

Carrington at Stonebridge Condominium
Balance Sheet
Period 02/28/2022

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	February 2022	Operating	Reserves	Total
Assets				
<i>Current Assets</i>				
01005	First Horizon OP 5822	53,685.33		53,685.33
01016	First Horizon OP ICS 822	498,799.22		498,799.22
01024	VNB Reserve 9210		250,038.36	250,038.36
01026	VNB RES ICS 210		102,650.06	102,650.06
01450	Owners Receivable	2,171.18		2,171.18
01642	Prepaid Expenses	18,448.43		18,448.43
01680	Due from Reserves	9.00	(9.00)	
01690	Prepaid Insurance	28,707.87		28,707.87
	<i>Total Current Assets</i>	601,821.03	352,679.42	954,500.45
	TOTAL ASSETS	601,821.03	352,679.42	954,500.45
Liabilities & Equity				
<i>Current Liabilities</i>				
02110	Accounts Payable	57,484.46		57,484.46
02111	Accrued Expenses	5,264.90		5,264.90
02250	Prepaid Owner Assessments	40,602.24		40,602.24
02300	Deferred Income	33,490.84		33,490.84
02320	Deferred Ins Claim Inc	133,971.39		133,971.39
	<i>Total Current Liabilities</i>	270,813.83		270,813.83
<i>Liability</i>				
03008	Dfrd Reserves - Roof		162,500.00	162,500.00
03010	Dfrd Reserves - Painting		41,914.47	41,914.47
03012	Dfrd Reserves - Paving Resurface		47,290.59	47,290.59
03013	Dfrd Reserves - Paving Sealcoating		10,625.00	10,625.00
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		4,992.20	4,992.20
	<i>Total Liability</i>		352,583.02	352,583.02
<i>Equity</i>				
03300	Fund Balance	342,086.18		342,086.18
	Current Year Net Income/(Loss)	(11,078.98)	96.40	(10,982.58)
	<i>Total Equity</i>	331,007.20	96.40	331,103.60
	TOTAL LIABILITIES & EQUITY	601,821.03	352,679.42	954,500.45

Carrington at Stonebridge Condominium

Income & Expense Statement

Posted 2/1/2022 To 2/28/2022 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income							
<u>Income</u>							
04145 Maintenance Fees	33,490.83	33,491.00	(0.17)	66,981.66	66,982.00	(0.34)	401,890.00
04150 Reserve Assessment	0.00	0.00	0.00	20,567.50	20,567.50	0.00	82,270.00
04240 Interest Income	46.03	0.00	46.03	104.35	0.00	104.35	0.00
04295 Application Fees	1,080.00	1,000.00	80.00	2,740.00	2,000.00	740.00	12,000.00
04300 Reserve Transfer	0.00	0.00	0.00	(20,567.50)	(20,567.50)	0.00	(82,270.00)
TOTAL Income	34,616.86	34,491.00	125.86	69,826.01	68,982.00	844.01	413,890.00
TOTAL Income	34,616.86	34,491.00	125.86	69,826.01	68,982.00	844.01	413,890.00
Expense							
<u>Administrative</u>							
06025 Annual Corp. Fee	0.00	0.00	0.00	0.00	0.00	0.00	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)	4,324.50	4,324.00	(0.50)	25,947.00
06045 Background Check/Lease Exp	620.00	667.00	47.00	1,250.00	1,334.00	84.00	8,000.00
06050 Office Expense / Postage	1,023.58	625.00	(398.58)	1,441.92	1,250.00	(191.92)	7,500.00
06053 Website	0.00	133.00	133.00	0.00	266.00	266.00	1,600.00
06056 Legal / Accounting (CPA)	1,520.50	333.00	(1,187.50)	1,793.50	666.00	(1,127.50)	4,000.00
06070 Taxes, Licenses, Dues	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
TOTAL Administrative	5,326.33	4,170.00	(1,156.33)	9,353.92	8,884.00	(469.92)	50,652.00
<u>Building Maintenance</u>							
06190 Building Maintenance	3,488.70	3,583.00	94.30	3,588.70	7,166.00	3,577.30	43,000.00
06192 Equipment & Supplies	0.00	54.00	54.00	1,776.20	108.00	(1,668.20)	643.00
06194 Janitorial Service/Press.Clean	2,522.26	2,792.00	269.74	4,637.54	5,584.00	946.46	33,500.00
06210 Emergency Systems/Fire Safety	2,359.33	1,667.00	(692.33)	13,107.38	3,334.00	(9,773.38)	20,000.00
06230 Exterminating	1,874.94	1,083.00	(791.94)	2,976.15	2,166.00	(810.15)	13,000.00
TOTAL Building Maintenance	10,245.23	9,179.00	(1,066.23)	26,085.97	18,358.00	(7,727.97)	110,143.00
<u>Grounds</u>							
06141 Irrigation System Maint.	147.00	375.00	228.00	283.18	750.00	466.82	4,500.00
06160 Landscape Contract	4,187.13	4,273.00	85.87	8,374.26	8,546.00	171.74	51,275.00
06162 Sod / Plantings	395.00	1,250.00	855.00	395.00	2,500.00	2,105.00	15,000.00
06165 Tree Maintenance/Rplcmnt	0.00	1,000.00	1,000.00	470.00	2,000.00	1,530.00	12,000.00
06167 Mulch	0.00	542.00	542.00	0.00	1,084.00	1,084.00	6,500.00
06170 Pool Maintenance	664.50	539.00	(125.50)	1,279.50	1,078.00	(201.50)	6,470.00
TOTAL Grounds	5,393.63	7,979.00	2,585.37	10,801.94	15,958.00	5,156.06	95,745.00
<u>Insurance</u>							
06310 Insurance - Package	6,588.70	7,500.00	911.30	13,883.32	15,000.00	1,116.68	90,000.00
TOTAL Insurance	6,588.70	7,500.00	911.30	13,883.32	15,000.00	1,116.68	90,000.00
<u>Other</u>							
06305 Contingency/Bad Debt Expense	4,525.00	417.00	(4,108.00)	4,525.00	834.00	(3,691.00)	5,000.00

