Carrington at Stonebridge Condominium Association, Inc.

UNAUDITED FINANCIAL STATEMENT

April 2021

Reviewed by: __________

Carrington at Stonebridge Condominium
Balance Sheet
Period 04/30/2021

	April 2021	Operating	Reserves	Total
	Assets			
	Current Assets			
01010	Iberia OP 5708	141,467.50		141,467.50
01016	IBERIA OP ICS 708	498,468.83		498,468.83
01024	VNB Reserve 9210		128,910.95	128,910.95
01030	BKOZK RES CD 10/09/21 0.50% 7039		175,216.27	175,216.27
01450	Owners Receivable	5,401.99		5,401.99
01642	Prepaid Expenses	5,179.30		5,179.30
01690	Prepaid Insurance	12,201.68		12,201.68
	Total Current Assets	662,719.30	304,127.22	966,846.52
	TOTAL ASSETS	**662,719.30**	**304,127.22**	**966,846.52**
	Liabilities & Equity			
	Current Liabilities			
02110	Accounts Payable	10,416.23		10,416.23
02111	Accrued Expenses	4,065.17		4,065.17
02250	Prepaid Owner Assessments	26,893.94		26,893.94
02300	Deferred Income	64,340.67		64,340.67
02320	Deferred Ins Claim Inc	236,341.47		236,341.47
	Total Current Liabilities	342,057.48		342,057.48
	Liability			
03000	Dfrd Reserves - Unallocated		10,332.47	10,332.47
03008	Dfrd Reserves - Roof		125,000.00	125,000.00
03010	Dfrd Reserves - Painting		28,005.72	28,005.72
03012	Dfrd Reserves - Paving		35,719.80	35,719.80
03026	Dfrd Reserves - Pool		25,109.85	25,109.85
03028	Dfrd Reserves - Insurance Deductible		60,150.91	60,150.91
03030	Dfrd Reserves - Financial Reporting		6,001.07	6,001.07
03032	Dfrd Reserve - Roof Cleaning		11,500.00	11,500.00
	Total Liability		301,819.82	301,819.82
	Equity			
03300	Fund Balance	296,325.93	1,848.38	298,174.31
	Current Year Net Income/(Loss)	24,335.89	459.02	24,794.91
	Total Equity	320,661.82	2,307.40	322,969.22
	TOTAL LIABILITIES & EQUITY	**662,719.30**	**304,127.22**	**966,846.52**

Carrington at Stonebridge Condominium
Income & Expense Statement
Posted 4/1/2021 To 4/30/2021 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
Income							
Income							
04145 Maintenance Fees	32,170.33	32,170.00	0.33	128,681.33	128,680.00	1.33	386,044.00
04150 Reserve Assessment	19,089.00	19,089.00	0.00	38,178.00	38,178.00	0.00	76,356.00
04200 Late Charge Fees / Interest	487.37	0.00	487.37	487.37	0.00	487.37	0.00
04240 Interest Income	520.47	0.00	520.47	1,026.78	0.00	1,026.78	0.00
04250 Interest Income - Reserves	(422.80)	0.00	(422.80)	0.00	0.00	0.00	0.00
04260 Ins Claim Income-Hurricane	0.00	0.00	0.00	69,823.00	0.00	69,823.00	0.00
04295 Application Fees	2,620.00	667.00	1,953.00	6,240.00	2,668.00	3,572.00	8,000.00
04300 Reserve Transfer	(19,089.00)	(19,089.00)	0.00	(38,178.00)	(38,178.00)	0.00	(76,356.00)
TOTAL Income	35,375.37	32,837.00	2,538.37	206,258.48	131,348.00	74,910.48	394,044.00
TOTAL Income	35,375.37	32,837.00	2,538.37	206,258.48	131,348.00	74,910.48	394,044.00
Expense							
Administrative							
06025 Annual Corp. Fee	0.00	0.00	0.00	61.25	61.00	(0.25)	61.00
06028 Fees to Division	0.00	0.00	0.00	544.00	544.00	0.00	544.00
06040 Management/Accounting Fees	2,059.25	2,059.00	(0.25)	8,237.00	8,236.00	(1.00)	24,711.00
06045 Background Check/Lease Exp	1,200.00	333.00	(867.00)	3,800.00	1,332.00	(2,468.00)	4,000.00
06050 Office Expense / Postage	615.93	625.00	9.07	2,096.19	2,500.00	403.81	7,500.00
06053 Website	0.00	104.00	104.00	1,240.00	416.00	(824.00)	1,250.00
06056 Legal / Accounting (CPA)	0.00	333.00	333.00	690.50	1,332.00	641.50	4,000.00
06070 Taxes, Licenses, Dues	393.00	167.00	(226.00)	668.00	668.00	0.00	2,000.00
TOTAL Administrative	4,268.18	3,621.00	(647.18)	17,336.94	15,089.00	(2,247.94)	44,066.00
Building Maintenance							
06190 Building Maintenance	300.00	5,333.00	5,033.00	2,719.00	21,332.00	18,613.00	64,000.00
06192 Equipment & Supplies	0.00	83.00	83.00	112.00	332.00	220.00	1,000.00
06194 Janitorial Service/Press.Clean	2,000.00	2,060.00	60.00	8,080.00	8,240.00	160.00	24,720.00
06210 Emergency Systems/Fire Safety	421.31	667.00	245.69	9,168.22	2,668.00	(6,500.22)	8,000.00
06230 Exterminating	904.40	1,000.00	95.60	3,862.60	4,000.00	137.40	12,000.00
TOTAL Building Maintenanc	3,625.71	9,143.00	5,517.29	23,941.82	36,572.00	12,630.18	109,720.00
Grounds							
06141 Irrigation System Maint.	0.00	333.00	333.00	1,565.67	1,332.00	(233.67)	4,000.00
06160 Landscape Contract	4,065.17	4,147.00	81.83	16,260.68	16,588.00	327.32	49,758.00
06162 Sod / Plantings	0.00	1,250.00	1,250.00	0.00	5,000.00	5,000.00	15,000.00
06165 Tree Maintenance/Rplcmnt	0.00	1,000.00	1,000.00	0.00	4,000.00	4,000.00	12,000.00
06167 Mulch	0.00	500.00	500.00	0.00	2,000.00	2,000.00	6,000.00
06170 Pool Maintenance	486.00	542.00	56.00	2,089.00	2,168.00	79.00	6,500.00
TOTAL Grounds	4,551.17	7,772.00	3,220.83	19,915.35	31,088.00	11,172.65	93,258.00
Insurance							
06310 Insurance - Package	6,000.82	6,333.00	332.18	23,904.10	25,332.00	1,427.90	76,000.00
TOTAL Insurance	6,000.82	6,333.00	332.18	23,904.10	25,332.00	1,427.90	76,000.00

