FINANCIAL STATEMENTS

of
CARRIAGE RUN HOMEOWNERS ASSOCIATION

For the Periods Ended December 31, 2024

See Accountant's Compilation Report

Keith C Beck CPA 109 Foy Drive Rocky Mount, NC 27804

Phone (252) 443-5950

TO: Carriage Run Homeowners Association

Management is responsible for the accompanying financial statements of Carriage Run Homeowners Association. which comprise the statements of assets, liabilities, and equity-Income Tax Basis as of December 31, 2024, and the related statement of revenue and expenses – Income Tax Basis for the one month and year then ended, and for determining that the basis of accounting the corporation uses for income tax purposes is an acceptable financial reporting framework. I have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. I did not audit or review the financial statements nor was I required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, I do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The financial statements are prepared in accordance with the basis of accounting the corporation uses for income tax purposes, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Management has elected to omit substantially all the disclosures ordinarily included in financial statements prepared in accordance with the tax-basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the company's assets, liabilities, equity, revenue, and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.

I am not independent in regards to Carriage Run Homeowners Association.

Keith C Beck CPA January 02, 2025

Carriage Run Homeowners Association Statement of Assets, Liabilities, and Equity - Income Tax Basis Dec 31, 2024

Assets

Current Assets	2024
United Bank	\$ 10,494.76
*Accounts Receivable	6,259.50
Total Current Assets	16,754.26
Property and Equipment	
Total Property and Equipment	0.00
Other Assets	
Total Other Assets	0.00
Total Assets	\$ 16,754.26
Liabilities and Stockholders' Equity	
•	
6 (11.1194)	2024
Current Liabilities	2024
Current Liabilities Total Current Liabilities	2024
Total Current Liabilities	
Total Current Liabilities Long-Term Liabilities	0.00
Total Current Liabilities Long-Term Liabilities Due to Residents	0.00 \$ 524.00
Total Current Liabilities Long-Term Liabilities Due to Residents Total Long-Term Liabilities Total Liabilities	\$ 524.00 524.00
Total Current Liabilities Long-Term Liabilities Due to Residents Total Long-Term Liabilities	\$ 524.00 524.00
Total Current Liabilities Long-Term Liabilities Due to Residents Total Long-Term Liabilities Total Liabilities Equity	\$ 524.00 524.00
Total Current Liabilities Long-Term Liabilities Due to Residents Total Long-Term Liabilities Total Liabilities Equity Fund Balance	\$ 524.00 524.00 524.00 \$ 14,554.54

Carriage Run Homeowners Association Statement of Revenues and Expenses

Income Tax Basis month and Year Ended Dec 31, 2024

	•		th Ended 31, 2024	%	Year Ended Dec 31, 2024	: %
Revenue		•				, ·
Member Dues		\$	0.00	0.00 %	\$ 8,730.00	90.09 %
Late Fees	•	,	75.00	100.00 %	960.00	9.91 %
Total Revenue			75.00	100.00 %	9,690.00	100.00 %
Cost of Goods Sold	,	•				
Total Cost of Goods Sold			0.00	0.00 %	0.00	0.00 %
Gross Profit			75.00	100.00 %	9,690.00	100.00 %
Operating Expenses						
Insurance			0.00	0.00 %	751.00	7.75 %
Lawn Maintenance			525.00	700.00 %	5,250.00	54.18 %
Office Expense/Supplies			0.00	0.00 %	20.58	0.21 %
Utilities			36.53	48.71 %	438.75	4.53 %
Dues and Subscriptions			0.00	0.00 %	44.34	0.46 %
Repairs and Maintenance			0.00	0.00 %	84.61	0.87 %
Professional Fees			100.00	<u>133.33</u> %	1,225.00	<u>12.64</u> %
Total Operating Expenses			661.53	<u>882.04</u> %	8,014.28	<u>82.71</u> %
Operating Income (Loss)			(586.53)	(782.04)%	1,675.72	17.29 %
Other Income				,	· .	
Total Other Income			0.00	0.00 %	0.00	0.00 %
Other Expenses						
Total Other Expenses			0.00	0.00 %	0.00	0.00 %
Income (Loss) Before Income Taxes	,		(586.53)	(782.04)%	1,675.72	17.29 %
Income Tax				0.00 %	,	0.00 %
Net Income (Loss)		\$	(586.53)	<u>(782.04)</u> %	\$ 1,675.72	<u>17.29</u> %

