# Carrington at Stonebridge Condominium
## Balance Sheet
Period 11/30/2021

| | November 2021 | Operating | Reserves | Total |
|---|---|---|---|---|
| | ***Assets*** | | | |
| | *Current Assets* | | | |
| 01005 | Iberia OP NEW 5822 | 71,363.94 | | 71,363.94 |
| 01016 | IBERIA OP ICS 822 | 498,787.05 | | 498,787.05 |
| 01024 | VNB Reserve 9210 | | 167,372.90 | 167,372.90 |
| 01025 | VNB Reserve MMA 0111 | | 175,753.26 | 175,753.26 |
| 01450 | Owners Receivable | 881.29 | | 881.29 |
| 01642 | Prepaid Expenses | 8,129.77 | | 8,129.77 |
| 01690 | Prepaid Insurance | 49,885.81 | | 49,885.81 |
| | *Total Current Assets* | 629,047.86 | 343,126.16 | 972,174.02 |
| | TOTAL ASSETS | 629,047.86 | 343,126.16 | 972,174.02 |
| | ***Liabilities & Equity*** | | | |
| | *Current Liabilities* | | | |
| 02110 | Accounts Payable | 29,049.55 | | 29,049.55 |
| 02111 | Accrued Expenses | 3,600.00 | | 3,600.00 |
| 02130 | Due to Association | 990.00 | | 990.00 |
| 02250 | Prepaid Owner Assessments | 18,566.98 | | 18,566.98 |
| 02300 | Deferred Income | 32,170.34 | | 32,170.34 |
| 02320 | Deferred Ins Claim Inc | 209,285.29 | | 209,285.29 |
| | *Total Current Liabilities* | 293,662.16 | | 293,662.16 |
| | *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) | 39,059.77 | 1,279.96 | 40,339.73 |
| | *Total Equity* | 335,385.70 | 3,128.34 | 338,514.04 |
| | TOTAL LIABILITIES & EQUITY | 629,047.86 | 343,126.16 | 972,174.02 |

