

Old Sweetbriar Farms Homeowners Association  
Fund Statement  
(Cash Basis)  
April 2021

|                                       |      | Operating        | Replacement      |                   |
|---------------------------------------|------|------------------|------------------|-------------------|
|                                       |      | Fund             | Reserve          | Total             |
|                                       |      |                  | Fund             | Fund Balances     |
| Beginning Equity                      |      | 57,492.91        | 55,918.23        | 113,411.14        |
| Op Income to Reserves 1/15/21 per BOD |      | -12,000.00       | 12,000.00        | 0.00              |
|                                       |      | <u>45,492.91</u> | <u>67,918.23</u> | <u>113,411.14</u> |
| Income                                |      | 56,420.63        | 7,283.33         | 63,703.96         |
| Expenses                              |      | -20,274.91       |                  | -20,274.91        |
| Net income                            |      | <u>36,145.72</u> | <u>7,283.33</u>  | <u>43,429.05</u>  |
| Ending Equity                         |      | <u>81,638.63</u> | <u>75,201.56</u> | <u>156,840.19</u> |
| Cash in NW Bank Operating             | 1010 | 67,488.97        |                  | 67,488.97         |
| Cash in NW Bank Operating MM          | 1011 | 14,149.66        |                  | 14,149.66         |
| Cash in NW Bank Reserves              | 1020 |                  | 75,201.56        | 75,201.56         |
|                                       |      | <u>81,638.63</u> | <u>75,201.56</u> | <u>156,840.19</u> |
| Interfund                             | **   | 0.00             | 0.00             | 0.00              |

# Balance Sheet

Property: Old Sweetbriar Farm Homeowners Association

As of 04/30/21 (cash basis)

## ASSETS

### Bank

|   |           |
|---|-----------|
| 1010 Cash in NW Bank Operating              | 67,488.97 |
| 1011 Cash in NW Bank Money Market Operating | 14,149.66 |

|            |           |
|------------|-----------|
| Total Bank | 81,638.63 |
|------------|-----------|

## TOTAL ASSETS

81,638.63

## LIABILITIES & EQUITY

### Equity

|  |            |
|--|------------|
| 3000 Fund Balances                     | -12,000.00 |
| 3001 Operating Fund Balance Prior Year | 57,492.91  |
| 3101 Current Year Income               | 36,145.72  |

|              |           |
|--------------|-----------|
| Total Equity | 81,638.63 |
|--------------|-----------|

## TOTAL LIABILITIES & EQUITY

81,638.63

# Budget Comparison

Properties: Old Sweetbriar Farm Homeowners Association  
 Comparison Periods: 4/1/2021 - 4/30/2021 and 1/1/2021 - 12/31/2021 (Cash Basis)