10:34 AM 01/02/25 Accrual Basis

Carriage Run Homeowners Association General Ledger

As of December 31, 2024

Туре	Date	Num	Adj	Name	Memo	Debit	Credit	Balance
102 · United Bani	k							10,928.29
Deposit	12/04/2024				Deposit .	130.00		11,058.29
Bill Pmt -Check	12/05/2024	2544		Keith C Beck CPA	,		100.00	10,958.29
Deposit	12/18/2024				Deposit	98.00		11,056.29
Bill Pmt -Check	12/30/2024	2545		City of Rocky Mount	00429925-017		7.52	11,048.77
Bill Pmt -Check	12/30/2024	2546		City of Rocky Mount	00429925-109		29.01	11,019.76
Bill Pmt -Check	12/30/2024	2547		Thompson	Carriage Run		525.00	10,494.76
Total 102 · United	Bank					228.00	661.53	10,494.76
11000 · *Account	s Receivable							6,412.50
Invoice	12/02/2024	FC 63		104 JUSTIN COURT	Finance Charge	5.00		6,417.50
Invoice	12/02/2024	FC 64		105 JUSTIN COURT	Finance Charge	5.00		6,422.50
Invoice	12/02/2024	FC 65		116 GREYS MILL C	Finance Charge	5.00		6,427.50
Invoice	12/02/2024	FC 66		121 Juniper Court	Finance Charge	5.00		6,432,50
Invoice	12/02/2024	FC 67		124 Justin Court	Finance Charge	5.00		6,437,50
Invoice	12/02/2024	FC 68		132 Juniper Court	Finance Charge	5.00		6,442.50
Invoice	12/02/2024	FC 69		1508 Greys Mill Road	Finance Charge	5.00		6,447.50
Invoice	12/02/2024	FC 70		1605 Greys Mill Road	Finance Charge	5.00		6,452.50
Invoice	12/02/2024	FC 70			Finance Charge	5.00		6,457.50
				1612 Crabapple Lane		5.00		6,462.50
Invoice	12/02/2024	FC 72		1612 Greys Mill Road	Finance Charge	5.00 5.00		
Invoice	12/02/2024	FC 73		1616 Crabapple Lane	Finance Charge			6,467.50
Invoice	12/02/2024	FC 74		1616 Greys Mill Road	Finance Charge	5.00		6,472.50
Invoice	12/02/2024	FC 75		1621 CRABAPPLE L	Finance Charge	5.00		6,477.50
Invoice	12/02/2024	FC 76		1621 Greys Mill Road	Finance Charge	5.00		6,482.50
Invoice	12/02/2024	FC 77		1628 GREYS MILL R	Finance Charge	5.00		6,487.50
Payment	12/04/2024	031992 ر		1621 Greys Mill Road			130.00	6,357.50
Payment	12/18/2024	112		129 Greys Mill Court			98.00	6,259.50
Total 11000 · *Acc	counts Receivable	•				75.00	228.00	6,259.50
12000 · Undepos	ited Funds							0.00
Payment .	12/04/2024	031992		1621 Greys Mill Road		130.00		130.00
Deposit	12/04/2024	031992		1621 Greys Mill Road	Deposit		130.00	0.00
Payment	12/18/2024	112		129 Greys Mill Court	•	98.00		98.00
Deposit	12/18/2024	112		129 Greys Mill Court	Deposit		98.00	0.00
Total 12000 · Uno	leposited Funds					228.00	228.00	0.00
200 · Accounts F	ayable							0,00
Bill	12/05/2024	22434		Keith C Beck CPA			100.00	-100.00
Bill Pmt -Check	12/05/2024	2544		Keith C Beck CPA		100.00		0.00
Bill	12/30/2024			City of Rocky Mount			7.52	-7.52
Bill	12/30/2024			City of Rocky Mount			29.01	-36.53
Bill	12/30/2024			Thompson			525.00	-561.53
Bill Pmt -Check	12/30/2024	2545		City of Rocky Mount	00429925-017	7.52		-554.01
Bill Pmt -Check	12/30/2024	2546		City of Rocky Mount	00429925-109	29.01		-525.00
Bill Pmt -Check	12/30/2024	2547		Thompson	Carriage Run	525.00		0.00
Total 200 · Accou	nts Payable				-	661.53	661.53	0.00
241 · Due to Res	idente							-524.00
Total 241 · Due to								-524.00
356 · Fund Balar Total 356 · Fund !								-14,554.54 -14,554.54
400 · Income 401 · Member Total 401 · Me								-9,615.00 -8,730.00 -8,730.00

