

Carrington at Stonebridge Condominium
Balance Sheet
Period 12/31/2021

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	December 2021	Operating	Reserves	Total
Assets				
<i>Current Assets</i>				
01005	Iberia OP NEW 5822	86,442.63		86,442.63
01016	IBERIA OP ICS 822	498,791.27		498,791.27
01024	VNB Reserve 9210		250,044.69	250,044.69
01026	VNB RES ICS 210		81,970.83	81,970.83
01642	Prepaid Expenses	7,151.25		7,151.25
01683	Due From Stonebridge	3,798.44		3,798.44
01690	Prepaid Insurance	42,591.19		42,591.19
	<i>Total Current Assets</i>	638,774.78	332,015.52	970,790.30
	TOTAL ASSETS	638,774.78	332,015.52	970,790.30
Liabilities & Equity				
<i>Current Liabilities</i>				
02110	Accounts Payable	5,498.57		5,498.57
02111	Accrued Expenses	90,330.37		90,330.37
02250	Prepaid Owner Assessments	66,888.27		66,888.27
02320	Deferred Ins Claim Inc	133,971.39		133,971.39
	<i>Total Current Liabilities</i>	296,688.60		296,688.60
<i>Liability</i>				
03008	Dfrd Reserves - Roof		150,000.00	150,000.00
03010	Dfrd Reserves - Painting		37,278.22	37,278.22
03012	Dfrd Reserves - Paving Resurface		45,458.84	45,458.84
03013	Dfrd Reserves - Paving Sealcoating		10,000.00	10,000.00
03026	Dfrd Reserves - Pool		25,109.85	25,109.85
03028	Dfrd Reserves - Insurance Deductible		60,150.91	60,150.91
03032	Dfrd Reserve - Roof Cleaning		4,017.70	4,017.70
	<i>Total Liability</i>		332,015.52	332,015.52
<i>Equity</i>				
03300	Fund Balance	296,325.93	1,848.38	298,174.31
	Current Year Net Income/(Loss)	45,760.25	(1,848.38)	43,911.87
	<i>Total Equity</i>	342,086.18		342,086.18
	TOTAL LIABILITIES & EQUITY	638,774.78	332,015.52	970,790.30

Carrington at Stonebridge Condominium

Income & Expense Statement

Posted 12/1/2021 To 12/31/2021 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income							
<u>Income</u>							
04145 Maintenance Fees	32,170.34	32,174.00	(3.66)	386,044.00	386,044.00	0.00	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	89.58	0.00	89.58	2,255.52	0.00	2,255.52	0.00
04260 Ins Claim Income-Hurricane	75,313.90	0.00	75,313.90	172,193.08	0.00	172,193.08	0.00
04295 Application Fees	820.00	663.00	157.00	15,640.00	8,000.00	7,640.00	8,000.00
04300 Reserve Transfer	0.00	0.00	0.00	(76,356.00)	(76,356.00)	0.00	(76,356.00)
04500 Reserve Income	7,982.30	0.00	7,982.30	7,982.30	0.00	7,982.30	0.00
TOTAL Income	116,376.12	32,837.00	83,539.12	585,084.17	394,044.00	191,040.17	394,044.00
TOTAL Income	116,376.12	32,837.00	83,539.12	585,084.17	394,044.00	191,040.17	394,044.00
Expense							
<u>Administrative</u>							
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	2,062.00	2.75	24,711.00	24,711.00	0.00	24,711.00
06045 Background Check/Lease Exp	1,080.00	337.00	(743.00)	9,930.00	4,000.00	(5,930.00)	4,000.00
06050 Office Expense / Postage	1,211.69	625.00	(586.69)	8,407.51	7,500.00	(907.51)	7,500.00
06053 Website	0.00	106.00	106.00	1,802.33	1,250.00	(552.33)	1,250.00
06056 Legal / Accounting (CPA)	200.00	337.00	137.00	5,342.00	4,000.00	(1,342.00)	4,000.00
06070 Taxes, Licenses, Dues	0.00	163.00	163.00	1,168.35	2,000.00	831.65	2,000.00
TOTAL Administrative	4,550.94	3,630.00	(920.94)	51,966.44	44,066.00	(7,900.44)	44,066.00
<u>Building Maintenance</u>							
06190 Building Maintenance	(7,956.50)	5,337.00	13,293.50	25,200.13	64,000.00	38,799.87	64,000.00
06192 Equipment & Supplies	0.00	87.00	87.00	617.28	1,000.00	382.72	1,000.00
06194 Janitorial Service/Press.Clean	2,000.00	2,060.00	60.00	32,095.29	24,720.00	(7,375.29)	24,720.00
06210 Emergency Systems/Fire Safety	916.31	663.00	(253.31)	17,118.71	8,000.00	(9,118.71)	8,000.00
06230 Exterminating	1,101.21	1,000.00	(101.21)	12,876.66	12,000.00	(876.66)	12,000.00
TOTAL Building Maintenance	(3,938.98)	9,147.00	13,085.98	87,908.07	109,720.00	21,811.93	109,720.00
<u>Grounds</u>							
06141 Irrigation System Maint.	594.02	337.00	(257.02)	2,901.72	4,000.00	1,098.28	4,000.00
06160 Landscape Contract	4,065.17	4,141.00	75.83	48,782.04	49,758.00	975.96	49,758.00
06162 Sod / Plantings	3,267.30	1,250.00	(2,017.30)	3,267.30	15,000.00	11,732.70	15,000.00
06165 Tree Maintenance/Rplcmnt	0.00	1,000.00	1,000.00	10,280.00	12,000.00	1,720.00	12,000.00
06167 Mulch	4,567.50	500.00	(4,067.50)	4,567.50	6,000.00	1,432.50	6,000.00
06170 Pool Maintenance	465.00	538.00	73.00	6,486.38	6,500.00	13.62	6,500.00
TOTAL Grounds	12,958.99	7,766.00	(5,192.99)	76,284.94	93,258.00	16,973.06	93,258.00
<u>Insurance</u>							
06310 Insurance - Package	7,294.62	6,337.00	(957.62)	80,177.59	76,000.00	(4,177.59)	76,000.00
TOTAL Insurance	7,294.62	6,337.00	(957.62)	80,177.59	76,000.00	(4,177.59)	76,000.00