# Carrington at Stonebridge Condominium
## Income & Expense Statement
Posted 11/1/2021 To 11/30/2021 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 | 353,873.66 | 353,870.00 | 3.66 | 386,044.00 |
| 04150 Reserve Assessment | 0.00 | 0.00 | 0.00 | 76,356.00 | 76,356.00 | 0.00 | 76,356.00 |
| 04200 Late Charge Fees / Interest | 0.00 | 0.00 | 0.00 | 969.27 | 0.00 | 969.27 | 0.00 |
| 04240 Interest Income | 48.11 | 0.00 | 48.11 | 2,165.94 | 0.00 | 2,165.94 | 0.00 |
| 04260 Ins Claim Income-Hurricane | 18,136.56 | 0.00 | 18,136.56 | 96,879.18 | 0.00 | 96,879.18 | 0.00 |
| 04295 Application Fees | 540.00 | 667.00 | (127.00) | 14,820.00 | 7,337.00 | 7,483.00 | 8,000.00 |
| 04300 Reserve Transfer | 0.00 | 0.00 | 0.00 | (76,356.00) | (76,356.00) | 0.00 | (76,356.00) |
| TOTAL Income | 50,895.00 | 32,837.00 | 18,058.00 | 468,708.05 | 361,207.00 | 107,501.05 | 394,044.00 |
| TOTAL Income | 50,895.00 | 32,837.00 | 18,058.00 | 468,708.05 | 361,207.00 | 107,501.05 | 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) | 22,651.75 | 22,649.00 | (2.75) | 24,711.00 |
| 06045 Background Check/Lease Exp | 0.00 | 333.00 | 333.00 | 8,850.00 | 3,663.00 | (5,187.00) | 4,000.00 |
| 06050 Office Expense / Postage | 577.42 | 625.00 | 47.58 | 7,195.82 | 6,875.00 | (320.82) | 7,500.00 |
| 06053 Website | 0.00 | 104.00 | 104.00 | 1,802.33 | 1,144.00 | (658.33) | 1,250.00 |
| 06056 Legal / Accounting (CPA) | 1,642.00 | 333.00 | (1,309.00) | 5,142.00 | 3,663.00 | (1,479.00) | 4,000.00 |
| 06070 Taxes, Licenses, Dues | 0.00 | 167.00 | 167.00 | 1,168.35 | 1,837.00 | 668.65 | 2,000.00 |
| TOTAL Administrative | 4,278.67 | 3,621.00 | (657.67) | 47,415.50 | 40,436.00 | (6,979.50) | 44,066.00 |
| **Building Maintenance** | | | | | | | |
| 06190 Building Maintenance | 8,302.88 | 5,333.00 | (2,969.88) | 33,156.63 | 58,663.00 | 25,506.37 | 64,000.00 |
| 06192 Equipment & Supplies | 318.28 | 83.00 | (235.28) | 617.28 | 913.00 | 295.72 | 1,000.00 |
| 06194 Janitorial Service/Press.Clean | 9,900.00 | 2,060.00 | (7,840.00) | 30,095.29 | 22,660.00 | (7,435.29) | 24,720.00 |
| 06210 Emergency Systems/Fire Safety | 2,021.31 | 667.00 | (1,354.31) | 16,202.40 | 7,337.00 | (8,865.40) | 8,000.00 |
| 06230 Exterminating | 1,101.21 | 1,000.00 | (101.21) | 11,775.45 | 11,000.00 | (775.45) | 12,000.00 |
| TOTAL Building Maintenanc | 21,643.68 | 9,143.00 | (12,500.68) | 91,847.05 | 100,573.00 | 8,725.95 | 109,720.00 |
| **Grounds** | | | | | | | |
| 06141 Irrigation System Maint. | (2,748.46) | 333.00 | 3,081.46 | 2,307.70 | 3,663.00 | 1,355.30 | 4,000.00 |
| 06160 Landscape Contract | 4,065.17 | 4,147.00 | 81.83 | 44,716.87 | 45,617.00 | 900.13 | 49,758.00 |
| 06162 Sod / Plantings | 0.00 | 1,250.00 | 1,250.00 | 0.00 | 13,750.00 | 13,750.00 | 15,000.00 |
| 06165 Tree Maintenance/Rplcmnt | 0.00 | 1,000.00 | 1,000.00 | 10,280.00 | 11,000.00 | 720.00 | 12,000.00 |
| 06167 Mulch | 0.00 | 500.00 | 500.00 | 0.00 | 5,500.00 | 5,500.00 | 6,000.00 |
| 06170 Pool Maintenance | 1,131.88 | 542.00 | (589.88) | 6,021.38 | 5,962.00 | (59.38) | 6,500.00 |
| TOTAL Grounds | 2,448.59 | 7,772.00 | 5,323.41 | 63,325.95 | 85,492.00 | 22,166.05 | 93,258.00 |
| **Insurance** | | | | | | | |
| 06310 Insurance - Package | 7,059.32 | 6,333.00 | (726.32) | 72,882.97 | 69,663.00 | (3,219.97) | 76,000.00 |
| TOTAL Insurance | 7,059.32 | 6,333.00 | (726.32) | 72,882.97 | 69,663.00 | (3,219.97) | 76,000.00 |
| **Other** | | | | | | | |

# Carrington at Stonebridge Condominium

## Income & Expense Statement

Posted 11/1/2021 To 11/30/2021 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 | 9,163.00 | 9,163.00 | 10,000.00 |
| TOTAL Other | 0.00 | 833.00 | 833.00 | 0.00 | 9,163.00 | 9,163.00 | 10,000.00 |
| **Public Utilities** | | | | | | | |
| 06100 Electric / Pool Heat | 817.88 | 708.00 | (109.88) | 7,977.68 | 7,788.00 | (189.68) | 8,500.00 |
| 06110 Refuse Removal / Recycling | 1,042.22 | 1,458.00 | 415.78 | 15,778.79 | 16,038.00 | 259.21 | 17,500.00 |
| 06120 Water / Sewer | 2,734.75 | 2,917.00 | 182.25 | 32,261.20 | 32,087.00 | (174.20) | 35,000.00 |
| TOTAL Public Utilities | 4,594.85 | 5,083.00 | 488.15 | 56,017.67 | 55,913.00 | (104.67) | 61,000.00 |
| **Reserve** | | | | | | | |
| 06444 Reserves - Paving | (16,177.50) | 0.00 | 16,177.50 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL Reserve | (16,177.50) | 0.00 | 16,177.50 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Special Projects** | | | | | | | |
| 06143 Gutters/Facias/Soffits | 0.00 | 0.00 | 0.00 | 30,580.00 | 0.00 | (30,580.00) | 0.00 |
| 06145 Road/Parking Lot Repairs | 16,177.50 | 0.00 | (16,177.50) | 20,688.00 | 0.00 | (20,688.00) | 0.00 |
| 06163 Landscape Replacement | 2,625.94 | 0.00 | (2,625.94) | 45,611.18 | 0.00 | (45,611.18) | 0.00 |
| 06172 Pool Project | (666.88) | 0.00 | 666.88 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL Special Projects | 18,136.56 | 0.00 | (18,136.56) | 96,879.18 | 0.00 | (96,879.18) | 0.00 |
| TOTAL Expense | 41,984.17 | 32,785.00 | (9,199.17) | 428,368.32 | 361,240.00 | (67,128.32) | 394,044.00 |
| Excess Revenue / Expense | 8,910.83 | 52.00 | 8,858.83 | 40,339.73 | (33.00) | 40,372.73 | 0.00 |