|                                  | Actual<br>4/1/2021 -<br>4/30/2021 | Budget<br>4/1/2021 -<br>4/30/2021 | \$ Change       | % Change    | Actual<br>1/1/2021 -<br>4/30/2021 | Budget<br>1/1/2021 -<br>12/31/2021 | \$ Change         | %Change       |
|----------------------------------|-----------------------------------|-----------------------------------|-----------------|-------------|-----------------------------------|------------------------------------|-------------------|---------------|
| 4000 Income                      |                                   |                                   |                 | 0.0%        |                                   |                                    |                   | 0.0%          |
| 4001 Regular Assessments         | 5,500.99                          | 0.00                              | 5,500.99        | 0.0%        | 60,558.69                         | 90,7783.00                         | -30,224.31        | -33.3%        |
| 4006 Reserve Transfer Adjustm    | 0.00                              | 0.00                              | 0.00            | 0.0%        | -7,200.00                         | -7,200.00                          | 0.00              | 0.0%          |
| 4100 Interest Revenue            | 4.12                              | 0.00                              | 4.12            | 0.0%        | 16.28                             | 0.00                               | 16.28             | 0.0%          |
| 4501 Late Charges                | 529.83                            | 0.00                              | 529.83          | 0.0%        | 826.24                            | 0.00                               | 826.24            | 0.0%          |
| 4503 10-Day Demand Letter Fee    | 425.00                            | 0.00                              | 425.00          | 0.0%        | 450.00                            | 0.00                               | 450.00            | 0.0%          |
| 4508 Interest Charges            | 35.38                             | 0.00                              | 35.38           | 0.0%        | 253.92                            | 0.00                               | 253.92            | 0.0%          |
| 4510 Compliance                  | 75.00                             | 0.00                              | 75.00           | 0.0%        | 1,115.50                          | 0.00                               | 1,115.50          | 0.0%          |
| 4516 Attorney Turnover           | 100.00                            | 0.00                              | 100.00          | 0.0%        | 400.00                            | 0.00                               | 400.00            | 0.0%          |
| 4000 Total Income                | 6,670.32                          | 0.00                              | 6,670.32        | 0.0%        | 56,420.63                         | 83,583.00                          | -27,162.37        | -32.5%        |
| <b>TOTAL INCOME</b>              | <b>6,670.32</b>                   | <b>0.00</b>                       | <b>6,670.32</b> | <b>0.0%</b> | <b>56,420.63</b>                  | <b>83,583.00</b>                   | <b>-27,162.37</b> | <b>-32.5%</b> |
| 5000 Maintenance and Repair Ser  |                                   |                                   |                 | 0.0%        |                                   |                                    |                   | 0.0%          |
| 5001 General Maintenance/Repa    | 0.00                              | 296.92                            | -296.92         | -100.0%     | 0.00                              | 3,563.00                           | -3,563.00         | -100.0%       |
| 5000 Total Maintenance and Rel   | 0.00                              | 296.92                            | -296.92         | -100.0%     | 0.00                              | 3,563.00                           | -3,563.00         | -100.0%       |
| 5200 LANDSCAPING                 |                                   |                                   |                 | 0.0%        |                                   |                                    |                   | 0.0%          |
| 5201 Landscape Contract Serv     | 2,830.00                          | 2,830.00                          | 0.00            | 0.0%        | 8,490.00                          | 33,960.00                          | -25,470.00        | -75.0%        |
| 5213 Landscaping Miscellaneous:  | 252.00                            | 583.34                            | -331.34         | -56.8%      | 527.00                            | 7,000.00                           | -6,473.00         | -92.5%        |
| 5200 Total LANDSCAPING           | 3,082.00                          | 3,413.34                          | -331.34         | -9.7%       | 9,017.00                          | 40,960.00                          | -31,943.00        | -78.0%        |
| 5300 UTILITY                     |                                   |                                   |                 | 0.0%        |                                   |                                    |                   | 0.0%          |
| 5302 Utility - Irrigation Water  | 0.00                              | 150.00                            | -150.00         | -100.0%     | 0.00                              | 1,800.00                           | -1,800.00         | -100.0%       |
| 5303 Utility - Electricity       | 146.31                            | 208.34                            | -62.03          | -29.8%      | 646.07                            | 2,500.00                           | -1,853.93         | -74.2%        |
| 5300 Total UTILITY               | 146.31                            | 358.34                            | -212.03         | -59.2%      | 646.07                            | 4,300.00                           | -3,653.93         | -85.0%        |
| 5400 ADMIN SERVICES              |                                   |                                   |                 | 0.0%        |                                   |                                    |                   | 0.0%          |
| 5401 Management Services - Ct    | 1,890.00                          | 1,890.00                          | 0.00            | 0.0%        | 7,560.00                          | 22,680.00                          | -15,120.00        | -66.7%        |
| 5402 Management Services - Ex    | 0.00                              | 65.00                             | -65.00          | -100.0%     | 125.28                            | 780.00                             | -654.72           | -83.9%        |
| 5410 Office Supplies/Printing/Po | 467.87                            | 166.67                            | 301.20          | 180.7%      | 844.29                            | 2,000.00                           | -1,155.71         | -57.8%        |
| 5438 Legal/Collection Expenses   | -949.32                           | 83.34                             | -1,032.66       | -1239.1%    | 385.27                            | 1,000.00                           | -614.73           | -61.5%        |
| 5446 Accounting/Tax Returns/R    | 0.00                              | 166.67                            | -166.67         | -100.0%     | 30.00                             | 2,000.00                           | -1,970.00         | -98.5%        |
| 5454 Licenses/Annual Reports     | 0.00                              | 4.17                              | -4.17           | -100.0%     | 0.00                              | 50.00                              | -50.00            | -100.0%       |
| 5458 Insurance                   | 0.00                              | 387.50                            | -387.50         | -100.0%     | 387.00                            | 4,650.00                           | -4,263.00         | -91.7%        |

