

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

		Operating Fund	Replacement Reserve Fund	Total Fund Balances
Beginning Equity		121,298.82	0.00	121,298.82
Income		-4,577.80	94,784.84	90,207.04
Expenses		-80,753.68	-9,588.09	-90,341.77
Net income		-85,331.48	85,196.75	-134.73
Ending Equity		35,967.34	85,196.75	121,164.09
Cash in NW Bank Operating	1010	12,347.63		12,347.63
Cash in NW Bank Operating MM	1011	14,031.62		14,031.62
Cash in NW Bank Reserves	1020		94,784.84	94,784.84
Bank of America Checking Operating	1050	0.00		0.00
Bank of America Reserves	1051		0.00	0.00
Undeposited Funds	12000	0.00		0.00
		26,379.25	94,784.84	121,164.09
Interfund	**	9,588.09	-9,588.09	0.00
Reclass Landscape expense		8,938.09	-8,938.09	
Reserve expense paid from Operating		650.00	-650.00	
		9,588.09	-9,588.09	

Balance Sheet

Property: Old Sweetbriar Farm Homeowners Association

As of 10/31/19 (cash basis)

ASSETS

Bank		
1010 Cash in NW Bank Operating		12,347.63
1011 Cash in NW Bank Money Market Operating		14,031.62
Total Bank		<u>26,379.25</u>

Other Asset		
1600 Interfund		9,588.09
Total Other Asset		<u>9,588.09</u>

TOTAL ASSETS 35,967.34

LIABILITIES & EQUITY

Equity		
3001 Operating Fund Balance Prior Year		121,298.82
3101 Current Year Income		-85,331.48
Total Equity		<u>35,967.34</u>

TOTAL LIABILITIES & EQUITY 35,967.34

Budget Comparison

Properties: Old Sweetbriar Farm Homeowners Association
 Comparison Periods: 10/1/2019 - 10/31/2019 and 1/1/2019 - 12/31/2019 (Cash Basis)

	Actual 10/1/2019 - 10/31/2019	Budget 10/1/2019 - 10/31/2019	\$ Change	% Change	Actual 1/1/2019 - 10/31/2019	Budget 1/1/2019 - 12/31/2019	\$ Change	%Change
4000 Income								
4001 Regular Assessments	1,440.58	0.00	1,440.58	0.0%	85,695.28	85,576.32	118.96	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	16.08	0.00	16.08	0.0%	31.62	0.00	31.62	0.0%
4501 Late Charges	168.62	0.00	168.62	0.0%	1,142.58	0.00	1,142.58	0.0%
4506 NSF Charges	0.00	0.00	0.00	0.0%	35.00	0.00	35.00	0.0%
4508 Interest Charges	41.68	0.00	41.68	0.0%	635.79	0.00	635.79	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	1,666.96	0.00	1,666.96	0.0%	-4,577.80	79,013.00	-83,590.80	-105.8%
TOTAL INCOME	1,666.96	0.00	1,666.96	0.0%	-4,577.80	79,013.00	-83,590.80	-105.8%
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	5,750.00	2,875.00	2,875.00	100.0%	28,750.00	34,500.00	-5,750.00	-16.7%
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	-8,938.09	416.66	-9,354.75	-2245.2%	0.00	5,000.00	-5,000.00	-100.0%
5200 Total LANDSCAPING	-3,188.09	3,291.66	-6,479.75	-196.9%	29,275.00	39,500.00	-10,225.00	-25.9%
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	553.75	0.00	553.75	0.0%	2,862.77	0.00	2,862.77	0.0%
5303 Utility - Electricity	247.11	208.33	38.78	18.6%	2,517.99	2,500.00	17.99	0.7%
5300 Total UTILITY	800.86	458.33	342.53	74.7%	5,380.76	5,500.00	-119.24	-2.2%
5400 ADMIN SERVICES								
5401 Management Services - Co	1,750.00	1,790.00	-40.00	-2.2%	19,936.40	21,480.00	-1,543.60	-7.2%
5402 Management Services - Ex	116.00	0.00	116.00	0.0%	1,465.64	0.00	1,465.64	0.0%
5410 Office Supplies/Printing/Po	822.79	95.83	726.96	758.6%	2,678.54	1,150.00	1,528.54	132.9%
5422 Reserve Study Preparation	750.00	62.50	687.50	1100.0%	750.00	750.00	0.00	0.0%
5430 Website Expenses	0.00	0.00	0.00	0.0%	114.00	0.00	114.00	0.0%

