

Old Sweetbriar Farms Homeowners Association
Fund Statement
(Cash Basis)
September 2019

		Operating Fund	Replacement Reserve Fund	Total Fund Balances
Beginning Equity		121,298.82	0.00	121,298.82
Income		-6,244.76	94,676.23	88,431.47
Expenses		-77,036.12	0.00	-77,036.12
Net income		-83,280.88	94,676.23	11,395.35
Ending Equity		38,017.94	94,676.23	132,694.17
Cash in NW Bank Operating	1010	23,536.76		23,536.76
Cash in NW Bank Operating MM	1011	14,015.54		14,015.54
Cash in NW Bank Reserves	1020		94,676.23	94,676.23
Bank of America Checking Operating	1050	0.00		0.00
Bank of America Reserves	1051		0.00	0.00
Undeposited Funds	12000	465.64		465.64 #1
		38,017.94	94,676.23	132,694.17
Interfund	**	0.00	0.00	0.00

#1 Owner online payments submitted in
Sept., posted in Oct.

Balance Sheet

Property: Old Sweetbriar Farm Homeowners Association

As of 09/30/19 (cash basis)

ASSETS

Bank

1010 Cash in NW Bank Operating	23,536.76
1011 Cash in NW Bank Money Market Operating	14,015.54
12000 Undeposited Funds	465.64

Total Bank 38,017.94

TOTAL ASSETS

38,017.94

LIABILITIES & EQUITY

Equity

3001 Operating Fund Balance Prior Year	121,298.82
3101 Current Year Income	-83,280.88

Total Equity 38,017.94

TOTAL LIABILITIES & EQUITY

38,017.94

Budget Comparison

Property: Old Sweetbriar Farm Homeowners Association

Comparison Periods: 09/02/19 - 09/30/19 and 01/01/19 - 09/30/19 (cash basis)

	Actual 09/02/19 - 09/30/19	Budget 09/19 - 09/19	\$ Change	% Change	Actual YTD 01/01/19 - 09/30/19	Budget YTD 01/19 - 09/19	\$ Change	% Change
INCOME								
4000 Income								
4001 Regular Assessments	4,912.61	0.00	4,912.61		84,254.70	85,576.32	-1,321.62	-1.5 %
4006 Reserve Transfer Adjustment	0.00	0.00	0.00		-94,263.32	-6,563.32	-87,700.00	-1,336.2 %
4100 Interest Revenue	15.54	0.00	15.54		15.54	0.00	15.54	
4501 Late Charges	425.00	0.00	425.00		973.96	0.00	973.96	
4506 NSF Charges	35.00	0.00	35.00		35.00	0.00	35.00	
4508 Interest Charges	26.27	0.00	26.27		594.11	0.00	594.11	
4509 Legal Fees	0.00	0.00	0.00		2,145.25	0.00	2,145.25	
4000 Total Income	5,414.42	0.00	5,414.42		-6,244.76	79,013.00	-85,257.76	-107.9 %
TOTAL INCOME	5,414.42	0.00	5,414.42		-6,244.76	79,013.00	-85,257.76	-107.9 %
EXPENSE								
5000 Maintenance and Repair Services								
5001 General Maintenance/Repair	0.00	125.00	-125.00	-100.0 %	3,728.46	1,125.00	2,603.46	231.4 %
5000 Total Maintenance and Repair Serv	0.00	125.00	-125.00	-100.0 %	3,728.46	1,125.00	2,603.46	231.4 %
5200 LANDSCAPING								
5201 Landscape Contract Services	0.00	2,875.00	-2,875.00	-100.0 %	23,000.00	25,875.00	-2,875.00	-11.1 %
5209 Irrigation Repairs	0.00	0.00	0.00		325.00	0.00	325.00	
5211 Irrigation - Backflow Testing	0.00	0.00	0.00		200.00	0.00	200.00	
5213 Landscaping Miscellaneous	0.00	416.66	-416.66	-100.0 %	8,938.09	3,750.02	5,188.07	138.3 %
5200 Total LANDSCAPING	0.00	3,291.66	-3,291.66	-100.0 %	32,463.09	29,625.02	2,838.07	9.6 %
5300 UTILITY								
5301 Utility - Water and Sewer	0.00	250.00	-250.00	-100.0 %	0.00	2,250.00	-2,250.00	-100.0 %
5302 Utility - Irrigation Water	837.27	0.00	837.27		2,309.02	0.00	2,309.02	
5303 Utility - Electricity	249.95	208.33	41.62	20.0 %	2,270.88	1,875.01	395.87	21.1 %
5300 Total UTILITY	1,087.22	458.33	628.89	137.2 %	4,579.90	4,125.01	454.89	11.0 %
5400 ADMIN SERVICES								
5401 Management Services - Contract	1,750.00	1,790.00	-40.00	-2.2 %	18,186.40	16,110.00	2,076.40	12.9 %
5402 Management Services - Extra	58.00	0.00	58.00		1,349.64	0.00	1,349.64	
5410 Office Supplies/Printing/Postage	530.85	95.83	435.02	453.9 %	1,855.75	862.51	993.24	115.2 %
5422 Reserve Study Preparation/Update	0.00	62.50	-62.50	-100.0 %	0.00	562.50	-562.50	-100.0 %
5430 Website Expenses	0.00	0.00	0.00		114.00	0.00	114.00	
5438 Legal/Collection Expenses	227.50	125.00	102.50	82.0 %	7,227.88	1,125.00	6,102.88	542.5 %
5446 Accounting/Tax Returns/Reviews	0.00	170.83	-170.83	-100.0 %	900.00	1,537.51	-637.51	-41.5 %
5450 Tax Expense	0.00	22.91	-22.91	-100.0 %	0.00	206.27	-206.27	-100.0 %
5454 Licenses/Annual Reports	0.00	4.16	-4.16	-100.0 %	50.00	37.52	12.48	33.3 %