# Carrington at Stonebridge Condominium
## Income & Expense Statement
Posted 11/1/2021 To 11/30/2021 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 | 353,873.66 | 353,870.00 | 3.66 | 386,044.00 |
| 04150 Reserve Assessment | 0.00 | 0.00 | 0.00 | 76,356.00 | 76,356.00 | 0.00 | 76,356.00 |
| 04200 Late Charge Fees / Interest | 0.00 | 0.00 | 0.00 | 969.27 | 0.00 | 969.27 | 0.00 |
| 04240 Interest Income | 4.09 | 0.00 | 4.09 | 885.98 | 0.00 | 885.98 | 0.00 |
| 04260 Ins Claim Income-Hurricane | 18,136.56 | 0.00 | 18,136.56 | 96,879.18 | 0.00 | 96,879.18 | 0.00 |
| 04295 Application Fees | 540.00 | 667.00 | (127.00) | 14,820.00 | 7,337.00 | 7,483.00 | 8,000.00 |
| 04300 Reserve Transfer | 0.00 | 0.00 | 0.00 | (76,356.00) | (76,356.00) | 0.00 | (76,356.00) |
| TOTAL Income | 50,850.98 | 32,837.00 | 18,013.98 | 467,428.09 | 361,207.00 | 106,221.09 | 394,044.00 |
| TOTAL Income | 50,850.98 | 32,837.00 | 18,013.98 | 467,428.09 | 361,207.00 | 106,221.09 | 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) | 22,651.75 | 22,649.00 | (2.75) | 24,711.00 |
| 06045 Background Check/Lease Exp | 0.00 | 333.00 | 333.00 | 8,850.00 | 3,663.00 | (5,187.00) | 4,000.00 |
| 06050 Office Expense / Postage | 577.42 | 625.00 | 47.58 | 7,195.82 | 6,875.00 | (320.82) | 7,500.00 |
| 06053 Website | 0.00 | 104.00 | 104.00 | 1,802.33 | 1,144.00 | (658.33) | 1,250.00 |
| 06056 Legal / Accounting (CPA) | 1,642.00 | 333.00 | (1,309.00) | 5,142.00 | 3,663.00 | (1,479.00) | 4,000.00 |
| 06070 Taxes, Licenses, Dues | 0.00 | 167.00 | 167.00 | 1,168.35 | 1,837.00 | 668.65 | 2,000.00 |
| TOTAL Administrative | 4,278.67 | 3,621.00 | (657.67) | 47,415.50 | 40,436.00 | (6,979.50) | 44,066.00 |
| **Building Maintenance** | | | | | | | |
| 06190 Building Maintenance | 8,302.88 | 5,333.00 | (2,969.88) | 33,156.63 | 58,663.00 | 25,506.37 | 64,000.00 |
| 06192 Equipment & Supplies | 318.28 | 83.00 | (235.28) | 617.28 | 913.00 | 295.72 | 1,000.00 |
| 06194 Janitorial Service/Press.Clean | 9,900.00 | 2,060.00 | (7,840.00) | 30,095.29 | 22,660.00 | (7,435.29) | 24,720.00 |
| 06210 Emergency Systems/Fire Safety | 2,021.31 | 667.00 | (1,354.31) | 16,202.40 | 7,337.00 | (8,865.40) | 8,000.00 |
| 06230 Exterminating | 1,101.21 | 1,000.00 | (101.21) | 11,775.45 | 11,000.00 | (775.45) | 12,000.00 |
| TOTAL Building Maintenanc | 21,643.68 | 9,143.00 | (12,500.68) | 91,847.05 | 100,573.00 | 8,725.95 | 109,720.00 |
| **Grounds** | | | | | | | |
| 06141 Irrigation System Maint. | (2,748.46) | 333.00 | 3,081.46 | 2,307.70 | 3,663.00 | 1,355.30 | 4,000.00 |
| 06160 Landscape Contract | 4,065.17 | 4,147.00 | 81.83 | 44,716.87 | 45,617.00 | 900.13 | 49,758.00 |
| 06162 Sod / Plantings | 0.00 | 1,250.00 | 1,250.00 | 0.00 | 13,750.00 | 13,750.00 | 15,000.00 |
| 06165 Tree Maintenance/Rplcmnt | 0.00 | 1,000.00 | 1,000.00 | 10,280.00 | 11,000.00 | 720.00 | 12,000.00 |
| 06167 Mulch | 0.00 | 500.00 | 500.00 | 0.00 | 5,500.00 | 5,500.00 | 6,000.00 |
| 06170 Pool Maintenance | 1,131.88 | 542.00 | (589.88) | 6,021.38 | 5,962.00 | (59.38) | 6,500.00 |
| TOTAL Grounds | 2,448.59 | 7,772.00 | 5,323.41 | 63,325.95 | 85,492.00 | 22,166.05 | 93,258.00 |
| **Insurance** | | | | | | | |
| 06310 Insurance - Package | 7,059.32 | 6,333.00 | (726.32) | 72,882.97 | 69,663.00 | (3,219.97) | 76,000.00 |
| TOTAL Insurance | 7,059.32 | 6,333.00 | (726.32) | 72,882.97 | 69,663.00 | (3,219.97) | 76,000.00 |
| **Other** | | | | | | | |