Carrington at Stonebridge Condominium

Income & Expense Statement

Posted 2/1/2022 To 2/28/2022 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Other	4,525.00	417.00	(4,108.00)	4,525.00	834.00	(3,691.00)	5,000.00
<u>Public Utilities</u>							
06100 Electric / Pool Heat	1,095.56	738.00	(357.56)	2,308.01	1,476.00	(832.01)	8,850.00
06110 Refuse Removal / Recycling	1,984.23	1,458.00	(526.23)	3,189.65	2,916.00	(273.65)	17,500.00
06120 Water / Sewer	6,718.56	3,000.00	(3,718.56)	10,660.78	6,000.00	(4,660.78)	36,000.00
TOTAL Public Utilities	9,798.35	5,196.00	(4,602.35)	16,158.44	10,392.00	(5,766.44)	62,350.00
TOTAL Expense	41,877.24	34,441.00	(7,436.24)	80,808.59	69,426.00	(11,382.59)	413,890.00
Excess Revenue / Expense	(7,260.38)	50.00	(7,310.38)	(10,982.58)	(444.00)	(10,538.58)	0.00

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<u>Income</u>							
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04150 Reserve Assessment	0.00	0.00	0.00	20,567.50	20,567.50	0.00	82,270.00
04240 Interest Income	3.74	0.00	3.74	7.95	0.00	7.95	0.00
04295 Application Fees	1,080.00	1,000.00	80.00	2,740.00	2,000.00	740.00	12,000.00
04300 Reserve Transfer	0.00	0.00	0.00	(20,567.50)	(20,567.50)	0.00	(82,270.00)
TOTAL Income	34,574.57	34,491.00	83.57	69,729.61	68,982.00	747.61	413,890.00
TOTAL Income	34,574.57	34,491.00	83.57	69,729.61	68,982.00	747.61	413,890.00
Expense							
<u>Administrative</u>							
06025 Annual Corp. Fee	0.00	0.00	0.00	0.00	0.00	0.00	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)	4,324.50	4,324.00	(0.50)	25,947.00
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06120 Water / Sewer	6,718.56	3,000.00	(3,718.56)	10,660.78	6,000.00	(4,660.78)	36,000.00
TOTAL Public Utilities	9,798.35	5,196.00	(4,602.35)	16,158.44	10,392.00	(5,766.44)	62,350.00
TOTAL Expense	41,877.24	34,441.00	(7,436.24)	80,808.59	69,426.00	(11,382.59)	413,890.00
Excess Revenue / Expense	(7,302.67)	50.00	(7,352.67)	(11,078.98)	(444.00)	(10,634.98)	0.00

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Income & Expense Statement

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	This Month: Reserves			YTD: Reserves			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
04240 Interest Income	42.29	0.00	42.29	96.40	0.00	96.40	0.00
TOTAL Income	42.29	0.00	42.29	96.40	0.00	96.40	0.00
TOTAL Income	42.29	0.00	42.29	96.40	0.00	96.40	0.00
Excess Revenue / Expense	42.29	0.00	42.29	96.40	0.00	96.40	0.00