Carriage Run Homeowners Association General Ledger As of December 31, 2024

						*		
Туре	Date	Num	Adj	Name	Memo	Debit	Credit	Balance
410 · Late Fees							4.4±	-885.00
Invoice 12/	02/2024	FC 63		104 JUSTIN COURT	Finance Charg		5.00	-890.00
Invoice 12/	02/2024	FC 64	*	105 JUSTIN COURT	Finance Charg		5.00	-895.00
nvoice 12/	02/2024	FC 65 .		116 GREYS MILL Ç	Finance Charg		5.00	-900.00
nvoice 12/	02/2024	FC 66 ·		121 Juniper Court	Finance Charg		5,00	-905.00
	02/2024	FC 67		124 Justin Court	Finance Charg		5.00	-910.00
nvoice 12/	02/2024	FC 68	•	132 Juniper Court	Finance Charg		5.00	-915.00
	02/2024	FC 69		1508 Greys Mill Road	Finance Charg		5.00	-920.00
	02/2024	FC 70		1605 Greys Mill Road	Finance Charg		5.00	-925.00
	02/2024	FC 71	•	1612 Crabapple Lane	Finance Charg	·	5,00	-930.00
	02/2024	FC 72		1612 Greys Mill Road	Finance Charg	•	5.00	-935.00
	02/2024	FC 73		1616 Crabapple Lane	Finance Charg		5.00	-940.00
	02/2024	FC 74		1616 Greys Mill Road	Finance Charg		5.00	-945.00
	02/2024	FC 75		1621 CRABAPPLE L	Finance Charg		5,00	-950.00
	02/2024	FC 76		1621 Greys Mill Road	Finance Charg		5.00	-955.00
	02/2024	FC 77		1628 GREYS MILL R	Finance Charg		5.00	-960.00
Total 410 · Late Fees	s '				•	0.00	75.00	-960.00
Total 400 Income					•	0.00	75.00	-9,690.00
620 · Insurance							•	751.00
623 · Liability Insura	ance				•			751.00
Total 623 · Liability Ir				•				751.00
Total 620 · Insurance	1				·			751.00
635 · Lawn Maintenand	e			•			•	4,725.00
3ill 12	/30/2024			Thompson		525.00		5,250.00
Total 635 Lawn Mainte	enance			•		525.00	0.00	5,250.00
647 · Office Expense/S	Supplies	7			• *			20.58
Total 647 · Office Exper				· .				20.58
649 · Utilities				1		1		402.22
	/30/2024	,		City of Rocky Mount		7.52	•	409.74
	/30/2024			City of Rocky Mount		29.01		438.75
Total 649 · Utilities		٠.,		,		36.53	0.00	438.75
657 · Dues and Subsci	riptions							44.34
Total 657 · Dues and St								44.34
670 · Taxes - Other								200.00
Total 670 · Taxes - Other	er						*	200.00
	_			•		•		
672 · Repairs and Mair Total 672 · Repairs and		- 1			•			84.61 84.61
COO - Drefessional Fac	.=	3					•	1,125.00
690 · Professional Fee Bill 12	s /05/2024	22434		Keith C Beck CPA		100.00		1,125.00
Total 690 · Professional	l Fees	r			. •	100.00	0.00	1,225.00
TOTAL					•	1,854.06	1,854.06	0.00
				· · · · · · · · · · · · · · · · · · ·				-

Carriage Run Homeowners Association Reconciliation Detail

102 · United Bank, Period Ending 12/31/2024

Туре	Date	Num	Name	Clr	Amount	Balance
Beginning Balance	•					11,489.82
Cleared Tran			·			
Checks ar	nd Payments - 4 it	tems			٠.	
Bill Pmt -Check	11/27/2024	2543	Thompson	X	-525.00	-525.00
Bill Pmt -Check	11/27/2024	2542	City of Rocky Mount	Χ	-29.01	-554.01
Bill Pmt -Check	11/27/2024	2541	City of Rocky Mount	Χ	-7.52	-561.53
Bill Pmt -Check	12/05/2024	2544	Keith C Beck CPA	X · _	-100.00	-661.53
Total Chec	cks and Payments				-661.53	-661.53
Deposits a	and Credits - 2 ite	ems	i			
Deposit	12/04/2024		•	Χ	130.00	130.00
Deposit	12/18/2024		•	Х _	98.00	228.00
Total Depo	osits and Credits			_	228.00	. 228.00
Total Cleared	Transactions			_	-433.53	-433.53
Cleared Balance					-433.53	11,056.29
Uncleared Ti	ransactions				•	
Checks a	nd Payments - 3 i	tems	•			•
Bill Pmt -Check	12/30/2024	2547	Thompson		-525.00	-525.00
Bill Pmt -Check	12/30/2024	2546	City of Rocky Mount		-29.01	-554.01
Bill Pmt -Check	12/30/2024	2545	City of Rocky Mount	_	-7.52	
Total Chec	cks and Payments		•	_	-561.53	-561.53
Total Unclear	ed Transactions				-561.53	-561.53
Register Balance as	s of 12/31/2024			. •	-995.06	10,494.76
Ending Balance	*			*	-995.06	10,494.76

