

Carrington at Stonebridge Condominium  
Balance Sheet  
Period 08/31/2021

Page 1 of 1

|                                 | August<br>2021                        | Operating                | Reserves                 | Total                    |
|---------------------------------|---------------------------------------|--------------------------|--------------------------|--------------------------|
| <b>Assets</b>                   |                                       |                          |                          |                          |
| <i>Current Assets</i>           |                                       |                          |                          |                          |
| 01005                           | Iberia OP NEW 5822                    | 32,253.94                |                          | 32,253.94                |
| 01010                           | Iberia OP OLD 5708                    | 50,998.65                |                          | 50,998.65                |
| 01016                           | IBERIA OP ICS 822                     | 498,720.83               |                          | 498,720.83               |
| 01024                           | VNB Reserve 9210                      |                          | 148,167.54               | 148,167.54               |
| 01030                           | BKOZK RES CD 10/09/21 0.50% 7039      |                          | 175,437.63               | 175,437.63               |
| 01450                           | Owners Receivable                     | 1,794.10                 |                          | 1,794.10                 |
| 01642                           | Prepaid Expenses                      | 12,697.33                |                          | 12,697.33                |
| 01690                           | Prepaid Insurance                     | 71,299.06                |                          | 71,299.06                |
|                                 | <i>Total Current Assets</i>           | <u>667,763.91</u>        | <u>323,605.17</u>        | <u>991,369.08</u>        |
|                                 | <b>TOTAL ASSETS</b>                   | <u><b>667,763.91</b></u> | <u><b>323,605.17</b></u> | <u><b>991,369.08</b></u> |
| <b>Liabilities &amp; Equity</b> |                                       |                          |                          |                          |
| <i>Current Liabilities</i>      |                                       |                          |                          |                          |
| 02110                           | Accounts Payable                      | 27,966.91                |                          | 27,966.91                |
| 02250                           | Prepaid Owner Assessments             | 26,146.73                |                          | 26,146.73                |
| 02300                           | Deferred Income                       | 32,170.34                |                          | 32,170.34                |
| 02320                           | Deferred Ins Claim Inc                | 247,086.84               |                          | 247,086.84               |
|                                 | <i>Total Current Liabilities</i>      | <u>333,370.82</u>        |                          | <u>333,370.82</u>        |
| <i>Liability</i>                |                                       |                          |                          |                          |
| 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                |
|                                 | <i>Total Liability</i>                |                          | <u>320,908.82</u>        | <u>320,908.82</u>        |
| <i>Equity</i>                   |                                       |                          |                          |                          |
| 03300                           | Fund Balance                          | 296,325.93               | 1,848.38                 | 298,174.31               |
|                                 | Current Year Net Income/(Loss)        | 38,067.16                | 847.97                   | 38,915.13                |
|                                 | <i>Total Equity</i>                   | <u>334,393.09</u>        | <u>2,696.35</u>          | <u>337,089.44</u>        |
|                                 | <b>TOTAL LIABILITIES &amp; EQUITY</b> | <u><b>667,763.91</b></u> | <u><b>323,605.17</b></u> | <u><b>991,369.08</b></u> |