|                                | Actual<br>4/1/2021 -<br>4/30/2021 | Budget<br>4/1/2021 -<br>4/30/2021 | \$ Change        | % Change      | Actual<br>1/1/2021 -<br>4/30/2021 | Budget<br>1/1/2021 -<br>12/31/2021 | \$ Change         | % Change      |
|--------------------------------|-----------------------------------|-----------------------------------|------------------|---------------|-----------------------------------|------------------------------------|-------------------|---------------|
| 5462 Board/Annual Meeting Exp  | 0.00                              | 8.34                              | -8.34            | -100.0%       | 0.00                              | 100.00                             | -100.00           | -100.0%       |
| 5408 Storage Facilities        | 0.00                              | 125.00                            | -125.00          | -100.0%       | 0.00                              | 1,500.00                           | -1,500.00         | -100.0%       |
| 5400 Total ADMIN SERVICES      | 1,408.55                          | 2,896.69                          | -1,488.14        | -51.4%        | 9,331.84                          | 34,760.00                          | -25,428.16        | -73.2%        |
| 5500 Miscellaneous Charges     |                                   |                                   |                  | 0.0%          |                                   |                                    |                   | 0.0%          |
| 5501 Late Charges              | 760.00                            | 0.00                              | 760.00           | 0.0%          | 780.00                            | 0.00                               | 780.00            | 0.0%          |
| 5503 10-Day Demand Letter Fee  | 500.00                            | 0.00                              | 500.00           | 0.0%          | 500.00                            | 0.00                               | 500.00            | 0.0%          |
| 5500 Total Miscellaneous Charg | 1,260.00                          | 0.00                              | 1,260.00         | 0.0%          | 1,280.00                          | 0.00                               | 1,280.00          | 0.0%          |
| <b>TOTAL EXPEI</b>             | <b>5,896.86</b>                   | <b>6,965.29</b>                   | <b>-1,068.43</b> | <b>-15.3%</b> | <b>20,274.91</b>                  | <b>83,583.00</b>                   | <b>-63,308.09</b> | <b>-75.7%</b> |
| <b>NET INCOME</b>              | <b>773.46</b>                     | <b>-6,965.29</b>                  | <b>7,738.75</b>  |               | <b>36,145.72</b>                  | <b>0.00</b>                        | <b>36,145.72</b>  |               |

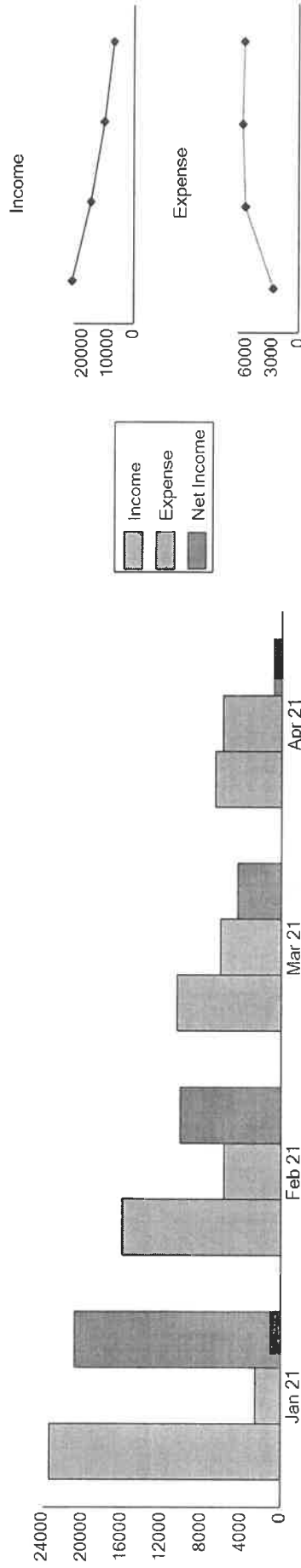
# Profit & Loss 12 Month Recap

Property: Old Sweetbriar Farm Homeowners Association  
 Monthly recap 01/01/21 - 04/30/21 (cash basis)

