Carrington at Stonebridge Condominium
Balance Sheet
Period 10/31/2021

	October 2021	Operating	Reserves	Total
	Assets			
	Current Assets			
01005	Iberia OP NEW 5822	104,607.30		104,607.30
01016	IBERIA OP ICS 822	498,782.96		498,782.96
01024	VNB Reserve 9210		167,328.88	167,328.88
01025	VNB Reserve MMA 0111		175,753.26	175,753.26
01450	Owners Receivable	8,547.61		8,547.61
01642	Prepaid Expenses	9,652.29		9,652.29
01680	Due from Reserves	16,177.50	(16,177.50)	
01690	Prepaid Insurance	56,945.13		56,945.13
	Total Current Assets	694,712.79	326,904.64	1,021,617.43
	TOTAL ASSETS	**694,712.79**	**326,904.64**	**1,021,617.43**
	Liabilities & Equity			
	Current Liabilities			
02110	Accounts Payable	37,146.41		37,146.41
02111	Accrued Expenses	6,418.20		6,418.20
02250	Prepaid Owner Assessments	16,689.27		16,689.27
02300	Deferred Income	64,340.67		64,340.67
02320	Deferred Ins Claim Inc	227,421.85		227,421.85
	Total Current Liabilities	352,016.40		352,016.40
	Liability			
03000	Dfrd Reserves - Unallocated		10,332.47	10,332.47
03008	Dfrd Reserves - Roof		150,000.00	150,000.00
03010	Dfrd Reserves - Painting		37,278.22	37,278.22
03012	Dfrd Reserves - Paving		39,125.30	39,125.30
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		12,000.00	12,000.00
	Total Liability		339,997.82	339,997.82
	Equity			
03300	Fund Balance	296,325.93	1,848.38	298,174.31
	Current Year Net Income/(Loss)	46,370.46	(14,941.56)	31,428.90
	Total Equity	342,696.39	(13,093.18)	329,603.21
	TOTAL LIABILITIES & EQUITY	**694,712.79**	**326,904.64**	**1,021,617.43**

Carrington at Stonebridge Condominium

Income & Expense Statement

Posted 10/1/2021 To 10/31/2021 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	321,703.33	321,700.00	3.33	386,044.00
04150 Reserve Assessment	19,089.00	19,089.00	0.00	76,356.00	76,356.00	0.00	76,356.00
04200 Late Charge Fees / Interest	311.36	0.00	311.36	969.27	0.00	969.27	0.00
04240 Interest Income	150.96	0.00	150.96	2,117.83	0.00	2,117.83	0.00
04260 Ins Claim Income-Hurricane	19,429.99	0.00	19,429.99	78,742.62	0.00	78,742.62	0.00
04295 Application Fees	1,240.00	667.00	573.00	14,280.00	6,670.00	7,610.00	8,000.00
04300 Reserve Transfer	(19,089.00)	(19,089.00)	0.00	(76,356.00)	(76,356.00)	0.00	(76,356.00)
TOTAL Income	53,302.64	32,837.00	20,465.64	417,813.05	328,370.00	89,443.05	394,044.00
TOTAL Income	53,302.64	32,837.00	20,465.64	417,813.05	328,370.00	89,443.05	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)	20,592.50	20,590.00	(2.50)	24,711.00
06045 Background Check/Lease Exp	1,200.00	333.00	(867.00)	8,850.00	3,330.00	(5,520.00)	4,000.00
06050 Office Expense / Postage	645.70	625.00	(20.70)	6,618.40	6,250.00	(368.40)	7,500.00
06053 Website	0.00	104.00	104.00	1,802.33	1,040.00	(762.33)	1,250.00
06056 Legal / Accounting (CPA)	0.00	333.00	333.00	3,500.00	3,330.00	(170.00)	4,000.00
06070 Taxes, Licenses, Dues	0.00	167.00	167.00	1,168.35	1,670.00	501.65	2,000.00
TOTAL Administrative	3,904.95	3,621.00	(283.95)	43,136.83	36,815.00	(6,321.83)	44,066.00
Building Maintenance							
06190 Building Maintenance	1,443.25	5,333.00	3,889.75	24,853.75	53,330.00	28,476.25	64,000.00
06192 Equipment & Supplies	18.00	83.00	65.00	299.00	830.00	531.00	1,000.00
06194 Janitorial Service/Press.Clean	2,000.00	2,060.00	60.00	20,195.29	20,600.00	404.71	24,720.00
06210 Emergency Systems/Fire Safety	521.31	667.00	145.69	14,181.09	6,670.00	(7,511.09)	8,000.00
06230 Exterminating	1,101.21	1,000.00	(101.21)	10,674.24	10,000.00	(674.24)	12,000.00
TOTAL Building Maintenanc	5,083.77	9,143.00	4,059.23	70,203.37	91,430.00	21,226.63	109,720.00
Grounds							
06141 Irrigation System Maint.	0.00	333.00	333.00	5,056.16	3,330.00	(1,726.16)	4,000.00
06160 Landscape Contract	4,065.17	4,147.00	81.83	40,651.70	41,470.00	818.30	49,758.00
06162 Sod / Plantings	0.00	1,250.00	1,250.00	0.00	12,500.00	12,500.00	15,000.00
06165 Tree Maintenance/Rplcmnt	0.00	1,000.00	1,000.00	10,280.00	10,000.00	(280.00)	12,000.00
06167 Mulch	0.00	500.00	500.00	0.00	5,000.00	5,000.00	6,000.00
06170 Pool Maintenance	465.00	542.00	77.00	4,889.50	5,420.00	530.50	6,500.00
TOTAL Grounds	4,530.17	7,772.00	3,241.83	60,877.36	77,720.00	16,842.64	93,258.00
Insurance							
06310 Insurance - Package	7,294.62	6,333.00	(961.62)	65,823.65	63,330.00	(2,493.65)	76,000.00
TOTAL Insurance	7,294.62	6,333.00	(961.62)	65,823.65	63,330.00	(2,493.65)	76,000.00
Other							