# Carrington at Stonebridge Condominium

## Income & Expense Statement

Posted 8/1/2021 To 8/31/2021 11:59:00 PM

|                                      | This Month: Consolidated |                  |                   | YTD: Consolidated |                   |                   |                   |
|--------------------------------------|--------------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
|                                      | Actual                   | Budget           | \$ Var            | Actual            | Budget            | \$ Var            | Annual            |
| <b>Income</b>                        |                          |                  |                   |                   |                   |                   |                   |
| <b><u>Income</u></b>                 |                          |                  |                   |                   |                   |                   |                   |
| 04145 Maintenance Fees               | 32,170.33                | 32,170.00        | 0.33              | 257,362.66        | 257,360.00        | 2.66              | 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    | (63.09)                  | 0.00             | (63.09)           | 689.20            | 0.00              | 689.20            | 0.00              |
| 04240 Interest Income                | 104.68                   | 0.00             | 104.68            | 1,667.73          | 0.00              | 1,667.73          | 0.00              |
| 04260 Ins Claim Income-Hurricane     | 16,999.75                | 0.00             | 16,999.75         | 59,077.63         | 0.00              | 59,077.63         | 0.00              |
| 04295 Application Fees               | 1,180.00                 | 667.00           | 513.00            | 11,540.00         | 5,336.00          | 6,204.00          | 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                         | <u>50,391.67</u>         | <u>32,837.00</u> | <u>17,554.67</u>  | <u>330,337.22</u> | <u>262,696.00</u> | <u>67,641.22</u>  | <u>394,044.00</u> |
| TOTAL Income                         | <u>50,391.67</u>         | <u>32,837.00</u> | <u>17,554.67</u>  | <u>330,337.22</u> | <u>262,696.00</u> | <u>67,641.22</u>  | <u>394,044.00</u> |
| <b>Expense</b>                       |                          |                  |                   |                   |                   |                   |                   |
| <b><u>Administrative</u></b>         |                          |                  |                   |                   |                   |                   |                   |
| 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)            | 16,474.00         | 16,472.00         | (2.00)            | 24,711.00         |
| 06045 Background Check/Lease Exp     | 940.00                   | 333.00           | (607.00)          | 6,820.00          | 2,664.00          | (4,156.00)        | 4,000.00          |
| 06050 Office Expense / Postage       | 557.58                   | 625.00           | 67.42             | 5,514.39          | 5,000.00          | (514.39)          | 7,500.00          |
| 06053 Website                        | 0.00                     | 104.00           | 104.00            | 1,802.33          | 832.00            | (970.33)          | 1,250.00          |
| 06056 Legal / Accounting (CPA)       | 0.00                     | 333.00           | 333.00            | 3,190.50          | 2,664.00          | (526.50)          | 4,000.00          |
| 06070 Taxes, Licenses, Dues          | 0.00                     | 167.00           | 167.00            | 1,168.35          | 1,336.00          | 167.65            | 2,000.00          |
| TOTAL Administrative                 | <u>3,556.83</u>          | <u>3,621.00</u>  | <u>64.17</u>      | <u>35,574.82</u>  | <u>29,573.00</u>  | <u>(6,001.82)</u> | <u>44,066.00</u>  |
| <b><u>Building Maintenance</u></b>   |                          |                  |                   |                   |                   |                   |                   |
| 06190 Building Maintenance           | 441.50                   | 5,333.00         | 4,891.50          | 23,374.50         | 42,664.00         | 19,289.50         | 64,000.00         |
| 06192 Equipment & Supplies           | 0.00                     | 83.00            | 83.00             | 281.00            | 664.00            | 383.00            | 1,000.00          |
| 06194 Janitorial Service/Press.Clean | 2,000.00                 | 2,060.00         | 60.00             | 16,195.29         | 16,480.00         | 284.71            | 24,720.00         |
| 06210 Emergency Systems/Fire Safety  | 701.31                   | 667.00           | (34.31)           | 11,888.47         | 5,336.00          | (6,552.47)        | 8,000.00          |
| 06230 Exterminating                  | 1,101.21                 | 1,000.00         | (101.21)          | 8,471.82          | 8,000.00          | (471.82)          | 12,000.00         |
| TOTAL Building Maintenanc            | <u>4,244.02</u>          | <u>9,143.00</u>  | <u>4,898.98</u>   | <u>60,211.08</u>  | <u>73,144.00</u>  | <u>12,932.92</u>  | <u>109,720.00</u> |
| <b><u>Grounds</u></b>                |                          |                  |                   |                   |                   |                   |                   |
| 06141 Irrigation System Maint.       | 0.00                     | 333.00           | 333.00            | 4,846.64          | 2,664.00          | (2,182.64)        | 4,000.00          |
| 06160 Landscape Contract             | 4,065.17                 | 4,147.00         | 81.83             | 32,521.36         | 33,176.00         | 654.64            | 49,758.00         |
| 06162 Sod / Plantings                | 0.00                     | 1,250.00         | 1,250.00          | 0.00              | 10,000.00         | 10,000.00         | 15,000.00         |
| 06165 Tree Maintenance/Rplcmnt       | 0.00                     | 1,000.00         | 1,000.00          | 735.00            | 8,000.00          | 7,265.00          | 12,000.00         |
| 06167 Mulch                          | 0.00                     | 500.00           | 500.00            | 0.00              | 4,000.00          | 4,000.00          | 6,000.00          |
| 06170 Pool Maintenance               | 465.00                   | 542.00           | 77.00             | 3,959.50          | 4,336.00          | 376.50            | 6,500.00          |
| TOTAL Grounds                        | <u>4,530.17</u>          | <u>7,772.00</u>  | <u>3,241.83</u>   | <u>42,062.50</u>  | <u>62,176.00</u>  | <u>20,113.50</u>  | <u>93,258.00</u>  |
| <b><u>Insurance</u></b>              |                          |                  |                   |                   |                   |                   |                   |
| 06310 Insurance - Package            | 7,895.86                 | 6,333.00         | (1,562.86)        | 51,469.72         | 50,664.00         | (805.72)          | 76,000.00         |
| TOTAL Insurance                      | <u>7,895.86</u>          | <u>6,333.00</u>  | <u>(1,562.86)</u> | <u>51,469.72</u>  | <u>50,664.00</u>  | <u>(805.72)</u>   | <u>76,000.00</u>  |

