

# Carpenter Park

## Balance Sheet as of 12/31/2024

Assets	Operating	Reserve	Total
<b>Assets</b>			
Carpenter Park AAB CD x2288 11 mo 10-5-25 4.30% APY		\$26,948.95	\$26,948.95
Carpenters Park AAB CD x1991 11 mo 05/05/2025 4.90% APY		\$26,936.67	\$26,936.67
Carpenter Park Operating Alliance x3835	\$38,217.58		\$38,217.58
Carpenter Park Reserve Alliance x1426		\$9,108.63	\$9,108.63
<b>Total Assets</b>	<b>\$38,217.58</b>	<b>\$62,994.25</b>	<b>\$101,211.83</b>
<b>Receivables</b>			
Receivable	\$261.50		\$261.50
<b>Total Receivables</b>	<b>\$261.50</b>		<b>\$261.50</b>
<b>Total Assets</b>	<b>\$38,479.08</b>	<b>\$62,994.25</b>	<b>\$101,473.33</b>
<b>Liabilities / Equity</b>			
<b>Liabilities</b>			
Prepaid Accounts Receivable	\$11,854.40		\$11,854.40
<b>Total Liabilities</b>	<b>\$11,854.40</b>		<b>\$11,854.40</b>
<b>Reserves and Equity</b>			
Reserve Fund Balance		\$60,387.17	\$60,387.17
Retained Earnings	\$25,034.37		\$25,034.37
Net Income	\$1,590.31	\$2,607.08	\$4,197.39
<b>Total Reserves and Equity</b>	<b>\$26,624.68</b>	<b>\$62,994.25</b>	<b>\$89,618.93</b>
<b>Total Liabilities / Equity</b>	<b>\$38,479.08</b>	<b>\$62,994.25</b>	<b>\$101,473.33</b>