|                                       | JAN 21           | FEB 21           | MAR 21           | APR 21          | TOTAL            |
|---------------------------------------|------------------|------------------|------------------|-----------------|------------------|
| <b>INCOME</b>                         |                  |                  |                  |                 |                  |
| 4000 Income                           |                  |                  |                  |                 |                  |
| 4001 Regular Assessments              | 29,995.26        | 15,800.26        | 9,262.18         | 5,500.99        | 60,558.69        |
| 4006 Reserve Transfer Adjustment      | -7,200.00        | 0.00             | 0.00             | 0.00            | -7,200.00        |
| 4100 Interest Revenue                 | 3.93             | 3.80             | 4.43             | 4.12            | 16.28            |
| 4501 Late Charges                     | 133.06           | 69.20            | 94.15            | 529.83          | 826.24           |
| 4503 10-Day Demand Letter Fees        | 25.00            | 0.00             | 0.00             | 425.00          | 450.00           |
| 4508 Interest Charges                 | 91.24            | 13.24            | 114.06           | 35.38           | 253.92           |
| 4510 Compliance                       | 150.50           | 0.00             | 890.00           | 75.00           | 1,115.50         |
| 4516 Attorney Turnover                | 200.00           | 0.00             | 100.00           | 100.00          | 400.00           |
| 4000 Total Income                     | 23,398.99        | 15,886.50        | 10,464.82        | 6,670.32        | 56,420.63        |
| <b>TOTAL INCOME</b>                   | <b>23,398.99</b> | <b>15,886.50</b> | <b>10,464.82</b> | <b>6,670.32</b> | <b>56,420.63</b> |
| <b>EXPENSE</b>                        |                  |                  |                  |                 |                  |
| 5200 LANDSCAPING                      |                  |                  |                  |                 |                  |
| 5201 Landscape Contract Services      | 0.00             | 2,830.00         | 2,830.00         | 2,830.00        | 8,490.00         |
| 5213 Landscaping Miscellaneous        | 0.00             | 125.00           | 150.00           | 252.00          | 527.00           |
| 5200 Total LANDSCAPING                | 0.00             | 2,955.00         | 2,980.00         | 3,082.00        | 9,017.00         |
| 5300 UTILITY                          |                  |                  |                  |                 |                  |
| 5303 Utility - Electricity            | 180.99           | 163.30           | 155.47           | 146.31          | 646.07           |
| 5300 Total UTILITY                    | 180.99           | 163.30           | 155.47           | 146.31          | 646.07           |
| 5400 ADMIN SERVICES                   |                  |                  |                  |                 |                  |
| 5401 Management Services - Contract   | 1,890.00         | 1,890.00         | 1,890.00         | 1,890.00        | 7,560.00         |
| 5402 Management Services - Extra      | 0.00             | 62.64            | 62.64            | 0.00            | 125.28           |
| 5410 Office Supplies/Printing/Postage | 88.40            | 228.36           | 59.66            | 467.87          | 844.29           |
| 5438 Legal/Collection Expenses        | 0.00             | 385.27           | 949.32           | -949.32         | 385.27           |
| 5446 Accounting/Tax Returns/Reviews   | 0.00             | 30.00            | 0.00             | 0.00            | 30.00            |
| 5458 Insurance                        | 387.00           | 0.00             | 0.00             | 0.00            | 387.00           |
| 5400 Total ADMIN SERVICES             | 2,365.40         | 2,596.27         | 2,961.62         | 1,408.55        | 9,331.84         |
| 5500 Miscellaneous Charges            |                  |                  |                  |                 |                  |
| 5501 Late Charges                     | 0.00             | 20.00            | 0.00             | 760.00          | 780.00           |
| 5503 10-Day Demand Letter Fees        | 0.00             | 0.00             | 0.00             | 500.00          | 500.00           |
| 5500 Total Miscellaneous Charges      | 0.00             | 20.00            | 0.00             | 1,260.00        | 1,280.00         |
| <b>TOTAL EXPENSE</b>                  | <b>2,546.39</b>  | <b>5,734.57</b>  | <b>6,097.09</b>  | <b>5,896.86</b> | <b>20,274.91</b> |
| <b>NET INCOME</b>                     | <b>20,852.60</b> | <b>10,151.93</b> | <b>4,367.73</b>  | <b>773.46</b>   | <b>36,145.72</b> |

