Carrington at Stonebridge Condominium
Balance Sheet
Period 01/31/2021

	January 2021	Operating	Reserves	Total
	Assets			
	Current Assets			
01010	Iberia OP 5708	179,629.62		179,629.62
01016	IBERIA OP ICS 708	498,133.70		498,133.70
01024	VNB Reserve 9210		39,898.23	39,898.23
01030	BKOZK RES CD 10/09/21 0.50% 7039		175,000.00	175,000.00
01029	TIAA RES CD 3/17/21 1.2% 6160		69,686.77	69,686.77
01450	Owners Receivable	5,957.99		5,957.99
01642	Prepaid Expenses	9,411.44		9,411.44
01690	Prepaid Insurance	29,921.92		29,921.92
	Total Current Assets	723,054.67	284,585.00	1,007,639.67
	TOTAL ASSETS	**723,054.67**	**284,585.00**	**1,007,639.67**
	Liabilities & Equity			
	Current Liabilities			
02110	Accounts Payable	28,345.91		28,345.91
02111	Accrued Expenses	4,065.17		4,065.17
02120	Due to Operating	850.00		850.00
02250	Prepaid Owner Assessments	30,817.65		30,817.65
02300	Deferred Income	64,340.67		64,340.67
02320	Deferred Ins Claim Inc	295,276.47		295,276.47
	Total Current Liabilities	423,695.87		423,695.87
	Equity			
03000	Dfrd Reserves - Unallocated		10,332.47	10,332.47
03008	Dfrd Reserves - Roof		112,500.00	112,500.00
03010	Dfrd Reserves - Painting		23,369.47	23,369.47
03012	Dfrd Reserves - Paving		34,017.05	34,017.05
03026	Dfrd Reserves - Pool		25,109.85	25,109.85
03028	Dfrd Reserves - Insurance Deductibl		60,150.91	60,150.91
03030	Dfrd Reserves - Financial Reporting		6,001.07	6,001.07
03032	Dfrd Reserves-Roof Cleaning		11,250.00	11,250.00
03300	Fund Balance	296,325.93	1,848.38	298,174.31
	Current Year Net Income/(Loss)	3,032.87	5.80	3,038.67
	Total Equity	299,358.80	284,585.00	583,943.80
	TOTAL LIABILITIES & EQUITY	**723,054.67**	**284,585.00**	**1,007,639.67**