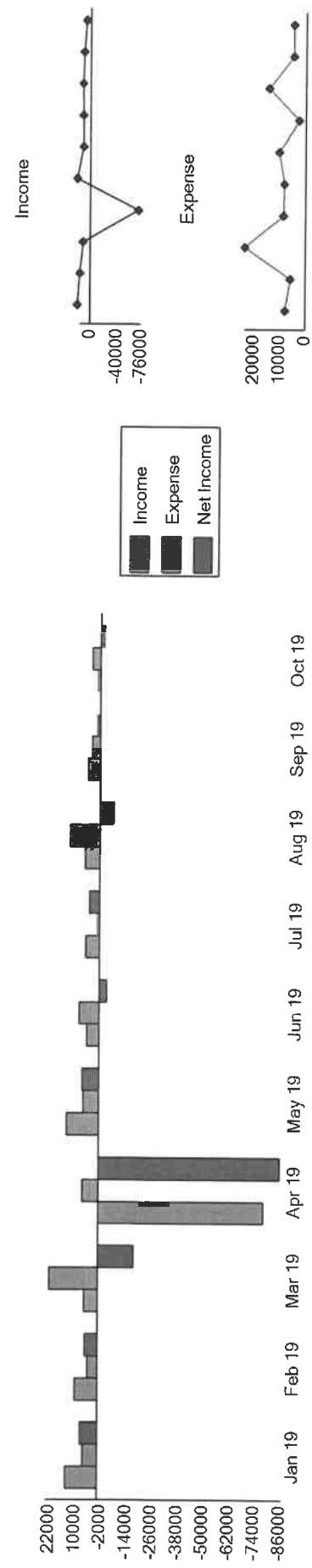
	Actual 10/1/2019 - 10/31/2019	Budget 10/1/2019 - 10/31/2019	\$ Change	% Change	Actual 1/1/2019 - 10/31/2019	Budget 1/1/2019 - 12/31/2019	\$ Change	% Change
5438 Legal/Collection Expenses	356.00	125.00	231.00	184.8%	7,583.88	1,500.00	6,083.88	405.6%
5446 Accounting/Tax Returns/R	2,275.00	170.83	2,104.17	1231.7%	3,175.00	2,050.00	1,125.00	54.9%
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	6,069.79	2,709.39	3,360.40	124.0%	40,684.46	32,513.00	8,171.46	25.1%
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%	105.00	0.00	105.00	0.0%
5500 Total Miscellaneous Charg	35.00	0.00	35.00	0.0%	1,685.00	0.00	1,685.00	0.0%
TOTAL EXPEI	3,717.56	6,584.38	-2,866.82	-43.5%	80,753.68	79,013.00	1,740.68	2.2%
NET INCOME	-2,050.60	-6,584.38	4,533.78		-85,331.48	0.00	-85,331.48	

Profit & Loss 12 Month Recap

Property: Old Sweetbriar Farm Homeowners Association
 Monthly recap 01/01/19 - 10/31/19 (cash basis)