Carriage Run Homeowners Association A/R Aging Summary As of December 31, 2024

			•			
, ·	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
104 JUSTIN COURT	0.00	5.00	0.00	5.00	135.00	145.00
105 JUSTIN COURT	0.00	5.00	0.00	5.00	917.50	927.50
116 GREYS MILL COURT	0.00	5.00	0.00	5.00	285.00	295.00
121 Juniper Court	0.00	5.00	0.00	5.00	135.00	145.00
124 Justin Court	0.00	5.00	0.00	5.00	135.00	145.00
129 Greys Mill Court	0.00	-98.00	0.00	0.00	0.00	-98.00
132 Juniper Court	0.00	5.00	0.00	5.00	1,187.50	1,197,50
1508 Greys Mill Road	0.00	5.00	0.00	5.00	135.00	145.00
1605 Greys Mill Road	0.00	5.00	0.00	5.00	507.50	517.50
1612 Crabapple Lane	0.00	5.00	0.00	5.00	135.00	145.00
1612 Greys Mill Road	0.00	5.00	0.00	5.00	135.00	145.00
1616 Crabapple Lane	0.00	5.00	0.00	5.00	45.00	55.00
1616 Greys Mill Road	. 0.00	5.00	0.00	5.00	652.50	662.50
1621 CRABAPPLE LANE	0.00	5.00	0.00	5.00	270.00	280.00
1621 Greys Mill Road	0.00	5.00	0.00	5.00	5.00	15.00
1628 GREYS MILL ROAD	0.00	5.00	0.00	5.00	1,532.50	1,542.50
1641 Crabapple Lane	0.00	0.00	0.00	0.00	-5.00	-5.00
TOTAL	0.00	-23.00	0.00	75.00	6,207.50	6,259.50



P.O. Box 393 Charleston, WV 25322-0393

227 W18493REG01012507212 20 000000000 223255 004



CARRIAGE RUN HOMEOWNERS ASSOCIATION PO BOX 7794 **ROCKY MOUNT NC 27804-0794**

Account Number: Statement Date: Page:

XXXXXX5499 12/31/2024 1 of 3

Customer Care Information

Phone:

800.327.9862

Mailing Address:

P.O. Box 393

Charleston, WV 25322-0393



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NON-PROFIT CHECKING

Account Number:

5000305499

Balance Summary

Ending Balance as of 12/31/24

Low Balance

Average Balance

Average Collected Balance

Beginning Balance as of 12/01/24 \$11,489.82 + Deposits and Credits (2) \$228.00 - Checks Posted (4) \$661.53 - Withdrawals and Debits (0) \$0.00

\$11,056.29 Number of Days in Statement Period \$10,958.29

\$11,045.86 \$11,038

* Indicates a break in check sequence **Checks Posted** R-Check has been returned

Date	Check#	Amount	Date	Check#	Amount \$525.00	Date	Check#	Amount
Dec 06	2541	\$7.52	Dec 03	2543		Dec 06	2544	\$100.00
Dec 06	2542	\$29.01						

Debits

Date Description Dec 03 **CHECK 2543**

Withdrawals



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THIS FORM IS PROVIDED TO HELP YOU BALANCE YOUR BANK STATEMENT

No.	\$	No,	\$	BANK BALANCE SHOWN IN	
	 			THIS STATEMENT	\$
				ADD DEPOSITS NOT CREDITED IN THIS STATEMENT	\$
	 	7.			· · · · · · · · · · · · · · · · · · ·
			·	TOTAL.	\$
	. ;	Total Checks Outstanding	S	SUBTRACT CHECKS OUTSTANDING -	s i

In case of errors or questions about your electronic transfers.

Write us at:
United Processing Center
500 Virginia Street, East
P. O. Box 393
Charleston, WV 25322-0393

Call: 800.327.9862

Email us through the "Contact Us" link on our website: www.BankWithUnited.com

Electronic Fund Transfers (Consumer Accounts Only)

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer listed on a statement or receipt, please contact us as soon as possible by visiting your nearest United Bank branch or by calling 800-327-9862. We must hear from you no later than 60 days after we sent the FIRST statement on which the problem or error appeared. You must:

- 1. Tell us your name and account number;
- Describe the error or the transfer about which you are unsure, and explain as clearly as you can why you believe there is an error or why you need more information; and
- 3. Tell us the dollar amount of the suspected error.