	Actual 09/02/19 - 09/30/19	Budget 09/19 - 09/19	\$ Change	% Change	Actual YTD 01/01/19 - 09/30/19	Budget YTD 01/19 - 09/19	\$ Change	% Change
5458 Insurance	0.00	315.00	-315.00	-100.0 %	3,408.00	2,835.00	573.00	20.2 %
5462 Board/Annual Meeting Expenses	0.00	1.66	-1.66	-100.0 %	20.00	15.02	4.98	33.2 %
5498 Web Payment	0.00	0.00	0.00		40.00	0.00	40.00	
5408 Storage Facilities	0.00	121.50	-121.50	-100.0 %	1,463.00	1,093.50	369.50	33.8 %
5400 Total ADMIN SERVICES	2,566.35	2,709.39	-143.04	-5.3 %	34,614.67	24,384.83	10,229.84	42.0 %
5500 Miscellaneous Charges								
5501 Late Charges	0.00	0.00	0.00		1,580.00	0.00	1,580.00	
5506 NSF Charge	35.00	0.00	35.00		70.00	0.00	70.00	
5500 Total Miscellaneous Charges	35.00	0.00	35.00		1,650.00	0.00	1,650.00	
TOTAL EXPENSE	3,688.57	6,584.38	-2,895.81	-44.0 %	77,036.12	59,259.86	17,776.26	30.0 %
NET INCOME	1,725.85	-6,584.38	8,310.23	126.2 %	-83,280.88	19,753.14	-103,034.02	-521.6 %
NET INCOME SUMMARY								
Income	5,414.42	0.00	5,414.42		-6,244.76	79,013.00	-85,257.76	-107.9 %
Expense	-3,688.57	-6,584.38	2,895.81	44.0 %	-77,036.12	-59,259.86	-17,776.26	30.0 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	1,725.85	-6,584.38	8,310.23	126.2 %	-83,280.88	19,753.14	-103,034.02	-521.6 %

Budget Comparison

Properties: Old Sweetbriar Farm Homeowners Association
 Comparison Periods: 9/1/2019 - 9/30/2019 and 1/1/2019 - 12/31/2019 (Cash Basis)

