood Association
Balance Sheet
January 31, 2024

Current Assets

Cash in Bank - Union Bank	\$ 46,324.16
Cash in Bank - Union Bank - Townhouse	10,321.11
Capital Improvement Savings - Union Bank	2,850.19
Accounts Receivable - Dues	10,590.00
Accounts Receivable - Water	413.26
Accounts Receivable - Special Assessment	<u>100.00</u>
Total Current Assets	70,598.72

Total Assets \$ 70,598.72

Current Liabilities

Advance Due Payments	\$ 8,220.00
Advance Water Payments	93.91
Advance Special Assessment Payments	<u>-</u>
Total Current Liabilities	8,313.91

Members' Equity 62,284.81

Total Liabilities and Members' Equity \$ 70,598.72

Carriage Park Neighborhood Association
Income Statement
For the Six Months Ended January 31, 2024

	January	Year to Date	Budget	\$ Difference
Revenue - Common Properties				
Dues - Common Properties	\$ 3,675.00	\$ 22,050.00	\$ 22,050.00	\$ -
Interest Income	22.29	108.84	90.00	18.84
Miscellaneous Income	-	10.00	150.00	(140.00)
Revenue - Townhouses				
Dues - Townhouses	1,710.00	10,260.00	10,260.00	-
Water - Townhouses	-	3,648.38	2,700.00	948.38
Interest Income	5.67	29.65	30.00	(0.35)
Total Unrestricted Revenue	<u>5,412.96</u>	<u>36,106.87</u>	<u>35,280.00</u>	<u>826.87</u>
Swimming Pool Expenses				
Electricity - Pool	54.82	846.63	1,050.00	(203.37)
Gas - Pool	-	326.30	540.00	(213.70)
Labor and Supplies - Pool	-	5,085.41	4,800.00	285.41
Telephone - Pool	29.82	207.79	300.00	(92.21)
Water - Pool	-	361.80	420.00	(58.20)
Licenses - Pool	-	-	300.00	(300.00)
Total Swimming Pool Expense	<u>84.64</u>	<u>6,827.93</u>	<u>7,410.00</u>	<u>(582.07)</u>
Common Property				
Snow/Lawn Care - Commons	1,275.00	7,775.00	9,000.00	(1,225.00)
Water - Commons	-	1,298.14	1,500.00	(201.86)
Electricity - Commons	171.02	982.13	1,380.00	(397.87)
Maintenance and Supplies	-	5,298.05	6,885.00	(1,586.95)
Total Common Property	<u>1,446.02</u>	<u>15,353.32</u>	<u>18,765.00</u>	<u>(3,411.68)</u>
Townhouse Expense				
Water - Townhouses	-	4,188.35	3,960.00	228.35
Office Supplies and Postage - Townhouses	-	35.64	60.00	(24.36)
Snow/Lawn Care - Townhouses	468.60	468.60	1,200.00	(731.40)
Accounting Services	-	300.00	300.00	-
Miscellaneous Expense	-	-	120.00	(120.00)
Total Townhouse Expense	<u>468.60</u>	<u>4,992.59</u>	<u>5,640.00</u>	<u>(647.41)</u>
Other Expenses				
Insurance	-	-	1,500.00	(1,500.00)
Office Supplies and Postage	-	241.68	180.00	61.68
Miscellaneous	-	-	195.00	(195.00)
Refuse Services	-	144.00	390.00	(246.00)
Accounting Services	200.00	1,200.00	1,200.00	-
Total Other Expenses	<u>200.00</u>	<u>1,585.68</u>	<u>3,465.00</u>	<u>(1,879.32)</u>
Total Expenses	<u>2,199.26</u>	<u>28,759.52</u>	<u>35,280.00</u>	<u>(6,520.48)</u>
Net Operating Income	<u>3,213.70</u>	<u>7,347.35</u>	<u>-</u>	<u>7,347.35</u>
Capital Expenses				
Capital Income	335.00	2,010.00	2,010.00	-
Capital Interest	-	9.11	30.00	(20.89)
Capital Expenses	-	6,227.50	2,040.00	4,187.50
Net Capital Income	<u>335.00</u>	<u>(4,208.39)</u>	<u>-</u>	<u>(4,208.39)</u>
Change in Members' Equity	<u>\$ 3,548.70</u>	<u>\$ 3,138.96</u>	<u>\$ -</u>	<u>\$ 3,138.96</u>

**Carriage Park Neighborhood Association
Statement of Members' Equity
For the Six Months Ended January 31, 2024**

Balance at beginning of period	\$ 59,145.85
Change in Members' Equity	<u>3,138.96</u>
Balance at end of period	<u><u>\$ 62,284.81</u></u>

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

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

Receipts

Dues	2,160.00
Water Bill Payment Receipts	3,414.11
Interest Income	<u>29.65</u>

Total Receipts **5,603.76**

Total Receipts and Cash **15,313.70**

Disbursements

Accounting	300.00
Office Supplies and Postage	35.64
Capital Improvements	-
Snow Removal / Lawn Care	468.60
Water	4,188.35
Miscellaneous	<u>-</u>

Total Disbursements **4,992.59**

Ending Balance, as of January 31, 2024 **\$ 10,321.11**