Carrington at Stonebridge Condominium

Income & Expense Statement

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	This Month: Consolidated			YTD: Consolidated			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
<u>Other</u>							
06305 Contingency/Bad Debt Expense	0.00	837.00	837.00	0.00	10,000.00	10,000.00	10,000.00
TOTAL Other	0.00	837.00	837.00	0.00	10,000.00	10,000.00	10,000.00
<u>Public Utilities</u>							
06100 Electric / Pool Heat	971.21	712.00	(259.21)	8,948.89	8,500.00	(448.89)	8,500.00
06110 Refuse Removal / Recycling	1,205.42	1,462.00	256.58	16,984.21	17,500.00	515.79	17,500.00
06120 Water / Sewer	3,251.88	2,913.00	(338.88)	35,513.08	35,000.00	(513.08)	35,000.00
TOTAL Public Utilities	5,428.51	5,087.00	(341.51)	61,446.18	61,000.00	(446.18)	61,000.00
<u>Reserve</u>							
06454 Reserve - Roof Cleaning	11,196.00	0.00	(11,196.00)	11,196.00	0.00	(11,196.00)	0.00
TOTAL Reserve	11,196.00	0.00	(11,196.00)	11,196.00	0.00	(11,196.00)	0.00
<u>Special Projects</u>							
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	(3,798.44)	0.00	3,798.44	16,889.56	0.00	(16,889.56)	0.00
06163 Landscape Replacement	79,112.34	0.00	(79,112.34)	124,723.52	0.00	(124,723.52)	0.00
TOTAL Special Projects	75,313.90	0.00	(75,313.90)	172,193.08	0.00	(172,193.08)	0.00
TOTAL Expense	112,803.98	32,804.00	(79,999.98)	541,172.30	394,044.00	(147,128.30)	394,044.00
Excess Revenue / Expense	3,572.14	33.00	3,539.14	43,911.87	0.00	43,911.87	0.00