Carrington at Stonebridge Condominium
Income & Expense Statement
Posted 10/1/2021 To 10/31/2021 11:59:00 PM

	This Month: Consolidated Actual	Budget	$ Var	YTD: Consolidated Actual	Budget	$ Var	Annual
06305 Contingency/Bad Debt Expense	0.00	833.00	833.00	0.00	8,330.00	8,330.00	10,000.00
TOTAL Other	0.00	833.00	833.00	0.00	8,330.00	8,330.00	10,000.00
Public Utilities							
06100 Electric / Pool Heat	666.88	708.00	41.12	7,159.80	7,080.00	(79.80)	8,500.00
06110 Refuse Removal / Recycling	1,205.42	1,458.00	252.58	14,736.57	14,580.00	(156.57)	17,500.00
06120 Water / Sewer	2,058.62	2,917.00	858.38	29,526.45	29,170.00	(356.45)	35,000.00
TOTAL Public Utilities	3,930.92	5,083.00	1,152.08	51,422.82	50,830.00	(592.82)	61,000.00
Reserve							
06444 Reserves - Paving	9,145.50	0.00	(9,145.50)	16,177.50	0.00	(16,177.50)	0.00
TOTAL Reserve	9,145.50	0.00	(9,145.50)	16,177.50	0.00	(16,177.50)	0.00
Special Projects							
06143 Gutters/Facias/Soffits	15,635.00	0.00	(15,635.00)	30,580.00	0.00	(30,580.00)	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	3,794.99	0.00	(3,794.99)	42,985.24	0.00	(42,985.24)	0.00
06172 Pool Project	0.00	0.00	0.00	666.88	0.00	(666.88)	0.00
TOTAL Special Projects	19,429.99	0.00	(19,429.99)	78,742.62	0.00	(78,742.62)	0.00
TOTAL Expense	53,319.92	32,785.00	(20,534.92)	386,384.15	328,455.00	(57,929.15)	394,044.00
Excess Revenue / Expense	(17.28)	52.00	(69.28)	31,428.90	(85.00)	31,513.90	0.00

