

Carrington at Stonebridge Condominium
Balance Sheet
Period 05/31/2021

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	May 2021	Operating	Reserves	Total
Assets				
<i>Current Assets</i>				
01010	Iberia OP 5708	174,165.44		174,165.44
01016	IBERIA OP ICS 708	498,532.33		498,532.33
01024	VNB Reserve 9210		128,949.52	128,949.52
01030	BKOZK RES CD 10/09/21 0.50% 7039		175,216.27	175,216.27
01450	Owners Receivable	1,047.58		1,047.58
01642	Prepaid Expenses	4,096.59		4,096.59
01690	Prepaid Insurance	6,000.82		6,000.82
	<i>Total Current Assets</i>	683,842.76	304,165.79	988,008.55
	TOTAL ASSETS	683,842.76	304,165.79	988,008.55
Liabilities & Equity				
<i>Current Liabilities</i>				
02110	Accounts Payable	17,755.07		17,755.07
02150	Due to Bank	525.00		525.00
02250	Prepaid Owner Assessments	31,146.73		31,146.73
02300	Deferred Income	32,170.34		32,170.34
02320	Deferred Ins Claim Inc	275,820.97		275,820.97
	<i>Total Current Liabilities</i>	357,418.11		357,418.11
<i>Liability</i>				
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
	<i>Total Liability</i>		301,819.82	301,819.82
<i>Equity</i>				
03300	Fund Balance	296,325.93	1,848.38	298,174.31
	Current Year Net Income/(Loss)	30,098.72	497.59	30,596.31
	<i>Total Equity</i>	326,424.65	2,345.97	328,770.62
	TOTAL LIABILITIES & EQUITY	683,842.76	304,165.79	988,008.55

Carrington at Stonebridge Condominium

Income & Expense Statement

Posted 5/1/2021 To 5/31/2021 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	160,851.66	160,850.00	1.66	386,044.00
04150 Reserve Assessment	0.00	0.00	0.00	38,178.00	38,178.00	0.00	76,356.00
04200 Late Charge Fees / Interest	(48.72)	0.00	(48.72)	438.65	0.00	438.65	0.00
04240 Interest Income	102.07	0.00	102.07	1,128.85	0.00	1,128.85	0.00
04260 Ins Claim Income-Hurricane	(39,479.50)	0.00	(39,479.50)	30,343.50	0.00	30,343.50	0.00
04295 Application Fees	2,180.00	667.00	1,513.00	8,420.00	3,335.00	5,085.00	8,000.00
04300 Reserve Transfer	0.00	0.00	0.00	(38,178.00)	(38,178.00)	0.00	(76,356.00)
TOTAL Income	(5,075.82)	32,837.00	(37,912.82)	201,182.66	164,185.00	36,997.66	394,044.00
TOTAL Income	(5,075.82)	32,837.00	(37,912.82)	201,182.66	164,185.00	36,997.66	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)	10,296.25	10,295.00	(1.25)	24,711.00
06045 Background Check/Lease Exp	1,100.00	333.00	(767.00)	4,900.00	1,665.00	(3,235.00)	4,000.00
06050 Office Expense / Postage	2,079.66	625.00	(1,454.66)	4,175.85	3,125.00	(1,050.85)	7,500.00
06053 Website	0.00	104.00	104.00	1,240.00	520.00	(720.00)	1,250.00
06056 Legal / Accounting (CPA)	0.00	333.00	333.00	690.50	1,665.00	974.50	4,000.00
06070 Taxes, Licenses, Dues	500.35	167.00	(333.35)	1,168.35	835.00	(333.35)	2,000.00
TOTAL Administrative	5,739.26	3,621.00	(2,118.26)	23,076.20	18,710.00	(4,366.20)	44,066.00
Building Maintenance							
06190 Building Maintenance	2,118.00	5,333.00	3,215.00	4,837.00	26,665.00	21,828.00	64,000.00
06192 Equipment & Supplies	169.00	83.00	(86.00)	281.00	415.00	134.00	1,000.00
06194 Janitorial Service/Press.Clean	2,115.29	2,060.00	(55.29)	10,195.29	10,300.00	104.71	24,720.00
06210 Emergency Systems/Fire Safety	701.31	667.00	(34.31)	9,869.53	3,335.00	(6,534.53)	8,000.00
06230 Exterminating	1,502.40	1,000.00	(502.40)	5,365.00	5,000.00	(365.00)	12,000.00
TOTAL Building Maintenan	6,606.00	9,143.00	2,537.00	30,547.82	45,715.00	15,167.18	109,720.00
Grounds							
06141 Irrigation System Maint.	1,615.53	333.00	(1,282.53)	3,181.20	1,665.00	(1,516.20)	4,000.00
06160 Landscape Contract	4,065.17	4,147.00	81.83	20,325.85	20,735.00	409.15	49,758.00
06162 Sod / Plantings	0.00	1,250.00	1,250.00	0.00	6,250.00	6,250.00	15,000.00
06165 Tree Maintenance/Rplcmnt	0.00	1,000.00	1,000.00	0.00	5,000.00	5,000.00	12,000.00
06167 Mulch	0.00	500.00	500.00	0.00	2,500.00	2,500.00	6,000.00
06170 Pool Maintenance	475.50	542.00	66.50	2,564.50	2,710.00	145.50	6,500.00
TOTAL Grounds	6,156.20	7,772.00	1,615.80	26,071.55	38,860.00	12,788.45	93,258.00
Insurance							
06310 Insurance - Package	6,200.86	6,333.00	132.14	30,104.96	31,665.00	1,560.04	76,000.00
TOTAL Insurance	6,200.86	6,333.00	132.14	30,104.96	31,665.00	1,560.04	76,000.00