**NET INCOME SUMMARY**

|                   | JAN 21           | FEB 21           | MAR 21          | APR 21        | TOTAL            |
|-------------------|------------------|------------------|-----------------|---------------|------------------|
| Income            | 23,398.99        | 15,886.50        | 10,464.82       | 6,670.32      | 56,420.63        |
| Expense           | -2,546.39        | -5,734.57        | -6,097.09       | -5,896.86     | -20,274.91       |
| <b>NET INCOME</b> | <b>20,852.60</b> | <b>10,151.93</b> | <b>4,367.73</b> | <b>773.46</b> | <b>36,145.72</b> |



# Financial Statement

Property: Old Sweetbriar Farm HOA Reserves

01/01/21 - 04/30/21 (cash)

## ASSETS

|  |           |
|--|-----------|
| Bank                                     |           |
| 1020 Cash in NW Bank Replacement Reserve | 75,201.56 |
| Total Bank                               | 75,201.56 |

**TOTAL ASSETS** 75,201.56

## LIABILITIES & EQUITY

### Equity

|  |           |
|--|-----------|
| Equity                                   |           |
| 3000 Fund Balances                       | 12,000.00 |
| 3002 Replacement Fund Balance Prior Year | 55,918.23 |
| Total Equity                             | 67,918.23 |

### Income

|                          |          |
|--------------------------|----------|
| 4901 Reserve Assessments | 7,200.00 |
| 4906 Reserve Interest    | 83.33    |
| Total Income             | 7,283.33 |

**Net Income (1/1/2021 thru 4/30/2021)** 7,283.33

**Total Equity** 75,201.56

**TOTAL LIABILITIES & EQUITY** 75,201.56

# Profit & Loss 12 Month Recap

Property: Old Sweetbriar Farm HOA Reserves  
 Monthly recap 01/01/21 - 04/30/21 (cash basis)

|                           | JAN 21          | FEB 21       | MAR 21       | APR 21       | TOTAL           |
|---------------------------|-----------------|--------------|--------------|--------------|-----------------|
| <b>INCOME</b>             |                 |              |              |              |                 |
| 4901 Reserve Assessments  | 7,200.00        | 0.00         | 0.00         | 0.00         | 7,200.00        |
| 4906 Reserve Interest     | 17.73           | 20.18        | 23.79        | 21.63        | 83.33           |
| <b>TOTAL INCOME</b>       | <b>7,217.73</b> | <b>20.18</b> | <b>23.79</b> | <b>21.63</b> | <b>7,283.33</b> |
| <b>NET INCOME</b>         | <b>7,217.73</b> | <b>20.18</b> | <b>23.79</b> | <b>21.63</b> | <b>7,283.33</b> |
| <b>NET INCOME SUMMARY</b> |                 |              |              |              |                 |
| Income                    | 7,217.73        | 20.18        | 23.79        | 21.63        | 7,283.33        |
| Expense                   | 0.00            | 0.00         | 0.00         | 0.00         | 0.00            |
| <b>NET INCOME</b>         | <b>7,217.73</b> | <b>20.18</b> | <b>23.79</b> | <b>21.63</b> | <b>7,283.33</b> |