Carrington at Stonebridge Condominium
Income & Expense Statement
Posted 10/1/2021 To 10/31/2021 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	321,703.33	321,700.00	3.33	386,044.00
04150 Reserve Assessment	19,089.00	19,089.00	0.00	76,356.00	76,356.00	0.00	76,356.00
04200 Late Charge Fees / Interest	311.36	0.00	311.36	969.27	0.00	969.27	0.00
04240 Interest Income	21.16	0.00	21.16	881.89	0.00	881.89	0.00
04260 Ins Claim Income-Hurricane	19,429.99	0.00	19,429.99	78,742.62	0.00	78,742.62	0.00
04295 Application Fees	1,240.00	667.00	573.00	14,280.00	6,670.00	7,610.00	8,000.00
04300 Reserve Transfer	(19,089.00)	(19,089.00)	0.00	(76,356.00)	(76,356.00)	0.00	(76,356.00)
TOTAL Income	53,172.84	32,837.00	20,335.84	416,577.11	328,370.00	88,207.11	394,044.00
TOTAL Income	53,172.84	32,837.00	20,335.84	416,577.11	328,370.00	88,207.11	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)	20,592.50	20,590.00	(2.50)	24,711.00
06045 Background Check/Lease Exp	1,200.00	333.00	(867.00)	8,850.00	3,330.00	(5,520.00)	4,000.00
06050 Office Expense / Postage	645.70	625.00	(20.70)	6,618.40	6,250.00	(368.40)	7,500.00
06053 Website	0.00	104.00	104.00	1,802.33	1,040.00	(762.33)	1,250.00
06056 Legal / Accounting (CPA)	0.00	333.00	333.00	3,500.00	3,330.00	(170.00)	4,000.00
06070 Taxes, Licenses, Dues	0.00	167.00	167.00	1,168.35	1,670.00	501.65	2,000.00
TOTAL Administrative	3,904.95	3,621.00	(283.95)	43,136.83	36,815.00	(6,321.83)	44,066.00
Building Maintenance							
06190 Building Maintenance	1,443.25	5,333.00	3,889.75	24,853.75	53,330.00	28,476.25	64,000.00
06192 Equipment & Supplies	18.00	83.00	65.00	299.00	830.00	531.00	1,000.00
06194 Janitorial Service/Press.Clean	2,000.00	2,060.00	60.00	20,195.29	20,600.00	404.71	24,720.00
06210 Emergency Systems/Fire Safety	521.31	667.00	145.69	14,181.09	6,670.00	(7,511.09)	8,000.00
06230 Exterminating	1,101.21	1,000.00	(101.21)	10,674.24	10,000.00	(674.24)	12,000.00
TOTAL Building Maintenanc	5,083.77	9,143.00	4,059.23	70,203.37	91,430.00	21,226.63	109,720.00
Grounds							
06141 Irrigation System Maint.	0.00	333.00	333.00	5,056.16	3,330.00	(1,726.16)	4,000.00
06160 Landscape Contract	4,065.17	4,147.00	81.83	40,651.70	41,470.00	818.30	49,758.00
06162 Sod / Plantings	0.00	1,250.00	1,250.00	0.00	12,500.00	12,500.00	15,000.00
06165 Tree Maintenance/Rplcmnt	0.00	1,000.00	1,000.00	10,280.00	10,000.00	(280.00)	12,000.00
06167 Mulch	0.00	500.00	500.00	0.00	5,000.00	5,000.00	6,000.00
06170 Pool Maintenance	465.00	542.00	77.00	4,889.50	5,420.00	530.50	6,500.00
TOTAL Grounds	4,530.17	7,772.00	3,241.83	60,877.36	77,720.00	16,842.64	93,258.00
Insurance							
06310 Insurance - Package	7,294.62	6,333.00	(961.62)	65,823.65	63,330.00	(2,493.65)	76,000.00
TOTAL Insurance	7,294.62	6,333.00	(961.62)	65,823.65	63,330.00	(2,493.65)	76,000.00
Other							

	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	8,330.00	8,330.00	10,000.00
TOTAL Other	0.00	833.00	833.00	0.00	8,330.00	8,330.00	10,000.00
Public Utilities							
06100 Electric / Pool Heat	666.88	708.00	41.12	7,159.80	7,080.00	(79.80)	8,500.00
06110 Refuse Removal / Recycling	1,205.42	1,458.00	252.58	14,736.57	14,580.00	(156.57)	17,500.00
06120 Water / Sewer	2,058.62	2,917.00	858.38	29,526.45	29,170.00	(356.45)	35,000.00
TOTAL Public Utilities	3,930.92	5,083.00	1,152.08	51,422.82	50,830.00	(592.82)	61,000.00
Special Projects							
06143 Gutters/Facias/Soffits	15,635.00	0.00	(15,635.00)	30,580.00	0.00	(30,580.00)	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	3,794.99	0.00	(3,794.99)	42,985.24	0.00	(42,985.24)	0.00
06172 Pool Project	0.00	0.00	0.00	666.88	0.00	(666.88)	0.00
TOTAL Special Projects	19,429.99	0.00	(19,429.99)	78,742.62	0.00	(78,742.62)	0.00
TOTAL Expense	44,174.42	32,785.00	(11,389.42)	370,206.65	328,455.00	(41,751.65)	394,044.00
Excess Revenue / Expense	8,998.42	52.00	8,946.42	46,370.46	(85.00)	46,455.46	0.00

Carrington at Stonebridge Condominium
Income & Expense Statement
Posted 10/1/2021 To 10/31/2021 11:59:00 PM

	This Month: Reserves			YTD: Reserves			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
Income							
Income							
04240 Interest Income	129.80	0.00	129.80	1,235.94	0.00	1,235.94	0.00
TOTAL Income	129.80	0.00	129.80	1,235.94	0.00	1,235.94	0.00
TOTAL Income	129.80	0.00	129.80	1,235.94	0.00	1,235.94	0.00
Expense							
Reserve							
06444 Reserves - Paving	9,145.50	0.00	(9,145.50)	16,177.50	0.00	(16,177.50)	0.00
TOTAL Reserve	9,145.50	0.00	(9,145.50)	16,177.50	0.00	(16,177.50)	0.00
TOTAL Expense	9,145.50	0.00	(9,145.50)	16,177.50	0.00	(16,177.50)	0.00
Excess Revenue / Expense	(9,015.70)	0.00	(9,015.70)	(14,941.56)	0.00	(14,941.56)	0.00