Carrington at Stonebridge Condominium
Balance Sheet
Period 09/30/2021

	September 2021	Operating	Reserves	Total
	Assets			
	Current Assets			
01005	Iberia OP NEW 5822	85,951.48		85,951.48
01016	IBERIA OP ICS 822	498,761.80		498,761.80
01024	VNB Reserve 9210		148,204.08	148,204.08
01030	BKOZK RES CD 10/09/21 0.50% 7039		175,659.26	175,659.26
01642	Prepaid Expenses	11,174.81		11,174.81
01680	Due from Reserves	7,032.00	(7,032.00)	
01690	Prepaid Insurance	64,239.75		64,239.75
	Total Current Assets	667,159.84	316,831.34	983,991.18
	TOTAL ASSETS	667,159.84	316,831.34	983,991.18
	Liabilities & Equity			
	Current Liabilities			
02110	Accounts Payable	10,163.30		10,163.30
02111	Accrued Expenses	2,700.00		2,700.00
02250	Prepaid Owner Assessments	73,746.73		73,746.73
02320	Deferred Ins Claim Inc	246,851.84		246,851.84
	Total Current Liabilities	333,461.87		333,461.87
	Liability			
03000	Dfrd Reserves - Unallocated		10,332.47	10,332.47
03008	Dfrd Reserves - Roof		137,500.00	137,500.00
03010	Dfrd Reserves - Painting		32,641.97	32,641.97
03012	Dfrd Reserves - Paving		37,422.55	37,422.55
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		11,750.00	11,750.00
	Total Liability		320,908.82	320,908.82
	Equity			
03300	Fund Balance	296,325.93	1,848.38	298,174.31
	Current Year Net Income/(Loss)	37,372.04	(5,925.86)	31,446.18
	Total Equity	333,697.97	(4,077.48)	329,620.49
	TOTAL LIABILITIES & EQUITY	667,159.84	316,831.34	983,991.18

Carrington at Stonebridge Condominium
Income & Expense Statement
Posted 9/1/2021 To 9/30/2021 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
Income							
Income							
04145 Maintenance Fees	32,170.34	32,170.00	0.34	289,533.00	289,530.00	3.00	386,044.00
04150 Reserve Assessment	0.00	0.00	0.00	57,267.00	57,267.00	0.00	76,356.00
04200 Late Charge Fees / Interest	(31.29)	0.00	(31.29)	657.91	0.00	657.91	0.00
04240 Interest Income	299.14	0.00	299.14	1,966.87	0.00	1,966.87	0.00
04260 Ins Claim Income-Hurricane	235.00	0.00	235.00	59,312.63	0.00	59,312.63	0.00
04295 Application Fees	1,500.00	667.00	833.00	13,040.00	6,003.00	7,037.00	8,000.00
04300 Reserve Transfer	0.00	0.00	0.00	(57,267.00)	(57,267.00)	0.00	(76,356.00)
TOTAL Income	34,173.19	32,837.00	1,336.19	364,510.41	295,533.00	68,977.41	394,044.00
TOTAL Income	34,173.19	32,837.00	1,336.19	364,510.41	295,533.00	68,977.41	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)	18,533.25	18,531.00	(2.25)	24,711.00
06045 Background Check/Lease Exp	830.00	333.00	(497.00)	7,650.00	2,997.00	(4,653.00)	4,000.00
06050 Office Expense / Postage	458.31	625.00	166.69	5,972.70	5,625.00	(347.70)	7,500.00
06053 Website	0.00	104.00	104.00	1,802.33	936.00	(866.33)	1,250.00
06056 Legal / Accounting (CPA)	309.50	333.00	23.50	3,500.00	2,997.00	(503.00)	4,000.00
06070 Taxes, Licenses, Dues	0.00	167.00	167.00	1,168.35	1,503.00	334.65	2,000.00
TOTAL Administrative	3,657.06	3,621.00	(36.06)	39,231.88	33,194.00	(6,037.88)	44,066.00
Building Maintenance							
06190 Building Maintenance	36.00	5,333.00	5,297.00	23,410.50	47,997.00	24,586.50	64,000.00
06192 Equipment & Supplies	0.00	83.00	83.00	281.00	747.00	466.00	1,000.00
06194 Janitorial Service/Press.Clean	2,000.00	2,060.00	60.00	18,195.29	18,540.00	344.71	24,720.00
06210 Emergency Systems/Fire Safety	1,771.31	667.00	(1,104.31)	13,659.78	6,003.00	(7,656.78)	8,000.00
06230 Exterminating	1,101.21	1,000.00	(101.21)	9,573.03	9,000.00	(573.03)	12,000.00
TOTAL Building Maintenanc	4,908.52	9,143.00	4,234.48	65,119.60	82,287.00	17,167.40	109,720.00
Grounds							
06141 Irrigation System Maint.	209.52	333.00	123.48	5,056.16	2,997.00	(2,059.16)	4,000.00
06160 Landscape Contract	4,065.17	4,147.00	81.83	36,586.53	37,323.00	736.47	49,758.00
06162 Sod / Plantings	0.00	1,250.00	1,250.00	0.00	11,250.00	11,250.00	15,000.00
06165 Tree Maintenance/Rplcmnt	9,545.00	1,000.00	(8,545.00)	10,280.00	9,000.00	(1,280.00)	12,000.00
06167 Mulch	0.00	500.00	500.00	0.00	4,500.00	4,500.00	6,000.00
06170 Pool Maintenance	465.00	542.00	77.00	4,424.50	4,878.00	453.50	6,500.00
TOTAL Grounds	14,284.69	7,772.00	(6,512.69)	56,347.19	69,948.00	13,600.81	93,258.00
Insurance							
06310 Insurance - Package	7,059.31	6,333.00	(726.31)	58,529.03	56,997.00	(1,532.03)	76,000.00
TOTAL Insurance	7,059.31	6,333.00	(726.31)	58,529.03	56,997.00	(1,532.03)	76,000.00
Other							

