

Carrington at Stonebridge Condominium
Balance Sheet
Period 06/30/2022

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	June 2022	Operating	Reserves	Total
Assets				
<i>Current Assets</i>				
01005	First Horizon OP 5822	8,456.44		8,456.44
01016	First Horizon OP ICS 822	468,815.37		468,815.37
01024	VNB Reserve 9210		250,041.10	250,041.10
01026	VNB RES ICS 210		123,391.06	123,391.06
01450	Owners Receivable	1,247.12		1,247.12
01642	Prepaid Expenses	2,621.48		2,621.48
	<i>Total Current Assets</i>	481,140.41	373,432.16	854,572.57
	TOTAL ASSETS	481,140.41	373,432.16	854,572.57
Liabilities & Equity				
<i>Current Liabilities</i>				
02110	Accounts Payable	22,967.97		22,967.97
02111	Accrued Expenses	7,980.13		7,980.13
02250	Prepaid Owner Assessments	78,723.30		78,723.30
02320	Deferred Ins Claim Inc	65,332.91		65,332.91
	<i>Total Current Liabilities</i>	175,004.31		175,004.31
<i>Liability</i>				
03008	Dfrd Reserves - Roof		175,000.00	175,000.00
03010	Dfrd Reserves - Painting		46,550.72	46,550.72
03012	Dfrd Reserves - Paving Resurface		49,122.34	49,122.34
03013	Dfrd Reserves - Paving Sealcoating		11,250.00	11,250.00
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		5,966.70	5,966.70
	<i>Total Liability</i>		373,150.52	373,150.52
<i>Equity</i>				
03300	Fund Balance	342,086.18		342,086.18
	Current Year Net Income/(Loss)	(35,950.08)	281.64	(35,668.44)
	<i>Total Equity</i>	306,136.10	281.64	306,417.74
	TOTAL LIABILITIES & EQUITY	481,140.41	373,432.16	854,572.57

Carrington at Stonebridge Condominium

Income & Expense Statement

Posted 6/1/2022 To 6/30/2022 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income							
<u>Income</u>							
04145 Maintenance Fees	33,490.84	33,491.00	(0.16)	200,945.00	200,946.00	(1.00)	401,890.00
04150 Reserve Assessment	0.00	0.00	0.00	41,135.00	41,135.00	0.00	82,270.00
04200 Late Charge Fees / Interest	0.00	0.00	0.00	532.18	0.00	532.18	0.00
04240 Interest Income	50.08	0.00	50.08	305.74	0.00	305.74	0.00
04260 Ins Claim Income-Hurricane	52,718.48	0.00	52,718.48	68,638.48	0.00	68,638.48	0.00
04295 Application Fees	320.00	1,000.00	(680.00)	6,975.00	6,000.00	975.00	12,000.00
04300 Reserve Transfer	0.00	0.00	0.00	(41,135.00)	(41,135.00)	0.00	(82,270.00)
TOTAL Income	86,579.40	34,491.00	52,088.40	277,396.40	206,946.00	70,450.40	413,890.00
TOTAL Income	86,579.40	34,491.00	52,088.40	277,396.40	206,946.00	70,450.40	413,890.00
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	2,162.25	2,162.00	(0.25)	12,973.50	12,972.00	(1.50)	25,947.00
06045 Background Check/Lease Exp	1,250.00	667.00	(583.00)	4,110.00	4,002.00	(108.00)	8,000.00
06050 Office Expense / Postage	192.79	625.00	432.21	2,594.21	3,750.00	1,155.79	7,500.00
06053 Website	0.00	133.00	133.00	1,240.00	798.00	(442.00)	1,600.00
06056 Legal / Accounting (CPA)	0.00	333.00	333.00	8,800.92	1,998.00	(6,802.92)	4,000.00
06070 Taxes, Licenses, Dues	500.35	250.00	(250.35)	783.35	1,533.00	749.65	3,000.00
TOTAL Administrative	4,105.39	4,170.00	64.61	31,107.23	25,658.00	(5,449.23)	50,652.00
<u>Building Maintenance</u>							
06190 Building Maintenance	26,680.00	3,583.00	(23,097.00)	41,437.32	21,498.00	(19,939.32)	43,000.00
06192 Equipment & Supplies	0.00	54.00	54.00	2,170.74	324.00	(1,846.74)	643.00
06194 Janitorial Service/Press.Clean	2,230.00	2,792.00	562.00	14,905.00	16,752.00	1,847.00	33,500.00
06210 Emergency Systems/Fire Safety	436.91	1,667.00	1,230.09	17,461.59	10,002.00	(7,459.59)	20,000.00
06230 Exterminating	261.92	1,083.00	821.08	6,607.26	6,498.00	(109.26)	13,000.00
TOTAL Building Maintenance	29,608.83	9,179.00	(20,429.83)	82,581.91	55,074.00	(27,507.91)	110,143.00
<u>Grounds</u>							
06141 Irrigation System Maint.	0.00	375.00	375.00	1,851.47	2,250.00	398.53	4,500.00
06160 Landscape Contract	4,280.13	4,273.00	(7.13)	25,300.78	25,638.00	337.22	51,275.00
06162 Sod / Plantings	0.00	1,250.00	1,250.00	1,612.50	7,500.00	5,887.50	15,000.00
06165 Tree Maintenance/Rplcmnt	0.00	1,000.00	1,000.00	7,779.25	6,000.00	(1,779.25)	12,000.00
06167 Mulch	0.00	542.00	542.00	0.00	3,252.00	3,252.00	6,500.00
06170 Pool Maintenance	490.00	539.00	49.00	4,484.50	3,234.00	(1,250.50)	6,470.00
TOTAL Grounds	4,770.13	7,979.00	3,208.87	41,028.50	47,874.00	6,845.50	95,745.00
<u>Insurance</u>							
06310 Insurance - Package	7,059.31	7,500.00	440.69	42,591.19	45,000.00	2,408.81	90,000.00
TOTAL Insurance	7,059.31	7,500.00	440.69	42,591.19	45,000.00	2,408.81	90,000.00
<u>Other</u>							

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	This Month: Consolidated			YTD: Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
06305 Contingency	0.00	417.00	417.00	4,525.00	2,502.00	(2,023.00)	5,000.00
TOTAL Other	0.00	417.00	417.00	4,525.00	2,502.00	(2,023.00)	5,000.00
Public Utilities							
06100 Electric / Pool Heat	700.00	738.00	38.00	5,476.22	4,428.00	(1,048.22)	8,850.00
06110 Refuse Removal / Recycling	1,638.40	1,458.00	(180.40)	13,201.88	8,748.00	(4,453.88)	17,500.00
06120 Water / Sewer	1,608.60	3,000.00	1,391.40	23,914.43	18,000.00	(5,914.43)	36,000.00
TOTAL Public Utilities	3,947.00	5,196.00	1,249.00	42,592.53	31,176.00	(11,416.53)	62,350.00
Special Projects							
06166 Re-piping Buildings	0.00	0.00	0.00	15,920.00	0.00	(15,920.00)	0.00
06172 Pool Project	52,718.48	0.00	(52,718.48)	52,718.48	0.00	(52,718.48)	0.00
TOTAL Special Projects	52,718.48	0.00	(52,718.48)	68,638.48	0.00	(68,638.48)	0.00
TOTAL Expense	102,209.14	34,441.00	(67,768.14)	313,064.84	207,284.00	(105,780.84)	413,890.00
Excess Revenue / Expense	(15,629.74)	50.00	(15,679.74)	(35,668.44)	(338.00)	(35,330.44)	0.00