# Carpenter Park

## Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Operating Revenue</b>							
380000 - Operating Assessment	7,374.50	7,374.50	-	88,494.00	88,494.00	-	88,494.00
380130 - Legal Fees	-	-	-	481.00	-	481.00	-
380141 - Returned Payment Income	-	-	-	72.00	-	72.00	-
380150 - Other Income	-	116.63	(116.63)	-	1,400.00	(1,400.00)	1,400.00
381052 - Utility Reimbursement	-	-	-	639.00	-	639.00	-
382004 - Operating Interest Income	.78	-	.78	9.60	-	9.60	-
383200 - Late Fee Income	100.00	-	100.00	880.00	-	880.00	-
<b>Total Operating Revenue</b>	<b>7,475.28</b>	<b>7,491.13</b>	<b>(15.85)</b>	<b>90,575.60</b>	<b>89,894.00</b>	<b>681.60</b>	<b>89,894.00</b>
<b>Reserve Revenue</b>							
384120 - Reserve Interest Income	(2,393.76)	-	(2,393.76)	13.66	-	13.66	-
384130 - CD - Interest Income	2,593.42	212.50	2,380.92	2,593.42	2,550.00	43.42	2,550.00
<b>Total Reserve Revenue</b>	<b>199.66</b>	<b>212.50</b>	<b>(12.84)</b>	<b>2,607.08</b>	<b>2,550.00</b>	<b>57.08</b>	<b>2,550.00</b>
<b>Total Income</b>	<b>7,674.94</b>	<b>7,703.63</b>	<b>(28.69)</b>	<b>93,182.68</b>	<b>92,444.00</b>	<b>738.68</b>	<b>92,444.00</b>
<b>Operating Expense</b>							
<b>Landscaping</b>							
416005 - Landscape - Contract	5,749.00	5,416.63	(332.37)	67,328.00	65,000.00	(2,328.00)	65,000.00
416019 - Landscape - Tree Maintenance	-	208.37	208.37	-	2,500.00	2,500.00	2,500.00
<b>Total Landscaping</b>	<b>5,749.00</b>	<b>5,625.00</b>	<b>(124.00)</b>	<b>67,328.00</b>	<b>67,500.00</b>	<b>172.00</b>	<b>67,500.00</b>
<b>Management Fees</b>							
418000 - Management: Contract	882.75	882.75	-	10,593.00	10,593.00	-	10,593.00
418904 - Additional Management Time	-	-	-	760.00	-	(760.00)	-
<b>Total Management Fees</b>	<b>882.75</b>	<b>882.75</b>	-	<b>11,353.00</b>	<b>10,593.00</b>	<b>(760.00)</b>	<b>10,593.00</b>
<b>Utilities</b>							
426000 - Electric	236.11	216.63	(19.48)	2,585.05	2,600.00	14.95	2,600.00
<b>Total Utilities</b>	<b>236.11</b>	<b>216.63</b>	<b>(19.48)</b>	<b>2,585.05</b>	<b>2,600.00</b>	<b>14.95</b>	<b>2,600.00</b>
<b>Miscellaneous Expenses</b>							
475000 - Miscellaneous Expense	44.11	-	(44.11)	67.06	-	(67.06)	-
475013 - Social Committee Expenses	-	25.00	25.00	-	300.00	300.00	300.00
<b>Total Miscellaneous Expenses</b>	<b>44.11</b>	<b>25.00</b>	<b>(19.11)</b>	<b>67.06</b>	<b>300.00</b>	<b>232.94</b>	<b>300.00</b>
<b>Legal Expenses</b>							
432500 - Legal Fees	-	83.37	83.37	1,825.38	1,000.00	(825.38)	1,000.00
<b>Total Legal Expenses</b>	-	<b>83.37</b>	<b>83.37</b>	<b>1,825.38</b>	<b>1,000.00</b>	<b>(825.38)</b>	<b>1,000.00</b>
<b>Insurance Expenses</b>							
434000 - Insurance	-	125.00	125.00	2,873.00	1,500.00	(1,373.00)	1,500.00
<b>Total Insurance Expenses</b>	-	<b>125.00</b>	<b>125.00</b>	<b>2,873.00</b>	<b>1,500.00</b>	<b>(1,373.00)</b>	<b>1,500.00</b>
<b>Taxes/Audit</b>							

# Carpenter Park

## Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
435000 - Tax/Audit	-	20.87	20.87	127.00	250.00	123.00	250.00
<b>Total Taxes/Audit</b>	<b>-</b>	<b>20.87</b>	<b>20.87</b>	<b>127.00</b>	<b>250.00</b>	<b>123.00</b>	<b>250.00</b>
<b>Administrative/Bank Fees</b>							
473000 - Administration & Postage	416.96	166.63	(250.33)	2,406.80	2,000.00	(406.80)	2,000.00
473013 - Operating Bank Fees	-	-	-	20.00	-	(20.00)	-
473030 - Corporate Transparency Act Monitoring	-	-	-	400.00	-	(400.00)	-
<b>Total Administrative/Bank Fees</b>	<b>416.96</b>	<b>166.63</b>	<b>(250.33)</b>	<b>2,826.80</b>	<b>2,000.00</b>	<b>(826.80)</b>	<b>2,000.00</b>
<b>Total Expense</b>	<b>7,328.93</b>	<b>7,145.25</b>	<b>(183.68)</b>	<b>88,985.29</b>	<b>85,743.00</b>	<b>(3,242.29)</b>	<b>85,743.00</b>
<b>Operating Net Total</b>	<b>346.01</b>	<b>558.38</b>	<b>(212.37)</b>	<b>4,197.39</b>	<b>6,701.00</b>	<b>(2,503.61)</b>	<b>6,701.00</b>
<b>Net Total</b>	<b>346.01</b>	<b>558.38</b>	<b>(212.37)</b>	<b>4,197.39</b>	<b>6,701.00</b>	<b>(2,503.61)</b>	<b>6,701.00</b>