

Carriage Park Neighborhood Association

Financial Statements

May 31, 2025

Carriage Park Neighborhood Association
Balance Sheet
May 31, 2025

Current Assets

Cash in Bank - Union Bank	\$ 33,334.99
Cash in Bank - Union Bank - Townhouse	11,090.71
Capital Improvement Savings - Union Bank	8,273.08
Accounts Receivable - Dues	15,980.00
Accounts Receivable - Water	333.14
Accounts Receivable - Special Assessment	-
Total Current Assets	<u>69,011.92</u>

Total Assets \$ 69,011.92

Current Liabilities

Advance Due Payments	\$ 10,440.00
Advance Water Payments	219.31
Advance Special Assessment Payments	-
Total Current Liabilities	<u>10,659.31</u>

Members' Equity 58,352.61

Total Liabilities and Members' Equity \$ 69,011.92

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

Balance at beginning of period	\$ 54,505.35
Change in Members' Equity	<u>3,847.26</u>
Balance at end of period	<u>\$ 58,352.61</u>

Carriage Park Neighborhood Association
Income Statement
For the Ten Months Ended May 31, 2025

	May	Year to Date	Budget	\$ Difference
Revenue - Common Properties				
Dues - Common Properties	\$ 3,675.00	\$ 36,750.00	\$ 36,750.00	\$ -
Interest Income	13.15	143.00	200.00	(57.00)
Miscellaneous Income	260.00	416.78	250.00	166.78
Revenue - Townhouses				
Dues - Townhouses	1,710.00	17,100.00	17,100.00	-
Water - Townhouses	-	5,571.01	5,800.00	(228.99)
Interest Income	3.64	40.35	50.00	(9.65)
Total Unrestricted Revenue	<u>5,661.79</u>	<u>60,021.14</u>	<u>60,150.00</u>	<u>(128.86)</u>
Swimming Pool Expenses				
Electricity - Pool	114.92	1,131.40	1,700.00	(568.60)
Gas - Pool	73.37	566.57	750.00	(183.43)
Labor and Supplies - Pool	-	4,036.38	8,000.00	(3,963.62)
Telephone - Pool	-	105.06	500.00	(394.94)
Water - Pool	-	412.57	550.00	(137.43)
Licenses - Pool	-	515.00	500.00	15.00
Total Swimming Pool Expense	<u>188.29</u>	<u>6,766.98</u>	<u>12,000.00</u>	<u>(5,233.02)</u>
Common Property				
Snow/Lawn Care - Commons	2,800.00	14,140.00	15,000.00	(860.00)
Water - Commons	-	1,882.91	2,500.00	(617.09)
Electricity - Commons	176.48	1,729.93	1,700.00	29.93
Maintenance and Supplies	589.20	19,147.54	12,850.00	6,297.54
Total Common Property	<u>3,565.68</u>	<u>36,900.38</u>	<u>32,050.00</u>	<u>4,850.38</u>
Townhouse Expense				
Water - Townhouses	-	6,471.00	6,700.00	(229.00)
Office Supplies and Postage - Townhouses	-	65.70	100.00	(34.30)
Snow/Lawn Care - Townhouses	-	1,062.50	2,000.00	(937.50)
Accounting Services	-	500.00	500.00	-
Miscellaneous Expense	-	-	-	-
Total Townhouse Expense	<u>-</u>	<u>8,099.20</u>	<u>9,300.00</u>	<u>(1,200.80)</u>
Other Expenses				
Insurance	-	4,167.00	3,500.00	667.00
Office Supplies and Postage	-	348.86	350.00	(1.14)
Miscellaneous	-	510.45	300.00	210.45
Refuse Services	235.00	700.00	650.00	50.00
Accounting Services	200.00	2,050.00	2,000.00	50.00
Total Other Expenses	<u>435.00</u>	<u>7,776.31</u>	<u>6,800.00</u>	<u>976.31</u>
Total Expenses	<u>4,188.97</u>	<u>59,542.87</u>	<u>60,150.00</u>	<u>(607.13)</u>
Net Operating Income	<u>1,472.82</u>	<u>478.27</u>	<u>-</u>	<u>478.27</u>
Capital Expenses				
Capital Income	335.00	3,350.00	3,350.00	-
Capital Interest	-	18.99	20.00	(1.01)
Capital Expenses	-	-	3,370.00	(3,370.00)
Net Capital Income	<u>335.00</u>	<u>3,368.99</u>	<u>-</u>	<u>3,368.99</u>
Change in Members' Equity	<u>\$ 1,807.82</u>	<u>\$ 3,847.26</u>	<u>\$ -</u>	<u>\$ 3,847.26</u>

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

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

Dues	3,240.00
Water Bill Payment Receipts	5,498.85
Interest Income	<u>40.35</u>

Total Receipts	<u>8,779.20</u>
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Total Receipts and Cash	19,189.91
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Disbursements

Accounting	500.00
Office Supplies and Postage	65.70
Capital Improvements	-
Snow Removal / Lawn Care	1,062.50
Water	6,471.00
Miscellaneous	<u>-</u>

Total Disbursements	<u>8,099.20</u>
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Ending Balance, as of May 31, 2025	<u><u>\$ 11,090.71</u></u>
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