Carrington at Stonebridge Condominium
Income & Expense Statement
Posted 4/1/2021 To 4/30/2021 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
Other							
06305 Contingency/Bad Debt Expense	0.00	833.00	833.00	0.00	3,332.00	3,332.00	10,000.00
TOTAL Other	0.00	833.00	833.00	0.00	3,332.00	3,332.00	10,000.00
Public Utilities							
06100 Electric / Pool Heat	759.10	708.00	(51.10)	3,331.78	2,832.00	(499.78)	8,500.00
06110 Refuse Removal / Recycling	1,946.10	1,458.00	(488.10)	7,850.05	5,832.00	(2,018.05)	17,500.00
06120 Water / Sewer	4,188.70	2,917.00	(1,271.70)	15,360.53	11,668.00	(3,692.53)	35,000.00
TOTAL Public Utilities	6,893.90	5,083.00	(1,810.90)	26,542.36	20,332.00	(6,210.36)	61,000.00
Special Projects							
06163 Landscape Replacement	0.00	0.00	0.00	10,888.00	0.00	(10,888.00)	0.00
06172 Pool Project	0.00	0.00	0.00	58,935.00	0.00	(58,935.00)	0.00
TOTAL Special Projects	0.00	0.00	0.00	69,823.00	0.00	(69,823.00)	0.00
TOTAL Expense	25,339.78	32,785.00	7,445.22	181,463.57	131,745.00	(49,718.57)	394,044.00
Excess Revenue / Expense	10,035.59	52.00	9,983.59	24,794.91	(397.00)	25,191.91	0.00

Carrington at Stonebridge Condominium
Income & Expense Statement
Posted 4/1/2021 To 4/30/2021 11:59:00 PM