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

| | 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 | 9,163.00 | 9,163.00 | 10,000.00 |
| TOTAL Other | 0.00 | 833.00 | 833.00 | 0.00 | 9,163.00 | 9,163.00 | 10,000.00 |
| **Public Utilities** | | | | | | | |
| 06100 Electric / Pool Heat | 817.88 | 708.00 | (109.88) | 7,977.68 | 7,788.00 | (189.68) | 8,500.00 |
| 06110 Refuse Removal / Recycling | 1,042.22 | 1,458.00 | 415.78 | 15,778.79 | 16,038.00 | 259.21 | 17,500.00 |
| 06120 Water / Sewer | 2,734.75 | 2,917.00 | 182.25 | 32,261.20 | 32,087.00 | (174.20) | 35,000.00 |
| TOTAL Public Utilities | 4,594.85 | 5,083.00 | 488.15 | 56,017.67 | 55,913.00 | (104.67) | 61,000.00 |
| **Special Projects** | | | | | | | |
| 06143 Gutters/Facias/Soffits | 0.00 | 0.00 | 0.00 | 30,580.00 | 0.00 | (30,580.00) | 0.00 |
| 06145 Road/Parking Lot Repairs | 16,177.50 | 0.00 | (16,177.50) | 20,688.00 | 0.00 | (20,688.00) | 0.00 |
| 06163 Landscape Replacement | 2,625.94 | 0.00 | (2,625.94) | 45,611.18 | 0.00 | (45,611.18) | 0.00 |
| 06172 Pool Project | (666.88) | 0.00 | 666.88 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL Special Projects | 18,136.56 | 0.00 | (18,136.56) | 96,879.18 | 0.00 | (96,879.18) | 0.00 |
| TOTAL Expense | 58,161.67 | 32,785.00 | (25,376.67) | 428,368.32 | 361,240.00 | (67,128.32) | 394,044.00 |
| Excess Revenue / Expense | (7,310.69) | 52.00 | (7,362.69) | 39,059.77 | (33.00) | 39,092.77 | 0.00 |

# Carrington at Stonebridge Condominium

## Income & Expense Statement

Posted 11/1/2021 To 11/30/2021 11:59:00 PM

| | This Month: Reserves | | | YTD: Reserves | | | |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | $ Var | Actual | Budget | $ Var | Annual |
| **Income** | | | | | | | |
| **Income** | | | | | | | |
| 04240 Interest Income | 44.02 | 0.00 | 44.02 | 1,279.96 | 0.00 | 1,279.96 | 0.00 |
| TOTAL Income | 44.02 | 0.00 | 44.02 | 1,279.96 | 0.00 | 1,279.96 | 0.00 |
| TOTAL Income | 44.02 | 0.00 | 44.02 | 1,279.96 | 0.00 | 1,279.96 | 0.00 |
| **Expense** | | | | | | | |
| **Reserve** | | | | | | | |
| 06444 Reserves - Paving | (16,177.50) | 0.00 | 16,177.50 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL Reserve | (16,177.50) | 0.00 | 16,177.50 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL Expense | (16,177.50) | 0.00 | 16,177.50 | 0.00 | 0.00 | 0.00 | 0.00 |
| Excess Revenue / Expense | 16,221.52 | 0.00 | 16,221.52 | 1,279.96 | 0.00 | 1,279.96 | 0.00 |