# Carrington at Stonebridge Condominium

## Income & Expense Statement

Posted 8/1/2021 To 8/31/2021 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              | 6,664.00   | 6,664.00    | 10,000.00  |
| TOTAL Other                        | 0.00                     | 833.00    | 833.00      | 0.00              | 6,664.00   | 6,664.00    | 10,000.00  |
| <b><u>Public Utilities</u></b>     |                          |           |             |                   |            |             |            |
| 06100 Electric / Pool Heat         | 589.16                   | 708.00    | 118.84      | 5,897.81          | 5,664.00   | (233.81)    | 8,500.00   |
| 06110 Refuse Removal / Recycling   | 1,170.45                 | 1,458.00  | 287.55      | 12,360.70         | 11,664.00  | (696.70)    | 17,500.00  |
| 06120 Water / Sewer                | 2,558.19                 | 2,917.00  | 358.81      | 24,767.83         | 23,336.00  | (1,431.83)  | 35,000.00  |
| TOTAL Public Utilities             | 4,317.80                 | 5,083.00  | 765.20      | 43,026.34         | 40,664.00  | (2,362.34)  | 61,000.00  |
| <b><u>Special Projects</u></b>     |                          |           |             |                   |            |             |            |
| 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        | 16,999.75                | 0.00      | (16,999.75) | 38,955.25         | 0.00       | (38,955.25) | 0.00       |
| 06172 Pool Project                 | 0.00                     | 0.00      | 0.00        | 666.88            | 0.00       | (666.88)    | 0.00       |
| TOTAL Special Projects             | 16,999.75                | 0.00      | (16,999.75) | 59,077.63         | 0.00       | (59,077.63) | 0.00       |
| TOTAL Expense                      | 41,544.43                | 32,785.00 | (8,759.43)  | 291,422.09        | 262,885.00 | (28,537.09) | 394,044.00 |
| Excess Revenue / Expense           | 8,847.24                 | 52.00     | 8,795.24    | 38,915.13         | (189.00)   | 39,104.13   | 0.00       |