	This Month: Operating			YTD: Operating			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
Income							
Income							
04145 Maintenance Fees	32,170.33	32,170.00	0.33	128,681.33	128,680.00	1.33	386,044.00
04150 Reserve Assessment	19,089.00	19,089.00	0.00	38,178.00	38,178.00	0.00	76,356.00
04200 Late Charge Fees / Interest	487.37	0.00	487.37	487.37	0.00	487.37	0.00
04240 Interest Income	61.45	0.00	61.45	567.76	0.00	567.76	0.00
04260 Ins Claim Income-Hurricane	0.00	0.00	0.00	69,823.00	0.00	69,823.00	0.00
04295 Application Fees	2,620.00	667.00	1,953.00	6,240.00	2,668.00	3,572.00	8,000.00
04300 Reserve Transfer	(19,089.00)	(19,089.00)	0.00	(38,178.00)	(38,178.00)	0.00	(76,356.00)
TOTAL Income	35,339.15	32,837.00	2,502.15	205,799.46	131,348.00	74,451.46	394,044.00
TOTAL Income	35,339.15	32,837.00	2,502.15	205,799.46	131,348.00	74,451.46	394,044.00
Expense							
Administrative							
06025 Annual Corp. Fee	0.00	0.00	0.00	61.25	61.00	(0.25)	61.00
06028 Fees to Division	0.00	0.00	0.00	544.00	544.00	0.00	544.00
06040 Management/Accounting Fees	2,059.25	2,059.00	(0.25)	8,237.00	8,236.00	(1.00)	24,711.00
06045 Background Check/Lease Exp	1,200.00	333.00	(867.00)	3,800.00	1,332.00	(2,468.00)	4,000.00
06050 Office Expense / Postage	615.93	625.00	9.07	2,096.19	2,500.00	403.81	7,500.00
06053 Website	0.00	104.00	104.00	1,240.00	416.00	(824.00)	1,250.00
06056 Legal / Accounting (CPA)	0.00	333.00	333.00	690.50	1,332.00	641.50	4,000.00
06070 Taxes, Licenses, Dues	393.00	167.00	(226.00)	668.00	668.00	0.00	2,000.00
TOTAL Administrative	4,268.18	3,621.00	(647.18)	17,336.94	15,089.00	(2,247.94)	44,066.00
Building Maintenance							
06190 Building Maintenance	300.00	5,333.00	5,033.00	2,719.00	21,332.00	18,613.00	64,000.00
06192 Equipment & Supplies	0.00	83.00	83.00	112.00	332.00	220.00	1,000.00
06194 Janitorial Service/Press.Clean	2,000.00	2,060.00	60.00	8,080.00	8,240.00	160.00	24,720.00
06210 Emergency Systems/Fire Safety	421.31	667.00	245.69	9,168.22	2,668.00	(6,500.22)	8,000.00
06230 Exterminating	904.40	1,000.00	95.60	3,862.60	4,000.00	137.40	12,000.00
TOTAL Building Maintenanc	3,625.71	9,143.00	5,517.29	23,941.82	36,572.00	12,630.18	109,720.00
Grounds							
06141 Irrigation System Maint.	0.00	333.00	333.00	1,565.67	1,332.00	(233.67)	4,000.00
06160 Landscape Contract	4,065.17	4,147.00	81.83	16,260.68	16,588.00	327.32	49,758.00
06162 Sod / Plantings	0.00	1,250.00	1,250.00	0.00	5,000.00	5,000.00	15,000.00
06165 Tree Maintenance/Rplcmnt	0.00	1,000.00	1,000.00	0.00	4,000.00	4,000.00	12,000.00
06167 Mulch	0.00	500.00	500.00	0.00	2,000.00	2,000.00	6,000.00
06170 Pool Maintenance	486.00	542.00	56.00	2,089.00	2,168.00	79.00	6,500.00
TOTAL Grounds	4,551.17	7,772.00	3,220.83	19,915.35	31,088.00	11,172.65	93,258.00
Insurance							
06310 Insurance - Package	6,000.82	6,333.00	332.18	23,904.10	25,332.00	1,427.90	76,000.00
TOTAL Insurance	6,000.82	6,333.00	332.18	23,904.10	25,332.00	1,427.90	76,000.00

Other

Carrington at Stonebridge Condominium
Income & Expense Statement
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	This Month: Operating			YTD: Operating			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
06305 Contingency/Bad Debt Expense	0.00	833.00	833.00	0.00	3,332.00	3,332.00	10,000.00
TOTAL Other	0.00	833.00	833.00	0.00	3,332.00	3,332.00	10,000.00
Public Utilities							
06100 Electric / Pool Heat	759.10	708.00	(51.10)	3,331.78	2,832.00	(499.78)	8,500.00
06110 Refuse Removal / Recycling	1,946.10	1,458.00	(488.10)	7,850.05	5,832.00	(2,018.05)	17,500.00
06120 Water / Sewer	4,188.70	2,917.00	(1,271.70)	15,360.53	11,668.00	(3,692.53)	35,000.00
TOTAL Public Utilities	6,893.90	5,083.00	(1,810.90)	26,542.36	20,332.00	(6,210.36)	61,000.00
Special Projects							
06163 Landscape Replacement	0.00	0.00	0.00	10,888.00	0.00	(10,888.00)	0.00
06172 Pool Project	0.00	0.00	0.00	58,935.00	0.00	(58,935.00)	0.00
TOTAL Special Projects	0.00	0.00	0.00	69,823.00	0.00	(69,823.00)	0.00
TOTAL Expense	25,339.78	32,785.00	7,445.22	181,463.57	131,745.00	(49,718.57)	394,044.00
Excess Revenue / Expense	9,999.37	52.00	9,947.37	24,335.89	(397.00)	24,732.89	0.00

Carrington at Stonebridge Condominium
Income & Expense Statement
Posted 4/1/2021 To 4/30/2021 11:59:00 PM

	This Month: Reserves			YTD: Reserves			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
Income							
Income							
04240 Interest Income	459.02	0.00	459.02	459.02	0.00	459.02	0.00
04250 Interest Income - Reserves	(422.80)	0.00	(422.80)	0.00	0.00	0.00	0.00
TOTAL Income	36.22	0.00	36.22	459.02	0.00	459.02	0.00
TOTAL Income	36.22	0.00	36.22	459.02	0.00	459.02	0.00
Excess Revenue / Expense	36.22	0.00	36.22	459.02	0.00	459.02	0.00