

Carriage Park Neighborhood Association

Financial Statements

September 30, 2025

Carriage Park Neighborhood Association
Balance Sheet
September 30, 2025

Current Assets

Cash in Bank - Union Bank	\$ 22,231.61
Cash in Bank - Union Bank - Townhouse	5,906.33
Capital Improvement Savings - Union Bank	9,293.77
Accounts Receivable - Dues	17,860.00
Accounts Receivable - Water	390.50
Accounts Receivable - Special Assessment	-
Total Current Assets	<u>55,682.21</u>

Total Assets \$ 55,682.21

Current Liabilities

Advance Due Payments	\$ 5,460.00
Advance Water Payments	19.59
Advance Special Assessment Payments	-
Total Current Liabilities	<u>5,479.59</u>

Members' Equity 50,202.62

Total Liabilities and Members' Equity \$ 55,682.21

Carriage Park Neighborhood Association
Income Statement
For the Two Months Ended September 30, 2025

Revenue - Common Properties	September	Year to Date	Budget	\$ Difference
Dues - Common Properties	\$ 3,675.00	\$ 7,350.00	\$ 7,350.00	\$ -
Interest Income	8.68	18.25	40.00	(21.75)
Miscellaneous Income	-	-	50.00	(50.00)
Revenue - Townhouses				
Dues - Townhouses	1,710.00	3,420.00	3,420.00	-
Water - Townhouses	-	1,375.26	1,160.00	215.26
Interest Income	2.00	3.82	10.00	(6.18)
Total Unrestricted Revenue	5,395.68	12,167.33	12,030.00	137.33
Swimming Pool Expenses				
Electricity - Pool	264.53	601.28	340.00	261.28
Gas - Pool	224.93	288.87	150.00	138.87
Labor and Supplies - Pool	2,065.56	3,409.04	1,600.00	1,809.04
Telephone - Pool	52.67	105.25	100.00	5.25
Water - Pool	-	172.24	110.00	62.24
Licenses - Pool	-	-	100.00	(100.00)
Total Swimming Pool Expense	2,607.69	4,576.68	2,400.00	2,176.68
Common Property				
Snow/Lawn Care - Commons	5,025.00	7,100.00	3,000.00	4,100.00
Water - Commons	-	490.69	500.00	(9.31)
Electricity - Commons	186.48	369.73	340.00	29.73
Maintenance and Supplies	190.00	940.00	2,570.00	(1,630.00)
Total Common Property	5,401.48	8,900.42	6,410.00	2,490.42
Townhouse Expense				
Water - Townhouses	-	1,375.24	1,340.00	35.24
Office Supplies and Postage - Townhouses	-	14.04	20.00	(5.96)
Snow/Lawn Care - Townhouses	-	-	400.00	(400.00)
Accounting Services	-	100.00	100.00	-
Miscellaneous Expense	-	-	-	-
Total Townhouse Expense	-	1,489.28	1,860.00	(370.72)
Other Expenses				
Insurance	-	-	700.00	(700.00)
Office Supplies and Postage	78.00	136.56	70.00	66.56
Miscellaneous	-	-	60.00	(60.00)
Refuse Services	-	50.00	130.00	(80.00)
Professional Services	760.00	960.00	400.00	560.00
Total Other Expenses	838.00	1,146.56	1,360.00	(213.44)
Total Expenses	8,847.17	16,112.94	12,030.00	4,082.94
Net Operating Income	(3,451.49)	(3,945.61)	-	(3,945.61)
Capital Expenses				
Capital Income	335.00	670.00	670.00	-
Capital Interest	8.27	8.27	4.00	4.27
Capital Expenses	-	-	674.00	(674.00)
Net Capital Income	343.27	678.27	-	678.27
Change in Members' Equity	\$ (3,108.22)	\$ (3,267.34)	\$ -	\$ (3,267.34)

Carriage Park Neighborhood Association
Statement of Members' Equity
For the Two Months Ended September 30, 2025

Balance at beginning of period	\$ 53,469.96
Change in Members' Equity	<u>(3,267.34)</u>
Balance at end of period	<u><u>\$ 50,202.62</u></u>

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

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

Receipts

Dues	-
Water Bill Payment Receipts	1,204.21
Interest Income	<u>3.82</u>

Total Receipts 1,208.03

Total Receipts and Cash 7,395.61

Disbursements

Accounting	100.00
Office Supplies and Postage	14.04
Capital Improvements	-
Snow Removal / Lawn Care	-
Water	1,375.24
Miscellaneous	<u>-</u>

Total Disbursements 1,489.28

Ending Balance, as of September 30, 2025 **\$ 5,906.33**