# Carrington at Stonebridge Condominium

## Income & Expense Statement

Posted 8/1/2021 To 8/31/2021 11:59:00 PM

|                                      | This Month: Operating |           |            | YTD: Operating |             |            |             |
|--------------------------------------|-----------------------|-----------|------------|----------------|-------------|------------|-------------|
|                                      | Actual                | Budget    | \$ Var     | Actual         | Budget      | \$ Var     | Annual      |
| <b>Income</b>                        |                       |           |            |                |             |            |             |
| <b><u>Income</u></b>                 |                       |           |            |                |             |            |             |
| 04145 Maintenance Fees               | 32,170.33             | 32,170.00 | 0.33       | 257,362.66     | 257,360.00  | 2.66       | 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    | (63.09)               | 0.00      | (63.09)    | 689.20         | 0.00        | 689.20     | 0.00        |
| 04240 Interest Income                | 63.52                 | 0.00      | 63.52      | 819.76         | 0.00        | 819.76     | 0.00        |
| 04260 Ins Claim Income-Hurricane     | 16,999.75             | 0.00      | 16,999.75  | 59,077.63      | 0.00        | 59,077.63  | 0.00        |
| 04295 Application Fees               | 1,180.00              | 667.00    | 513.00     | 11,540.00      | 5,336.00    | 6,204.00   | 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                         | 50,350.51             | 32,837.00 | 17,513.51  | 329,489.25     | 262,696.00  | 66,793.25  | 394,044.00  |
| TOTAL Income                         | 50,350.51             | 32,837.00 | 17,513.51  | 329,489.25     | 262,696.00  | 66,793.25  | 394,044.00  |
| <b>Expense</b>                       |                       |           |            |                |             |            |             |
| <b><u>Administrative</u></b>         |                       |           |            |                |             |            |             |
| 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)     | 16,474.00      | 16,472.00   | (2.00)     | 24,711.00   |
| 06045 Background Check/Lease Exp     | 940.00                | 333.00    | (607.00)   | 6,820.00       | 2,664.00    | (4,156.00) | 4,000.00    |
| 06050 Office Expense / Postage       | 557.58                | 625.00    | 67.42      | 5,514.39       | 5,000.00    | (514.39)   | 7,500.00    |
| 06053 Website                        | 0.00                  | 104.00    | 104.00     | 1,802.33       | 832.00      | (970.33)   | 1,250.00    |
| 06056 Legal / Accounting (CPA)       | 0.00                  | 333.00    | 333.00     | 3,190.50       | 2,664.00    | (526.50)   | 4,000.00    |
| 06070 Taxes, Licenses, Dues          | 0.00                  | 167.00    | 167.00     | 1,168.35       | 1,336.00    | 167.65     | 2,000.00    |
| TOTAL Administrative                 | 3,556.83              | 3,621.00  | 64.17      | 35,574.82      | 29,573.00   | (6,001.82) | 44,066.00   |
| <b><u>Building Maintenance</u></b>   |                       |           |            |                |             |            |             |
| 06190 Building Maintenance           | 441.50                | 5,333.00  | 4,891.50   | 23,374.50      | 42,664.00   | 19,289.50  | 64,000.00   |
| 06192 Equipment & Supplies           | 0.00                  | 83.00     | 83.00      | 281.00         | 664.00      | 383.00     | 1,000.00    |
| 06194 Janitorial Service/Press.Clean | 2,000.00              | 2,060.00  | 60.00      | 16,195.29      | 16,480.00   | 284.71     | 24,720.00   |
| 06210 Emergency Systems/Fire Safety  | 701.31                | 667.00    | (34.31)    | 11,888.47      | 5,336.00    | (6,552.47) | 8,000.00    |
| 06230 Exterminating                  | 1,101.21              | 1,000.00  | (101.21)   | 8,471.82       | 8,000.00    | (471.82)   | 12,000.00   |
| TOTAL Building Maintenanc            | 4,244.02              | 9,143.00  | 4,898.98   | 60,211.08      | 73,144.00   | 12,932.92  | 109,720.00  |
| <b><u>Grounds</u></b>                |                       |           |            |                |             |            |             |
| 06141 Irrigation System Maint.       | 0.00                  | 333.00    | 333.00     | 4,846.64       | 2,664.00    | (2,182.64) | 4,000.00    |
| 06160 Landscape Contract             | 4,065.17              | 4,147.00  | 81.83      | 32,521.36      | 33,176.00   | 654.64     | 49,758.00   |
| 06162 Sod / Plantings                | 0.00                  | 1,250.00  | 1,250.00   | 0.00           | 10,000.00   | 10,000.00  | 15,000.00   |
| 06165 Tree Maintenance/Rplcmnt       | 0.00                  | 1,000.00  | 1,000.00   | 735.00         | 8,000.00    | 7,265.00   | 12,000.00   |
| 06167 Mulch                          | 0.00                  | 500.00    | 500.00     | 0.00           | 4,000.00    | 4,000.00   | 6,000.00    |
| 06170 Pool Maintenance               | 465.00                | 542.00    | 77.00      | 3,959.50       | 4,336.00    | 376.50     | 6,500.00    |
| TOTAL Grounds                        | 4,530.17              | 7,772.00  | 3,241.83   | 42,062.50      | 62,176.00   | 20,113.50  | 93,258.00   |
| <b><u>Insurance</u></b>              |                       |           |            |                |             |            |             |
| 06310 Insurance - Package            | 7,895.86              | 6,333.00  | (1,562.86) | 51,469.72      | 50,664.00   | (805.72)   | 76,000.00   |
| TOTAL Insurance                      | 7,895.86              | 6,333.00  | (1,562.86) | 51,469.72      | 50,664.00   | (805.72)   | 76,000.00   |