Carrington at Stonebridge Condominium
Income & Expense Statement
Posted 9/1/2021 To 9/30/2021 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
06305 Contingency/Bad Debt Expense	0.00	833.00	833.00	0.00	7,497.00	7,497.00	10,000.00
TOTAL Other	0.00	833.00	833.00	0.00	7,497.00	7,497.00	10,000.00
Public Utilities							
06100 Electric / Pool Heat	595.11	708.00	112.89	6,492.92	6,372.00	(120.92)	8,500.00
06110 Refuse Removal / Recycling	1,170.45	1,458.00	287.55	13,531.15	13,122.00	(409.15)	17,500.00
06120 Water / Sewer	2,700.00	2,917.00	217.00	27,467.83	26,253.00	(1,214.83)	35,000.00
TOTAL Public Utilities	4,465.56	5,083.00	617.44	47,491.90	45,747.00	(1,744.90)	61,000.00
Reserve							
06444 Reserves - Paving	7,032.00	0.00	(7,032.00)	7,032.00	0.00	(7,032.00)	0.00
TOTAL Reserve	7,032.00	0.00	(7,032.00)	7,032.00	0.00	(7,032.00)	0.00
Special Projects							
06143 Gutters/Facias/Soffits	0.00	0.00	0.00	14,945.00	0.00	(14,945.00)	0.00
06145 Road/Parking Lot Repairs	0.00	0.00	0.00	4,510.50	0.00	(4,510.50)	0.00
06163 Landscape Replacement	235.00	0.00	(235.00)	39,190.25	0.00	(39,190.25)	0.00
06172 Pool Project	0.00	0.00	0.00	666.88	0.00	(666.88)	0.00
TOTAL Special Projects	235.00	0.00	(235.00)	59,312.63	0.00	(59,312.63)	0.00
TOTAL Expense	41,642.14	32,785.00	(8,857.14)	333,064.23	295,670.00	(37,394.23)	394,044.00
Excess Revenue / Expense	(7,468.95)	52.00	(7,520.95)	31,446.18	(137.00)	31,583.18	0.00

Carrington at Stonebridge Condominium
Income & Expense Statement
Posted 9/1/2021 To 9/30/2021 11:59:00 PM

