Carrington at Stonebridge Condominium
Balance Sheet
Period 12/31/2020

	December 2020	Operating	Reserves	Total
	Assets			
	Current Assets			
01010	Iberia OP 5708	147,918.31		147,918.31
01016	IBERIA OP ICS 708	497,901.07		497,901.07
01024	VNB Reserve 9210		20,803.43	20,803.43
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	70.53		70.53
01642	Prepaid Expenses	11,281.15		11,281.15
01690	Prepaid Insurance	36,105.78		36,105.78
	Total Current Assets	693,276.84	265,490.20	958,767.04
	TOTAL ASSETS	**693,276.84**	**265,490.20**	**958,767.04**
	Liabilities & Equity			
	Current Liabilities			
02110	Accounts Payable	22,596.25		22,596.25
02111	Accrued Expenses	700.00		700.00
02250	Prepaid Owner Assessments	67,490.19		67,490.19
02320	Deferred Ins Claim Inc	306,164.47		306,164.47
	Total Current Liabilities	396,950.91		396,950.91
	Equity			
03000	Dfrd Reserves - Unallocated		10,332.47	10,332.47
03008	Dfrd Reserves - Roof		100,000.00	100,000.00
03010	Dfrd Reserves - Painting		18,733.22	18,733.22
03012	Dfrd Reserves - Paving		32,314.30	32,314.30
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		11,000.00	11,000.00
03300	Fund Balance	270,903.76		270,903.76
	Current Year Net Income/(Loss)	25,422.17	1,848.38	27,270.55
	Total Equity	296,325.93	265,490.20	561,816.13
	TOTAL LIABILITIES & EQUITY	**693,276.84**	**265,490.20**	**958,767.04**

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
Income							
Income							
04145 Maintenance Fees	32,168.00	32,168.00	0.00	386,016.00	386,016.00	0.00	386,016.00
04150 Reserve Assessment	0.00	0.00	0.00	76,384.00	76,384.00	0.00	76,384.00
04200 Late Charge Fees / Interest	(31.52)	0.00	(31.52)	896.06	0.00	896.06	0.00
04240 Interest Income - Operating	230.24	0.00	230.24	2,536.09	0.00	2,536.09	0.00
04250 Interest Income - Reserves	678.84	0.00	678.84	1,848.38	0.00	1,848.38	0.00
04260 Ins Claim Income-Hurricane	(48,696.40)	0.00	(48,696.40)	83,407.00	0.00	83,407.00	0.00
04295 Application Fees	2,260.00	913.00	1,347.00	9,080.00	11,000.00	(1,920.00)	11,000.00
04300 Reserve Transfer	0.00	0.00	0.00	(76,384.00)	(76,384.00)	0.00	(76,384.00)
TOTAL Income	(13,390.84)	33,081.00	(46,471.84)	483,783.53	397,016.00	86,767.53	397,016.00
TOTAL Income	(13,390.84)	33,081.00	(46,471.84)	483,783.53	397,016.00	86,767.53	397,016.00
Expense							
Administrative							
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	1,999.25	2,002.00	2.75	23,991.00	23,991.00	0.00	23,991.00
06045 Background Check/Lease Exp	1,880.00	587.00	(1,293.00)	5,780.00	7,000.00	1,220.00	7,000.00
06050 Office Expense / Postage	2,000.97	625.00	(1,375.97)	8,816.53	7,500.00	(1,316.53)	7,500.00
06053 Website	0.00	125.00	125.00	1,140.00	1,500.00	360.00	1,500.00
06056 Legal / Accounting (CPA)	158.20	413.00	254.80	2,666.62	5,000.00	2,333.38	5,000.00
06070 Taxes, Licenses, Dues	0.00	125.00	125.00	2,415.35	1,500.00	(915.35)	1,500.00
TOTAL Administrative	6,038.42	3,877.00	(2,161.42)	45,414.75	47,096.00	1,681.25	47,096.00
Building Maintenance							
06190 Building Maintenance	1,023.10	4,500.00	3,476.90	41,293.54	54,000.00	12,706.46	54,000.00
06192 Equipment & Supplies	119.00	87.00	(32.00)	1,079.82	1,000.00	(79.82)	1,000.00
06194 Janitorial Service/Press.Clean	2,000.00	2,337.00	337.00	30,000.00	28,000.00	(2,000.00)	28,000.00
06210 Emergency Systems/Fire Safety	3,462.76	1,500.00	(1,962.76)	22,346.42	18,000.00	(4,346.42)	18,000.00
06230 Exterminating	2,004.40	1,038.00	(966.40)	13,463.40	12,500.00	(963.40)	12,500.00
TOTAL Building Maintenanc	8,609.26	9,462.00	852.74	108,183.18	113,500.00	5,316.82	113,500.00
Grounds							
06141 Irrigation System Maint.	0.00	413.00	413.00	3,334.57	5,000.00	1,665.43	5,000.00
06160 Landscape Contract	4,065.17	4,025.00	(40.17)	48,782.04	48,300.00	(482.04)	48,300.00
06162 Sod / Plantings	3,661.40	1,250.00	(2,411.40)	10,904.40	15,000.00	4,095.60	15,000.00
06165 Tree Maintenance/Rplcmnt	0.00	1,000.00	1,000.00	11,028.00	12,000.00	972.00	12,000.00
06167 Mulch	5,781.60	500.00	(5,281.60)	5,781.60	6,000.00	218.40	6,000.00
06170 Pool Maintenance	741.00	625.00	(116.00)	6,439.00	7,500.00	1,061.00	7,500.00
TOTAL Grounds	14,249.17	7,813.00	(6,436.17)	86,269.61	93,800.00	7,530.39	93,800.00
Insurance							
06310 Insurance - Package	6,183.86	6,000.00	(183.86)	69,941.41	72,000.00	2,058.59	72,000.00
TOTAL Insurance	6,183.86	6,000.00	(183.86)	69,941.41	72,000.00	2,058.59	72,000.00