	Actual 9/1/2019 - 9/30/2019	Budget 9/1/2019 - 9/30/2019	\$ Change	% Change	Actual 1/1/2019 - 9/30/2019	Budget 1/1/2019 - 12/31/2019	\$ Change	%Change
4000 Income								
4001 Regular Assessments	4,912.61	0.00	4,912.61	0.0%	84,254.70	85,576.32	-1,321.62	0.0%
4006 Reserve Transfer Adjustm	0.00	0.00	0.00	0.0%	-94,263.32	-6,563.32	-87,700.00	-1336.2%
4100 Interest Revenue	15.54	0.00	15.54	0.0%	15.54	0.00	15.54	0.0%
4501 Late Charges	425.00	0.00	425.00	0.0%	973.96	0.00	973.96	0.0%
4506 NSF Charges	35.00	0.00	35.00	0.0%	35.00	0.00	35.00	0.0%
4508 Interest Charges	26.27	0.00	26.27	0.0%	594.11	0.00	594.11	0.0%
4509 Legal Fees	0.00	0.00	0.00	0.0%	2,145.25	0.00	2,145.25	0.0%
4000 Total Income	5,414.42	0.00	5,414.42	0.0%	-6,244.76	79,013.00	-85,257.76	-107.9%
TOTAL INCOME	5,414.42	0.00	5,414.42	0.0%	-6,244.76	79,013.00	-85,257.76	-107.9%
5000 Maintenance and Repair Ser								
5001 General Maintenance/Rep	0.00	125.00	-125.00	-100.0%	3,728.46	1,500.00	2,228.46	148.6%
5000 Total Maintenance and Rep	0.00	125.00	-125.00	-100.0%	3,728.46	1,500.00	2,228.46	148.6%
5200 LANDSCAPING								
5201 Landscape Contract Serv	0.00	2,875.00	-2,875.00	-100.0%	23,000.00	34,500.00	-11,500.00	-33.3%
5209 Irrigation Repairs	0.00	0.00	0.00	0.0%	325.00	0.00	325.00	0.0%
5211 Irrigation - Backflow Testin	0.00	0.00	0.00	0.0%	200.00	0.00	200.00	0.0%
5213 Landscaping Miscellaneous:	0.00	416.66	-416.66	-100.0%	8,938.09	5,000.00	3,938.09	78.8%
5200 Total LANDSCAPING	0.00	3,291.66	-3,291.66	-100.0%	32,463.09	39,500.00	-7,036.91	-17.8%
5300 UTILITY								
5301 Utility - Water and Sewer	0.00	250.00	-250.00	-100.0%	0.00	3,000.00	-3,000.00	-100.0%
5302 Utility - Irrigation Water	837.27	0.00	837.27	0.0%	2,309.02	0.00	2,309.02	0.0%
5303 Utility - Electricity	249.95	208.33	41.62	20.0%	2,270.88	2,500.00	-229.12	-9.2%
5300 Total UTILITY	1,087.22	458.33	628.89	137.2%	4,579.90	5,500.00	-920.10	-16.7%
5400 ADMIN SERVICES								
5401 Management Services - Cc	1,750.00	1,790.00	-40.00	-2.2%	18,186.40	21,480.00	-3,293.60	-15.3%
5402 Management Services - Ex	58.00	0.00	58.00	0.0%	1,349.64	0.00	1,349.64	0.0%
5410 Office Supplies/Printing/Po	530.85	95.83	435.02	453.9%	1,855.75	1,150.00	705.75	61.4%
5422 Reserve Study Preparation	0.00	62.50	-62.50	-100.0%	0.00	750.00	-750.00	-100.0%
5430 Website Expenses	0.00	0.00	0.00	0.0%	114.00	0.00	114.00	0.0%