	This Month: Operating			YTD: Operating			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
Income							
Income							
04145 Maintenance Fees	32,170.34	32,170.00	0.34	289,533.00	289,530.00	3.00	386,044.00
04150 Reserve Assessment	0.00	0.00	0.00	57,267.00	57,267.00	0.00	76,356.00
04200 Late Charge Fees / Interest	(31.29)	0.00	(31.29)	657.91	0.00	657.91	0.00
04240 Interest Income	40.97	0.00	40.97	860.73	0.00	860.73	0.00
04260 Ins Claim Income-Hurricane	235.00	0.00	235.00	59,312.63	0.00	59,312.63	0.00
04295 Application Fees	1,500.00	667.00	833.00	13,040.00	6,003.00	7,037.00	8,000.00
04300 Reserve Transfer	0.00	0.00	0.00	(57,267.00)	(57,267.00)	0.00	(76,356.00)
TOTAL Income	33,915.02	32,837.00	1,078.02	363,404.27	295,533.00	67,871.27	394,044.00
TOTAL Income	33,915.02	32,837.00	1,078.02	363,404.27	295,533.00	67,871.27	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)	18,533.25	18,531.00	(2.25)	24,711.00
06045 Background Check/Lease Exp	830.00	333.00	(497.00)	7,650.00	2,997.00	(4,653.00)	4,000.00
06050 Office Expense / Postage	458.31	625.00	166.69	5,972.70	5,625.00	(347.70)	7,500.00
06053 Website	0.00	104.00	104.00	1,802.33	936.00	(866.33)	1,250.00
06056 Legal / Accounting (CPA)	309.50	333.00	23.50	3,500.00	2,997.00	(503.00)	4,000.00
06070 Taxes, Licenses, Dues	0.00	167.00	167.00	1,168.35	1,503.00	334.65	2,000.00
TOTAL Administrative	3,657.06	3,621.00	(36.06)	39,231.88	33,194.00	(6,037.88)	44,066.00
Building Maintenance							
06190 Building Maintenance	36.00	5,333.00	5,297.00	23,410.50	47,997.00	24,586.50	64,000.00
06192 Equipment & Supplies	0.00	83.00	83.00	281.00	747.00	466.00	1,000.00
06194 Janitorial Service/Press.Clean	2,000.00	2,060.00	60.00	18,195.29	18,540.00	344.71	24,720.00
06210 Emergency Systems/Fire Safety	1,771.31	667.00	(1,104.31)	13,659.78	6,003.00	(7,656.78)	8,000.00
06230 Exterminating	1,101.21	1,000.00	(101.21)	9,573.03	9,000.00	(573.03)	12,000.00
TOTAL Building Maintenanc	4,908.52	9,143.00	4,234.48	65,119.60	82,287.00	17,167.40	109,720.00
Grounds							
06141 Irrigation System Maint.	209.52	333.00	123.48	5,056.16	2,997.00	(2,059.16)	4,000.00
06160 Landscape Contract	4,065.17	4,147.00	81.83	36,586.53	37,323.00	736.47	49,758.00
06162 Sod / Plantings	0.00	1,250.00	1,250.00	0.00	11,250.00	11,250.00	15,000.00
06165 Tree Maintenance/Rplcmnt	9,545.00	1,000.00	(8,545.00)	10,280.00	9,000.00	(1,280.00)	12,000.00
06167 Mulch	0.00	500.00	500.00	0.00	4,500.00	4,500.00	6,000.00
06170 Pool Maintenance	465.00	542.00	77.00	4,424.50	4,878.00	453.50	6,500.00
TOTAL Grounds	14,284.69	7,772.00	(6,512.69)	56,347.19	69,948.00	13,600.81	93,258.00
Insurance							
06310 Insurance - Package	7,059.31	6,333.00	(726.31)	58,529.03	56,997.00	(1,532.03)	76,000.00
TOTAL Insurance	7,059.31	6,333.00	(726.31)	58,529.03	56,997.00	(1,532.03)	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	7,497.00	7,497.00	10,000.00
TOTAL Other	0.00	833.00	833.00	0.00	7,497.00	7,497.00	10,000.00
Public Utilities							
06100 Electric / Pool Heat	595.11	708.00	112.89	6,492.92	6,372.00	(120.92)	8,500.00
06110 Refuse Removal / Recycling	1,170.45	1,458.00	287.55	13,531.15	13,122.00	(409.15)	17,500.00
06120 Water / Sewer	2,700.00	2,917.00	217.00	27,467.83	26,253.00	(1,214.83)	35,000.00
TOTAL Public Utilities	4,465.56	5,083.00	617.44	47,491.90	45,747.00	(1,744.90)	61,000.00
Special Projects							
06143 Gutters/Facias/Soffits	0.00	0.00	0.00	14,945.00	0.00	(14,945.00)	0.00
06145 Road/Parking Lot Repairs	0.00	0.00	0.00	4,510.50	0.00	(4,510.50)	0.00
06163 Landscape Replacement	235.00	0.00	(235.00)	39,190.25	0.00	(39,190.25)	0.00
06172 Pool Project	0.00	0.00	0.00	666.88	0.00	(666.88)	0.00
TOTAL Special Projects	235.00	0.00	(235.00)	59,312.63	0.00	(59,312.63)	0.00
TOTAL Expense	34,610.14	32,785.00	(1,825.14)	326,032.23	295,670.00	(30,362.23)	394,044.00
Excess Revenue / Expense	(695.12)	52.00	(747.12)	37,372.04	(137.00)	37,509.04	0.00

Carrington at Stonebridge Condominium
Income & Expense Statement
Posted 9/1/2021 To 9/30/2021 11:59:00 PM

	This Month: Reserves			YTD: Reserves			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
Income							
Income							
04240 Interest Income	258.17	0.00	258.17	1,106.14	0.00	1,106.14	0.00
TOTAL Income	258.17	0.00	258.17	1,106.14	0.00	1,106.14	0.00
TOTAL Income	258.17	0.00	258.17	1,106.14	0.00	1,106.14	0.00
Expense							
Reserve							
06444 Reserves - Paving	7,032.00	0.00	(7,032.00)	7,032.00	0.00	(7,032.00)	0.00
TOTAL Reserve	7,032.00	0.00	(7,032.00)	7,032.00	0.00	(7,032.00)	0.00
TOTAL Expense	7,032.00	0.00	(7,032.00)	7,032.00	0.00	(7,032.00)	0.00
Excess Revenue / Expense	(6,773.83)	0.00	(6,773.83)	(5,925.86)	0.00	(5,925.86)	0.00