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Income & Expense Statement

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	Current Period Consolidated			Year to Date Consolidated			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
Other							
06305 Contingency/Bad Debt Expense	0.00	837.00	837.00	913.38	10,000.00	9,086.62	10,000.00
TOTAL Other	0.00	837.00	837.00	913.38	10,000.00	9,086.62	10,000.00
Public Utilities							
06100 Electric / Pool Heat	846.24	712.00	(134.24)	8,014.79	8,500.00	485.21	8,500.00
06110 Refuse Removal / Recycling	2,362.68	1,423.00	(939.68)	19,911.96	17,120.00	(2,791.96)	17,120.00
06120 Water / Sewer	3,480.28	2,913.00	(567.28)	34,456.90	35,000.00	543.10	35,000.00
TOTAL Public Utilities	6,689.20	5,048.00	(1,641.20)	62,383.65	60,620.00	(1,763.65)	60,620.00
Special Projects							
06143 Gutters/Facias/Soffits	0.00	0.00	0.00	17,569.00	0.00	(17,569.00)	0.00
06144 Car Port Caps	0.00	0.00	0.00	45,438.00	0.00	(45,438.00)	0.00
06151 Lanai Project	0.00	0.00	0.00	20,400.00	0.00	(20,400.00)	0.00
06163 Landscape Replacement	(3,661.40)	0.00	3,661.40	0.00	0.00	0.00	0.00
06172 Pool Project	(45,035.00)	0.00	45,035.00	0.00	0.00	0.00	0.00
TOTAL Special Projects	(48,696.40)	0.00	48,696.40	83,407.00	0.00	(83,407.00)	0.00
TOTAL Expense	(6,926.49)	33,037.00	39,963.49	456,512.98	397,016.00	(59,496.98)	397,016.00
Excess Revenue / Expense	(6,464.35)	44.00	(6,508.35)	27,270.55	0.00	27,270.55	0.00