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	This Month: Operating			YTD: Operating			
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Income							
<u>Income</u>							
04145 Maintenance Fees	32,170.34	32,174.00	(3.66)	386,044.00	386,044.00	0.00	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	4.22	0.00	4.22	890.20	0.00	890.20	0.00
04260 Ins Claim Income-Hurricane	75,313.90	0.00	75,313.90	172,193.08	0.00	172,193.08	0.00
04295 Application Fees	820.00	663.00	157.00	15,640.00	8,000.00	7,640.00	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	108,308.46	32,837.00	75,471.46	575,736.55	394,044.00	181,692.55	394,044.00
TOTAL Income	108,308.46	32,837.00	75,471.46	575,736.55	394,044.00	181,692.55	394,044.00
Expense							
<u>Administrative</u>							
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	2,062.00	2.75	24,711.00	24,711.00	0.00	24,711.00
06045 Background Check/Lease Exp	1,080.00	337.00	(743.00)	9,930.00	4,000.00	(5,930.00)	4,000.00
06050 Office Expense / Postage	1,211.69	625.00	(586.69)	8,407.51	7,500.00	(907.51)	7,500.00
06053 Website	0.00	106.00	106.00	1,802.33	1,250.00	(552.33)	1,250.00
06056 Legal / Accounting (CPA)	200.00	337.00	137.00	5,342.00	4,000.00	(1,342.00)	4,000.00
06070 Taxes, Licenses, Dues	0.00	163.00	163.00	1,168.35	2,000.00	831.65	2,000.00
TOTAL Administrative	4,550.94	3,630.00	(920.94)	51,966.44	44,066.00	(7,900.44)	44,066.00
<u>Building Maintenance</u>							
06190 Building Maintenance	(7,956.50)	5,337.00	13,293.50	25,200.13	64,000.00	38,799.87	64,000.00
06192 Equipment & Supplies	0.00	87.00	87.00	617.28	1,000.00	382.72	1,000.00
06194 Janitorial Service/Press.Clean	2,000.00	2,060.00	60.00	32,095.29	24,720.00	(7,375.29)	24,720.00
06210 Emergency Systems/Fire Safety	916.31	663.00	(253.31)	17,118.71	8,000.00	(9,118.71)	8,000.00
06230 Exterminating	1,101.21	1,000.00	(101.21)	12,876.66	12,000.00	(876.66)	12,000.00
TOTAL Building Maintenance	(3,938.98)	9,147.00	13,085.98	87,908.07	109,720.00	21,811.93	109,720.00
<u>Grounds</u>							
06141 Irrigation System Maint.	594.02	337.00	(257.02)	2,901.72	4,000.00	1,098.28	4,000.00
06160 Landscape Contract	4,065.17	4,141.00	75.83	48,782.04	49,758.00	975.96	49,758.00
06162 Sod / Plantings	3,267.30	1,250.00	(2,017.30)	3,267.30	15,000.00	11,732.70	15,000.00
06165 Tree Maintenance/Rplcmnt	0.00	1,000.00	1,000.00	10,280.00	12,000.00	1,720.00	12,000.00
06167 Mulch	4,567.50	500.00	(4,067.50)	4,567.50	6,000.00	1,432.50	6,000.00
06170 Pool Maintenance	465.00	538.00	73.00	6,486.38	6,500.00	13.62	6,500.00
TOTAL Grounds	12,958.99	7,766.00	(5,192.99)	76,284.94	93,258.00	16,973.06	93,258.00
<u>Insurance</u>							
06310 Insurance - Package	7,294.62	6,337.00	(957.62)	80,177.59	76,000.00	(4,177.59)	76,000.00
TOTAL Insurance	7,294.62	6,337.00	(957.62)	80,177.59	76,000.00	(4,177.59)	76,000.00
<u>Other</u>							

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Income & Expense Statement

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	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
06305 Contingency/Bad Debt Expense	0.00	837.00	837.00	0.00	10,000.00	10,000.00	10,000.00
TOTAL Other	0.00	837.00	837.00	0.00	10,000.00	10,000.00	10,000.00
Public Utilities							
06100 Electric / Pool Heat	971.21	712.00	(259.21)	8,948.89	8,500.00	(448.89)	8,500.00
06110 Refuse Removal / Recycling	1,205.42	1,462.00	256.58	16,984.21	17,500.00	515.79	17,500.00
06120 Water / Sewer	3,251.88	2,913.00	(338.88)	35,513.08	35,000.00	(513.08)	35,000.00
TOTAL Public Utilities	5,428.51	5,087.00	(341.51)	61,446.18	61,000.00	(446.18)	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	(3,798.44)	0.00	3,798.44	16,889.56	0.00	(16,889.56)	0.00
06163 Landscape Replacement	79,112.34	0.00	(79,112.34)	124,723.52	0.00	(124,723.52)	0.00
TOTAL Special Projects	75,313.90	0.00	(75,313.90)	172,193.08	0.00	(172,193.08)	0.00
TOTAL Expense	101,607.98	32,804.00	(68,803.98)	529,976.30	394,044.00	(135,932.30)	394,044.00
Excess Revenue / Expense	6,700.48	33.00	6,667.48	45,760.25	0.00	45,760.25	0.00

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Income & Expense Statement

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	This Month: Reserves			YTD: Reserves			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income							
<u>Income</u>							
04240 Interest Income	85.36	0.00	85.36	1,365.32	0.00	1,365.32	0.00
04500 Reserve Income	7,982.30	0.00	7,982.30	7,982.30	0.00	7,982.30	0.00
TOTAL Income	8,067.66	0.00	8,067.66	9,347.62	0.00	9,347.62	0.00
TOTAL Income	8,067.66	0.00	8,067.66	9,347.62	0.00	9,347.62	0.00
Expense							
<u>Reserve</u>							
06454 Reserve - Roof Cleaning	11,196.00	0.00	(11,196.00)	11,196.00	0.00	(11,196.00)	0.00
TOTAL Reserve	11,196.00	0.00	(11,196.00)	11,196.00	0.00	(11,196.00)	0.00
TOTAL Expense	11,196.00	0.00	(11,196.00)	11,196.00	0.00	(11,196.00)	0.00
Excess Revenue / Expense	(3,128.34)	0.00	(3,128.34)	(1,848.38)	0.00	(1,848.38)	0.00