

Balance Sheet

Property: Old Sweetbriar Farm Homeowners Association

As of 07/31/19 (cash basis)

ASSETS

Bank

1010 Cash in NW Bank Operating	42,571.89
12000 Undeposited Funds	239.04

Total Bank	42,810.93
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TOTAL ASSETS

42,810.93

LIABILITIES & EQUITY

Equity

3001 Operating Fund Balance Prior Year	121,298.82
3101 Current Year Income	-78,487.89

Total Equity	42,810.93
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TOTAL LIABILITIES & EQUITY

42,810.93

Budget Comparison

Properties: Old Sweetbriar Farm Homeowners Association
 Comparison Periods: 7/1/2019 - 7/31/2019 and 1/1/2019 - 12/31/2019 (Cash Basis)

	Actual 7/1/2019 - 7/31/2019	Budget 7/1/2019 - 7/31/2019	\$ Change	% Change	Actual 1/1/2019 - 7/31/2019	Budget 1/1/2019 - 12/31/2019	\$ Change	%Change
4000 Income								
4001 Regular Assessments	6,178.51	0.00	6,178.51	0.0%	73,052.05	85,576.32	-12,524.27	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%
4508 Interest Charges	0.00	0.00	0.00	0.0%	534.54	0.00	534.54	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	6,178.51	0.00	6,178.51	0.0%	-18,531.48	79,013.00	-97,544.48	-123.5%
TOTAL INCOME	6,178.51	0.00	6,178.51	0.0%	-18,531.48	79,013.00	-97,544.48	-123.5%
5000 Maintenance and Repair Sen								
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%	14,375.00	34,500.00	-20,125.00	-58.3%
5209 Irrigation Repairs	0.00	0.00	0.00	0.0%	325.00	0.00	325.00	0.0%
5213 Landscaping Miscellaneous	0.00	416.67	-416.67	-100.0%	8,938.09	5,000.00	3,938.09	78.8%
5200 Total LANDSCAPING	0.00	3,291.67	-3,291.67	-100.0%	23,638.09	39,500.00	-15,861.91	-40.2%
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	434.70	0.00	434.70	0.0%	997.74	0.00	997.74	0.0%
5303 Utility - Electricity	242.15	208.33	33.82	16.2%	1,569.88	2,500.00	-930.12	-37.2%
5300 Total UTILITY	676.85	458.33	218.52	47.7%	2,567.62	5,500.00	-2,932.38	-53.3%
5400 ADMIN SERVICES								
5401 Management Services - Cc	1,750.00	1,790.00	-40.00	-2.2%	14,686.40	21,480.00	-6,793.60	-31.6%
5402 Management Services - Ex	-1,139.68	0.00	-1,139.68	0.0%	1,260.32	0.00	1,260.32	0.0%
5410 Office Supplies/Printing/Po	132.12	95.83	36.29	37.9%	1,045.14	1,150.00	-104.86	-9.1%
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%
5438 Legal/Collection Expenses	0.00	125.00	-125.00	-100.0%	7,000.38	1,500.00	5,500.38	366.7%
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	22.92	-22.92	-100.0%	0.00	275.00	-275.00	-100.0%
5454 Licenses/Annual Reports	0.00	4.17	-4.17	-100.0%	50.00	50.00	0.00	0.0%

	Actual 7/1/2019 - 7/31/2019	Budget 7/1/2019 - 7/31/2019	\$ Change	% Change	Actual 1/1/2019 - 7/31/2019	Budget 1/1/2019 - 12/31/2019	\$ Change	% Change
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	1.67	-1.67	-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	742.44	2,709.42	-1,966.98	-72.6%	29,987.24	32,513.00	-2,525.76	-7.8%
5500 Miscellaneous Charges				0.0%				0.0%
5506 NSF Charge	35.00	0.00	35.00	0.0%	35.00	0.00	35.00	0.0%
5500 Total Miscellaneous Charge	35.00	0.00	35.00	0.0%	35.00	0.00	35.00	0.0%
TOTAL EXPEI	1,454.29	6,584.42	-5,130.13	-77.9%	59,956.41	79,013.00	-19,056.59	-24.1%
NET INCOME	4,724.22	-6,584.42	11,308.64		-78,487.89	0.00	-78,487.89	

Financial Statement

Property: Old Sweetbriar Farm HOA Reserves

01/01/19 - 07/31/19 (cash)

ASSETS

Bank	
1020 Cash in NW Bank Replacement Reserve	94,438.83
Total Bank	94,438.83

TOTAL ASSETS 94,438.83

LIABILITIES & EQUITY

Equity

Income	
4901 Reserve Assessments	94,263.32
4906 Reserve Interest	175.51
Total Income	94,438.83
Net Income (1/1/2019 thru 7/31/2019)	94,438.83

Total Equity 94,438.83

TOTAL LIABILITIES & EQUITY 94,438.83