Carrington at Stonebridge Condominium
Income & Expense Statement
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	Current Period Consolidated Actual	Current Period Consolidated Budget	Current Period Consolidated $ Var	Year to Date Consolidated Actual	Year to Date Consolidated Budget	Year to Date Consolidated $ Var	Annual
Income							
Income							
04145 Maintenance Fees	32,170.33	32,170.00	0.33	32,170.33	32,170.00	0.33	386,044.00
04150 Reserve Assessment	19,089.00	19,089.00	0.00	19,089.00	19,089.00	0.00	76,356.00
04240 Interest Income - Operating	232.63	0.00	232.63	232.63	0.00	232.63	0.00
04250 Interest Income - Reserves	5.80	0.00	5.80	5.80	0.00	5.80	0.00
04260 Ins Claim Income-Hurricane	10,888.00	0.00	10,888.00	10,888.00	0.00	10,888.00	0.00
04295 Application Fees	2,220.00	667.00	1,553.00	2,220.00	667.00	1,553.00	8,000.00
04300 Reserve Transfer	(19,089.00)	(19,089.00)	0.00	(19,089.00)	(19,089.00)	0.00	(76,356.00)
TOTAL Income	45,516.76	32,837.00	12,679.76	45,516.76	32,837.00	12,679.76	394,044.00
TOTAL Income	45,516.76	32,837.00	12,679.76	45,516.76	32,837.00	12,679.76	394,044.00
Expense							
Administrative							
06025 Annual Corp. Fee	0.00	0.00	0.00	0.00	0.00	0.00	61.00
06028 Fees to Division	544.00	544.00	0.00	544.00	544.00	0.00	544.00
06040 Management/Accounting Fees	2,059.25	2,059.00	(0.25)	2,059.25	2,059.00	(0.25)	24,711.00
06045 Background Check/Lease Exp	1,320.00	333.00	(987.00)	1,320.00	333.00	(987.00)	4,000.00
06050 Office Expense / Postage	454.44	625.00	170.56	454.44	625.00	170.56	7,500.00
06053 Website	0.00	104.00	104.00	0.00	104.00	104.00	1,250.00
06056 Legal / Accounting (CPA)	0.00	333.00	333.00	0.00	333.00	333.00	4,000.00
06070 Taxes, Licenses, Dues	0.00	167.00	167.00	0.00	167.00	167.00	2,000.00
TOTAL Administrative	4,377.69	4,165.00	(212.69)	4,377.69	4,165.00	(212.69)	44,066.00
Building Maintenance							
06190 Building Maintenance	770.00	5,333.00	4,563.00	770.00	5,333.00	4,563.00	64,000.00
06192 Equipment & Supplies	0.00	83.00	83.00	0.00	83.00	83.00	1,000.00
06194 Janitorial Service/Press.Clean	2,000.00	2,060.00	60.00	2,000.00	2,060.00	60.00	24,720.00
06210 Emergency Systems/Fire Safety	5,803.38	667.00	(5,136.38)	5,803.38	667.00	(5,136.38)	8,000.00
06230 Exterminating	904.40	1,000.00	95.60	904.40	1,000.00	95.60	12,000.00
TOTAL Building Maintenanc	9,477.78	9,143.00	(334.78)	9,477.78	9,143.00	(334.78)	109,720.00
Grounds							
06141 Irrigation System Maint.	548.81	333.00	(215.81)	548.81	333.00	(215.81)	4,000.00
06160 Landscape Contract	4,065.17	4,147.00	81.83	4,065.17	4,147.00	81.83	49,758.00
06162 Sod / Plantings	0.00	1,250.00	1,250.00	0.00	1,250.00	1,250.00	15,000.00
06165 Tree Maintenance/Rplcmnt	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	12,000.00
06167 Mulch	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
06170 Pool Maintenance	486.00	542.00	56.00	486.00	542.00	56.00	6,500.00
TOTAL Grounds	5,099.98	7,772.00	2,672.02	5,099.98	7,772.00	2,672.02	93,258.00
Insurance							
06310 Insurance - Package	6,183.86	6,333.00	149.14	6,183.86	6,333.00	149.14	76,000.00
TOTAL Insurance	6,183.86	6,333.00	149.14	6,183.86	6,333.00	149.14	76,000.00
Other							

Carrington at Stonebridge Condominium

Income & Expense Statement

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	Current Period Consolidated			Year to Date Consolidated			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
06305 Contingency/Bad Debt Expense	0.00	833.00	833.00	0.00	833.00	833.00	10,000.00
TOTAL Other	0.00	833.00	833.00	0.00	833.00	833.00	10,000.00
Public Utilities							
06100 Electric / Pool Heat	943.91	708.00	(235.91)	943.91	708.00	(235.91)	8,500.00
06110 Refuse Removal / Recycling	2,011.75	1,458.00	(553.75)	2,011.75	1,458.00	(553.75)	17,500.00
06120 Water / Sewer	3,495.12	2,917.00	(578.12)	3,495.12	2,917.00	(578.12)	35,000.00
TOTAL Public Utilities	6,450.78	5,083.00	(1,367.78)	6,450.78	5,083.00	(1,367.78)	61,000.00
Special Projects							
06163 Landscape Replacement	10,888.00	0.00	(10,888.00)	10,888.00	0.00	(10,888.00)	0.00
TOTAL Special Projects	10,888.00	0.00	(10,888.00)	10,888.00	0.00	(10,888.00)	0.00
TOTAL Expense	42,478.09	33,329.00	(9,149.09)	42,478.09	33,329.00	(9,149.09)	394,044.00
Excess Revenue / Expense	3,038.67	(492.00)	3,530.67	3,038.67	(492.00)	3,530.67	0.00