Carrington at Stonebridge Condominium

Income & Expense Statement

Posted 5/1/2021 To 5/31/2021 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
06305 Contingency/Bad Debt Expense	0.00	833.00	833.00	0.00	4,165.00	4,165.00	10,000.00
TOTAL Other	0.00	833.00	833.00	0.00	4,165.00	4,165.00	10,000.00
Public Utilities							
06100 Electric / Pool Heat	662.52	708.00	45.48	3,994.30	3,540.00	(454.30)	8,500.00
06110 Refuse Removal / Recycling	1,139.42	1,458.00	318.58	8,989.47	7,290.00	(1,699.47)	17,500.00
06120 Water / Sewer	2,098.02	2,917.00	818.98	17,458.55	14,585.00	(2,873.55)	35,000.00
TOTAL Public Utilities	3,899.96	5,083.00	1,183.04	30,442.32	25,415.00	(5,027.32)	61,000.00
Special Projects							
06143 Gutters/Facias/Soffits	14,945.00	0.00	(14,945.00)	14,945.00	0.00	(14,945.00)	0.00
06145 Road/Parking Lot Repairs	4,510.50	0.00	(4,510.50)	4,510.50	0.00	(4,510.50)	0.00
06163 Landscape Replacement	0.00	0.00	0.00	10,888.00	0.00	(10,888.00)	0.00
06172 Pool Project	(58,935.00)	0.00	58,935.00	0.00	0.00	0.00	0.00
TOTAL Special Projects	(39,479.50)	0.00	39,479.50	30,343.50	0.00	(30,343.50)	0.00
TOTAL Expense	(10,877.22)	32,785.00	43,662.22	170,586.35	164,530.00	(6,056.35)	394,044.00
Excess Revenue / Expense	5,801.40	52.00	5,749.40	30,596.31	(345.00)	30,941.31	0.00