INCOME	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	TOTAL
4000 Income											
4001 Regular Assessments	14,742.72	10,666.31	6,027.04	9,554.51	14,430.74	11,455.22	6,178.51	6,290.04	4,912.61	1,440.58	85,695.28
4006 Reserve Transfer Adjus	0.00	0.00	-100.00	-87,600.00	0.00	-6,563.32	0.00	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	16.08	31.62
4501 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	548.96	425.00	168.62	1,142.58
4506 NSF Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	0.00	35.00
4508 Interest Charges	0.00	3.07	102.57	261.94	70.11	96.85	0.00	33.30	26.27	41.68	635.79
4509 Legal Fees	0.00	0.00	291.50	473.00	584.88	795.87	0.00	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	1,666.96	-4,577.80
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	1,666.96	-4,577.80
EXPENSE											
5000 Maintenance and Repair											
5001 General Maintenance/R	3,728.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,728.46
5000 Total Maintenance and	3,728.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,728.46
5200 LANDSCAPING											
5201 Landscape Contract Se	0.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	0.00	8,625.00	0.00	5,750.00	28,750.00
5209 Irrigation Repairs	0.00	0.00	0.00	0.00	325.00	0.00	0.00	0.00	0.00	0.00	325.00
5211 Irrigation - Backflow Te	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	200.00
5213 Landscaping Miscellani	238.09	0.00	8,700.00	0.00	0.00	0.00	0.00	0.00	0.00	-8,938.09	0.00
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	-3,188.09	29,275.00
5300 UTILITY											
5302 Utility - Irrigation Water	0.00	0.00	169.74	0.00	28.98	364.32	434.70	474.01	837.27	553.75	2,862.77
5303 Utility - Electricity	482.97	223.38	221.63	199.52	200.23	0.00	242.15	451.05	249.95	247.11	2,517.99
5300 Total UTILITY	482.97	223.38	391.37	199.52	229.21	364.32	676.85	925.06	1,087.22	800.86	5,380.76
5400 ADMIN SERVICES											
5401 Management Services -	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	1,750.00	19,936.40
5402 Management Services -	0.00	0.00	0.00	0.00	1,200.00	1,200.00	-1,139.68	31.32	58.00	116.00	1,465.64
5410 Office Supplies/Printinç	368.52	0.00	0.00	0.00	0.00	544.50	132.12	279.76	530.85	822.79	2,678.54
5422 Reserve Study Prepara	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00	750.00
5430 Website Expenses	0.00	0.00	0.00	0.00	114.00	0.00	0.00	0.00	0.00	0.00	114.00
5438 Legal/Collection Expeni	0.00	0.00	5,231.23	1,242.00	226.80	300.35	0.00	0.00	227.50	356.00	7,583.88
5446 Accounting/Tax Return:	0.00	0.00	350.00	0.00	550.00	0.00	0.00	0.00	0.00	2,275.00	3,175.00
5454 Licenses/Annual Repor	0.00	0.00	0.00	0.00	0.00	50.00	0.00	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	0.00	3,408.00
5462 Board/Annual Meeting I	170.00	-150.00	0.00	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	0.00	40.00

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	TOTAL
5408 Storage Facilities	0.00	0.00	0.00	1,463.00	0.00	0.00	0.00	0.00	0.00	0.00	1,463.00
5400 Total ADMIN SERVICE	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	6,069.79	40,684.46
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	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	35.00	105.00
5500 Total Miscellaneous Ch	0.00	0.00	0.00	0.00	0.00	0.00	35.00	1,580.00	35.00	35.00	1,685.00
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	3,717.56	80,753.68
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	-2,050.60	-85,331.48
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	1,666.96	-4,577.80
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	-3,717.56	-80,753.68
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	-2,050.60	-85,331.48



Financial Statement

Property: Old Sweetbriar Farm HOA Reserves

01/01/19 - 10/31/19 (cash)

ASSETS

Bank		
1020 Cash in NW Bank Replacement Reserve		94,784.84
Total Bank		94,784.84
Other Asset		
1600 Interfund		-9,588.09
Total Other Asset		-9,588.09

TOTAL ASSETS 85,196.75

LIABILITIES & EQUITY

Equity

Income		
4901 Reserve Assessments		94,263.32
4906 Reserve Interest		521.52
Total Income		94,784.84

Expense		
8050 Reserve Expense		9,588.09
Total Expense		9,588.09

Net Income (1/1/2019 thru 10/31/2019) 85,196.75

Total Equity 85,196.75

TOTAL LIABILITIES & EQUITY 85,196.75

Profit & Loss 12 Month Recap

Property: Old Sweetbriar Farm HOA Reserves

Monthly recap 01/01/19 - 10/31/19 (cash basis)

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 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	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	108.61	521.52
TOTAL INCOME	0.00	0.00	100.00	87,601.59	2.23	6,598.50	136.51	116.50	120.90	108.61	94,784.84
EXPENSE											
8050 Reserve Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,588.09	9,588.09
TOTAL EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,588.09	9,588.09
NET INCOME	0.00	0.00	100.00	87,601.59	2.23	6,598.50	136.51	116.50	120.90	-9,479.48	85,196.75

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	TOTAL
Income	0.00	0.00	100.00	87,601.59	2.23	6,598.50	136.51	116.50	120.90	108.61	94,784.84
Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-9,588.09	-9,588.09
NET INCOME	0.00	0.00	100.00	87,601.59	2.23	6,598.50	136.51	116.50	120.90	-9,479.48	85,196.75

NET INCOME SUMMARY