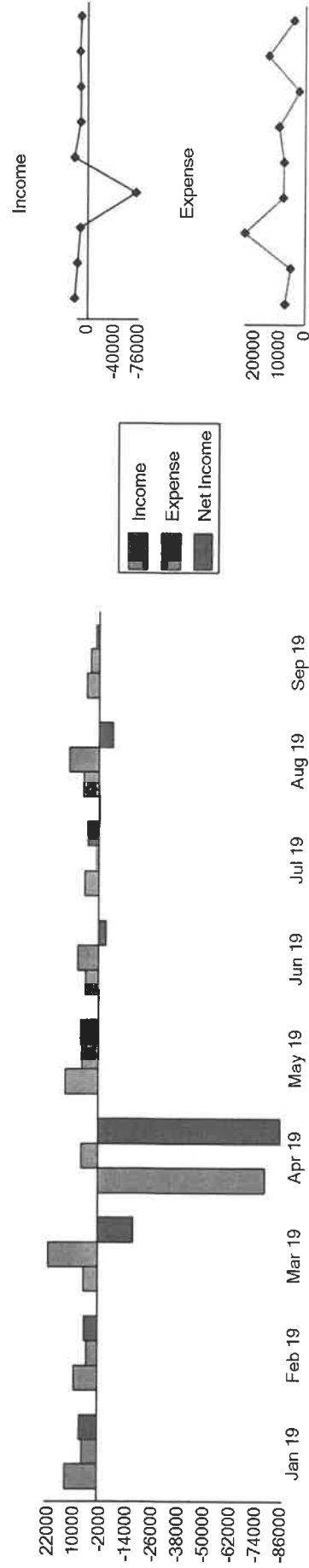
	Actual 9/1/2019 - 9/30/2019	Budget 9/1/2019 - 9/30/2019	\$ Change	% Change	Actual 1/1/2019 - 9/30/2019	Budget 1/1/2019 - 12/31/2019	\$ Change	%Change
5438 Legal/Collection Expenses	227.50	125.00	102.50	82.0%	7,227.88	1,500.00	5,727.88	381.9%
5446 Accounting/Tax Returns/R	0.00	170.83	-170.83	-100.0%	900.00	2,050.00	-1,150.00	-56.1%
5450 Tax Expense	0.00	22.91	-22.91	-100.0%	0.00	275.00	-275.00	-100.0%
5454 Licenses/Annual Reports	0.00	4.16	-4.16	-100.0%	50.00	50.00	0.00	0.0%
5458 Insurance	0.00	315.00	-315.00	-100.0%	3,408.00	3,780.00	-372.00	-9.8%
5462 Board/Annual Meeting Exp	0.00	1.66	-1.66	-100.0%	20.00	20.00	0.00	0.0%
5498 Web Payment	0.00	0.00	0.00	0.0%	40.00	0.00	40.00	0.0%
5408 Storage Facilities	0.00	121.50	-121.50	-100.0%	1,463.00	1,458.00	5.00	0.3%
5400 Total ADMIN SERVICES	2,566.35	2,709.39	-143.04	-5.3%	34,614.67	32,513.00	2,101.67	6.5%
5500 Miscellaneous Charges				0.0%				0.0%
5501 Late Charges	0.00	0.00	0.00	0.0%	1,580.00	0.00	1,580.00	0.0%
5506 NSF Charge	35.00	0.00	35.00	0.0%	70.00	0.00	70.00	0.0%
5500 Total Miscellaneous Charg	35.00	0.00	35.00	0.0%	1,650.00	0.00	1,650.00	0.0%
TOTAL EXPENSE	3,688.57	6,584.38	-2,895.81	-44.0%	77,036.12	79,013.00	-1,976.88	-2.5%
NET INCOME	1,725.85	-6,584.38	8,310.23		-83,280.88	0.00	-83,280.88	

Profit & Loss 12 Month Recap

Property: Old Sweetbriar Farm Homeowners Association
 Monthly recap 01/01/19 - 09/30/19 (cash basis)

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	TOTAL
INCOME										
4000 Income										
4001 Regular Assessments	14,742.72	10,663.31	6,027.04	9,554.51	14,430.74	11,455.22	6,178.51	6,290.04	4,912.61	84,254.70
4006 Reserve Transfer Adjustr	0.00	0.00	-100.00	-87,600.00	0.00	-6,563.32	0.00	0.00	0.00	-94,263.32
4100 Interest Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.54	15.54
4501 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	548.96	425.00	973.96
4506 NSF Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	35.00
4508 Interest Charges	0.00	3.07	102.57	261.94	70.11	96.85	0.00	33.30	26.27	594.11
4509 Legal Fees	0.00	0.00	291.50	473.00	584.88	795.87	0.00	0.00	0.00	2,145.25
4000 Total Income	14,742.72	10,666.38	6,321.11	-77,310.55	15,085.73	5,784.62	6,178.51	6,872.30	5,414.42	-6,244.76
TOTAL INCOME	14,742.72	10,666.38	6,321.11	-77,310.55	15,085.73	5,784.62	6,178.51	6,872.30	5,414.42	-6,244.76
EXPENSE										
5000 Maintenance and Repair Ser										
5001 General Maintenance/Rep	3,728.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,728.46
5000 Total Maintenance and Re	3,728.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,728.46
5200 LANDSCAPING										
5201 Landscape Contract Servi	0.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	0.00	8,625.00	0.00	23,000.00
5209 Irrigation Repairs	0.00	0.00	0.00	0.00	325.00	0.00	0.00	0.00	0.00	325.00
5211 Irrigation - Backflow Testir	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	200.00
5213 Landscaping Miscellaneous	238.09	0.00	8,700.00	0.00	0.00	0.00	0.00	0.00	0.00	8,938.09
5200 Total LANDSCAPING	238.09	2,875.00	11,575.00	2,875.00	3,200.00	2,875.00	0.00	8,825.00	0.00	32,463.09
5300 UTILITY										
5302 Utility - Irrigation Water	0.00	0.00	169.74	0.00	28.98	364.32	434.70	474.01	837.27	2,309.02
5303 Utility - Electricity	482.97	223.38	221.63	199.52	200.23	0.00	242.15	451.05	249.95	2,270.88
5300 Total UTILITY	482.97	223.38	391.37	199.52	229.21	364.32	676.85	925.06	1,087.22	4,579.90
5400 ADMIN SERVICES										
5401 Management Services - C	1,790.00	1,790.00	1,790.00	1,790.00	1,790.00	3,986.40	1,750.00	1,750.00	1,750.00	18,186.40
5402 Management Services - E	0.00	0.00	0.00	0.00	1,200.00	1,200.00	-1,139.68	31.32	58.00	1,349.64
5410 Office Supplies/Printing/P	368.52	0.00	0.00	0.00	0.00	544.50	132.12	279.76	530.85	1,855.75
5430 Website Expenses	0.00	0.00	0.00	0.00	114.00	0.00	0.00	0.00	0.00	114.00
5438 Legal/Collection Expenses	0.00	0.00	5,231.23	1,242.00	226.80	300.35	0.00	0.00	227.50	7,227.88
5446 Accounting/Tax Returns/F	0.00	0.00	350.00	0.00	550.00	0.00	0.00	0.00	0.00	900.00
5454 Licenses/Annual Reports	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	50.00
5458 Insurance	0.00	0.00	3,408.00	0.00	0.00	0.00	0.00	0.00	0.00	3,408.00
5462 Board/Annual Meeting Exp	170.00	-150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00
5498 Web Payment	0.00	0.00	0.00	0.00	0.00	40.00	0.00	0.00	0.00	40.00
5408 Storage Facilities	0.00	0.00	0.00	1,463.00	0.00	0.00	0.00	0.00	0.00	1,463.00