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	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	160,851.66	160,850.00	1.66	386,044.00
04150 Reserve Assessment	0.00	0.00	0.00	38,178.00	38,178.00	0.00	76,356.00
04200 Late Charge Fees / Interest	(48.72)	0.00	(48.72)	438.65	0.00	438.65	0.00
04240 Interest Income	63.50	0.00	63.50	631.26	0.00	631.26	0.00
04260 Ins Claim Income-Hurricane	(39,479.50)	0.00	(39,479.50)	30,343.50	0.00	30,343.50	0.00
04295 Application Fees	2,180.00	667.00	1,513.00	8,420.00	3,335.00	5,085.00	8,000.00
04300 Reserve Transfer	0.00	0.00	0.00	(38,178.00)	(38,178.00)	0.00	(76,356.00)
TOTAL Income	(5,114.39)	32,837.00	(37,951.39)	200,685.07	164,185.00	36,500.07	394,044.00
TOTAL Income	(5,114.39)	32,837.00	(37,951.39)	200,685.07	164,185.00	36,500.07	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)	10,296.25	10,295.00	(1.25)	24,711.00
06045 Background Check/Lease Exp	1,100.00	333.00	(767.00)	4,900.00	1,665.00	(3,235.00)	4,000.00
06050 Office Expense / Postage	2,079.66	625.00	(1,454.66)	4,175.85	3,125.00	(1,050.85)	7,500.00
06053 Website	0.00	104.00	104.00	1,240.00	520.00	(720.00)	1,250.00
06056 Legal / Accounting (CPA)	0.00	333.00	333.00	690.50	1,665.00	974.50	4,000.00
06070 Taxes, Licenses, Dues	500.35	167.00	(333.35)	1,168.35	835.00	(333.35)	2,000.00
TOTAL Administrative	5,739.26	3,621.00	(2,118.26)	23,076.20	18,710.00	(4,366.20)	44,066.00
Building Maintenance							
06190 Building Maintenance	2,118.00	5,333.00	3,215.00	4,837.00	26,665.00	21,828.00	64,000.00
06192 Equipment & Supplies	169.00	83.00	(86.00)	281.00	415.00	134.00	1,000.00
06194 Janitorial Service/Press.Clean	2,115.29	2,060.00	(55.29)	10,195.29	10,300.00	104.71	24,720.00
06210 Emergency Systems/Fire Safety	701.31	667.00	(34.31)	9,869.53	3,335.00	(6,534.53)	8,000.00
06230 Exterminating	1,502.40	1,000.00	(502.40)	5,365.00	5,000.00	(365.00)	12,000.00
TOTAL Building Maintenan	6,606.00	9,143.00	2,537.00	30,547.82	45,715.00	15,167.18	109,720.00
Grounds							
06141 Irrigation System Maint.	1,615.53	333.00	(1,282.53)	3,181.20	1,665.00	(1,516.20)	4,000.00
06160 Landscape Contract	4,065.17	4,147.00	81.83	20,325.85	20,735.00	409.15	49,758.00
06162 Sod / Plantings	0.00	1,250.00	1,250.00	0.00	6,250.00	6,250.00	15,000.00
06165 Tree Maintenance/Rplcmnt	0.00	1,000.00	1,000.00	0.00	5,000.00	5,000.00	12,000.00
06167 Mulch	0.00	500.00	500.00	0.00	2,500.00	2,500.00	6,000.00
06170 Pool Maintenance	475.50	542.00	66.50	2,564.50	2,710.00	145.50	6,500.00
TOTAL Grounds	6,156.20	7,772.00	1,615.80	26,071.55	38,860.00	12,788.45	93,258.00
Insurance							
06310 Insurance - Package	6,200.86	6,333.00	132.14	30,104.96	31,665.00	1,560.04	76,000.00
TOTAL Insurance	6,200.86	6,333.00	132.14	30,104.96	31,665.00	1,560.04	76,000.00

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06305 Contingency/Bad Debt Expense	0.00	833.00	833.00	0.00	4,165.00	4,165.00	10,000.00
TOTAL Other	0.00	833.00	833.00	0.00	4,165.00	4,165.00	10,000.00
Public Utilities							
06100 Electric / Pool Heat	662.52	708.00	45.48	3,994.30	3,540.00	(454.30)	8,500.00
06110 Refuse Removal / Recycling	1,139.42	1,458.00	318.58	8,989.47	7,290.00	(1,699.47)	17,500.00
06120 Water / Sewer	2,098.02	2,917.00	818.98	17,458.55	14,585.00	(2,873.55)	35,000.00
TOTAL Public Utilities	3,899.96	5,083.00	1,183.04	30,442.32	25,415.00	(5,027.32)	61,000.00
Special Projects							
06143 Gutters/Facias/Soffits	14,945.00	0.00	(14,945.00)	14,945.00	0.00	(14,945.00)	0.00
06145 Road/Parking Lot Repairs	4,510.50	0.00	(4,510.50)	4,510.50	0.00	(4,510.50)	0.00
06163 Landscape Replacement	0.00	0.00	0.00	10,888.00	0.00	(10,888.00)	0.00
06172 Pool Project	(58,935.00)	0.00	58,935.00	0.00	0.00	0.00	0.00
TOTAL Special Projects	(39,479.50)	0.00	39,479.50	30,343.50	0.00	(30,343.50)	0.00
TOTAL Expense	(10,877.22)	32,785.00	43,662.22	170,586.35	164,530.00	(6,056.35)	394,044.00
Excess Revenue / Expense	5,762.83	52.00	5,710.83	30,098.72	(345.00)	30,443.72	0.00

Carrington at Stonebridge Condominium

Income & Expense Statement

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	This Month: Reserves			YTD: Reserves			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Income							
04240 Interest Income	38.57	0.00	38.57	497.59	0.00	497.59	0.00
TOTAL Income	38.57	0.00	38.57	497.59	0.00	497.59	0.00
TOTAL Income	38.57	0.00	38.57	497.59	0.00	497.59	0.00
Excess Revenue / Expense	38.57	0.00	38.57	497.59	0.00	497.59	0.00