# Carrington at Stonebridge Condominium

## Income & Expense Statement

Posted 8/1/2021 To 8/31/2021 11:59:00 PM

|                                    | This Month: Operating |           |             | YTD: Operating |            |             | Annual     |
|------------------------------------|-----------------------|-----------|-------------|----------------|------------|-------------|------------|
|                                    | Actual                | Budget    | \$ Var      | Actual         | Budget     | \$ Var      |            |
| 06305 Contingency/Bad Debt Expense | 0.00                  | 833.00    | 833.00      | 0.00           | 6,664.00   | 6,664.00    | 10,000.00  |
| TOTAL Other                        | 0.00                  | 833.00    | 833.00      | 0.00           | 6,664.00   | 6,664.00    | 10,000.00  |
| <b><u>Public Utilities</u></b>     |                       |           |             |                |            |             |            |
| 06100 Electric / Pool Heat         | 589.16                | 708.00    | 118.84      | 5,897.81       | 5,664.00   | (233.81)    | 8,500.00   |
| 06110 Refuse Removal / Recycling   | 1,170.45              | 1,458.00  | 287.55      | 12,360.70      | 11,664.00  | (696.70)    | 17,500.00  |
| 06120 Water / Sewer                | 2,558.19              | 2,917.00  | 358.81      | 24,767.83      | 23,336.00  | (1,431.83)  | 35,000.00  |
| TOTAL Public Utilities             | 4,317.80              | 5,083.00  | 765.20      | 43,026.34      | 40,664.00  | (2,362.34)  | 61,000.00  |
| <b><u>Special Projects</u></b>     |                       |           |             |                |            |             |            |
| 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        | 16,999.75             | 0.00      | (16,999.75) | 38,955.25      | 0.00       | (38,955.25) | 0.00       |
| 06172 Pool Project                 | 0.00                  | 0.00      | 0.00        | 666.88         | 0.00       | (666.88)    | 0.00       |
| TOTAL Special Projects             | 16,999.75             | 0.00      | (16,999.75) | 59,077.63      | 0.00       | (59,077.63) | 0.00       |
| TOTAL Expense                      | 41,544.43             | 32,785.00 | (8,759.43)  | 291,422.09     | 262,885.00 | (28,537.09) | 394,044.00 |
| Excess Revenue / Expense           | 8,806.08              | 52.00     | 8,754.08    | 38,067.16      | (189.00)   | 38,256.16   | 0.00       |

# Carrington at Stonebridge Condominium

## Income & Expense Statement

Posted 8/1/2021 To 8/31/2021 11:59:00 PM

|                          | This Month: Reserves |        |        | YTD: Reserves |        |        | Annual |
|--------------------------|----------------------|--------|--------|---------------|--------|--------|--------|
|                          | Actual               | Budget | \$ Var | Actual        | Budget | \$ Var |        |
| <b>Income</b>            |                      |        |        |               |        |        |        |
| <b><u>Income</u></b>     |                      |        |        |               |        |        |        |
| 04240 Interest Income    | 41.16                | 0.00   | 41.16  | 847.97        | 0.00   | 847.97 | 0.00   |
| TOTAL Income             | 41.16                | 0.00   | 41.16  | 847.97        | 0.00   | 847.97 | 0.00   |
| TOTAL Income             | 41.16                | 0.00   | 41.16  | 847.97        | 0.00   | 847.97 | 0.00   |
| Excess Revenue / Expense | 41.16                | 0.00   | 41.16  | 847.97        | 0.00   | 847.97 | 0.00   |