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	TOTAL
5400 Total ADMIN SERVICES	2,328.52	1,640.00	10,779.23	4,495.00	3,880.80	6,121.25	742.44	2,061.08	2,566.35	34,614.67
5500 Miscellaneous Charges										
5501 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,580.00	0.00	1,580.00
5506 NSF Charge	0.00	0.00	0.00	0.00	0.00	0.00	35.00	0.00	35.00	70.00
5500 Total Miscellaneous Charç	0.00	0.00	0.00	0.00	0.00	0.00	35.00	1,580.00	35.00	1,650.00
TOTAL EXPENSE	6,778.04	4,738.38	22,745.60	7,569.52	7,310.01	9,360.57	1,454.29	13,391.14	3,688.57	77,036.12
NET INCOME	7,964.68	5,928.00	-16,424.49	-84,880.07	7,775.72	-3,575.95	4,724.22	-6,518.84	1,725.85	-83,280.88
NET INCOME SUMMARY										
Income	14,742.72	10,666.38	6,321.11	-77,310.55	15,085.73	5,784.62	6,178.51	6,872.30	5,414.42	-6,244.76
Expense	-6,778.04	-4,738.38	-22,745.60	-7,569.52	-7,310.01	-9,360.57	-1,454.29	-13,391.14	-3,688.57	-77,036.12
NET INCOME	7,964.68	5,928.00	-16,424.49	-84,880.07	7,775.72	-3,575.95	4,724.22	-6,518.84	1,725.85	-83,280.88



Financial Statement

Property: Old Sweetbriar Farm HOA Reserves

01/01/19 - 09/30/19 (cash)

ASSETS

Bank	
1020 Cash in NW Bank Replacement Reserve	94,676.23
Total Bank	94,676.23
TOTAL ASSETS	94,676.23

LIABILITIES & EQUITY

Equity	
Income	
4901 Reserve Assessments	94,263.32
4906 Reserve Interest	412.91
Total Income	94,676.23
Net Income (1/1/2019 thru 9/30/2019)	94,676.23
Total Equity	94,676.23
TOTAL LIABILITIES & EQUITY	94,676.23

Profit & Loss 12 Month Recap

Property: Old Sweetbriar Farm HOA Reserves
 Monthly recap 01/01/19 - 09/30/19 (cash basis)

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	TOTAL
INCOME										
4901 Reserve Assessments	0.00	0.00	100.00	87,600.00	0.00	6,563.32	0.00	0.00	0.00	94,263.32
4906 Reserve Interest	0.00	0.00	0.00	1.59	2.23	35.18	136.51	116.50	120.90	412.91
TOTAL INCOME	0.00	0.00	100.00	87,601.59	2.23	6,598.50	136.51	116.50	120.90	94,676.23
NET INCOME	0.00	0.00	100.00	87,601.59	2.23	6,598.50	136.51	116.50	120.90	94,676.23
NET INCOME SUMMARY										
Income	0.00	0.00	100.00	87,601.59	2.23	6,598.50	136.51	116.50	120.90	94,676.23
Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET INCOME	0.00	0.00	100.00	87,601.59	2.23	6,598.50	136.51	116.50	120.90	94,676.23