If you tell us orally, we may require that you send us your complaint or question in writing within 10 business days. After we hear from you, we will determine whether an error occurred within 10 business days (5 business days for United Check Card point-of-sale transactions and 20 business days if the transfer in question occurred within 30 days of your initial deposit to that account, i.e., a "new" account) and will correct any error promptly.

If we need more time, we may take up to 45 days (90 days if the transfer involved a new account, a point-of-sale transaction, or foreign-initiated transfer) to investigate your complaint or question. If we decide to do this we will recredit your account for the amount you think is in error, minus a maximum of \$50, so that you have use of the funds during our investigation. If we ask you to put your complaint in writing and we do not receive it within 10 business days, we may not credit your account. We will tell you the results within 3 business days after completing our investigation. If we decide that there was no error or that the error occurred in a manner or amount different than you originally described, we will send you a written explanation. You may ask for copies of the documents that we used in our investigation.

If you think your statement shows transfers that you did not make, tell us as soon as possible. If you do not inform us within 60 days after the statement was mailed or made available to you, you may not get back any money you lost after 60 days. This will occur if we can prove that we could have stopped the transaction(s) with proper notification from you within the 60 days.



Member FDIC

Credits	3		
Date	Description		Deposits
Dec 04	DEPOSIT		\$130.00
Dec 18	DEPOSIT	• •	\$98.00

Balance By Date								
Date	Balance	Date	Balance	Date	Balance			
Nov 30	\$11,489.82	Dec 04	\$11,094.82	Dec 18	\$11,056.29			
Dec 03	\$10,964.82	Dec 06	\$10,958.29)			

Overdraft\Return Item Fees					
Fee Type	Total For This Period	Total Year-To-Date			
Total Overdraft Fees	\$0.00	\$0.00			
Total Returned Item Fees	\$0.00	\$0.00			
	· ,	·			







CARRIAGE RUN HOMEOWNERS

Account Number: Statement Date:

Page:

ASSOCIATION XXXXXX5499 12/31/2024 3 of 3

Check Images	s for Account 5000305499
CARRIAGE RUN HOMEOWNERS ASSOCIATION CARRIAGE RUN HOMEOWNERS ASSOCIATION PO SOX 4547 PO SOX 45	Carried Fill Hoffsporters Association PO Box 1794 Rocky Mount NO 27804 CHECK NO. 2842 AMOUNT 8 **29.01 Ivesty-ties and 91/100* CHECK NO. 2842 AMOUNT 8 **20.01 Ivesty-ties and 91/100* CHECK NO. 2842 AMOUNT 8 **20.01 Ivesty-ties and 91/100 CHECK NO. 2842 AMOUNT 8 **20.01 Ivesty-ties and 91/100 CHECK NO. 2842 AMOUNT 8 **20.01 Ivesty-ties and 91/100 CHECK NO. 2842 AMOUNT 8 **20.01 Ivesty-ties and 91/100 CHECK NO. 2842 AMOUNT 8 **20.01 AMOUNT 8 **20.01 AMOUNT 9 O Box 1100 CHECK NO. 2842 AMOUNT 8 **20.01
12/04/2024 \$130	0.00 12/06/2024 # 2542 \$29.01
CARRIAGE RUN HOMEOWNERS ASSOCIATION POSON 4287 POSON 42	Centrage Run Homeowners Association P 0 80x 7794 Rocky Mount, NC 27804 Rocky Mount NC 278
12/18/2024 \$98	8.00 12/03/2024 # 2543 \$525.00
Carriage Rim Homeowners Association Po Box 1704 CHECK NO. 2641 PO Box 1704 CHECK NO. 2641 Rocky Mount NC 27804 CHECK NO. 2641 Asiount 5 **7.62 I1/27/2024 PWY-NC CHECK NO. 2641 OC: Rocky Mount NC 27802-1180 Service City of Rocky Mount P D Box 1100 Rocky Mount NC 27802-1180 Service City of Rocky Mount P D Box 1100 Rocky Mount NC 27802-1180	AMGUNT 6 **100,00 AMGUNT 6 **100,00 AMGUNT 7 **100,00 12/05/2024 TO THE GREEN Kelth C Beck CPA ON: 109 For Drive Recky Mount, NC 27804 Keith C Beck
**************************************	#002544# #1056004445# 5000305499
12/06/2024 # 2541 \$7	7.52 12/06/2024 # 2544 \$100.00

