

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

		Operating	Replacement Reserve	Total
		Fund	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		39,285.49	7,237.91	46,523.40
Expenses		-8,280.96		-8,280.96
Net income		<u>31,004.53</u>	<u>7,237.91</u>	<u>38,242.44</u>
Ending Equity		<u>76,497.44</u>	<u>75,156.14</u>	<u>151,653.58</u>
Cash in NW Bank Operating	1010	61,849.17		61,849.17
Cash in NW Bank Operating MM	1011	14,141.11		14,141.11
Cash in NW Bank Reserves	1020		75,156.14	75,156.14
Undeposited Funds	12000	507.16		507.16 #1
		<u>76,497.44</u>	<u>75,156.14</u>	<u>151,653.58</u>
Interfund	**	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

#1 Online payments in February deposited in March

# Balance Sheet

Property: Old Sweetbriar Farm Homeowners Association  
As of 02/28/21 (cash basis)

## ASSETS

### Bank

1010 Cash in NW Bank Operating	61,849.17
1011 Cash in NW Bank Money Market Operating	14,141.11
12000 Undeposited Funds	507.16

Total Bank 76,497.44

## TOTAL ASSETS

76,497.44

## LIABILITIES & EQUITY

### Equity

3000 Fund Balances	-12,000.00
3001 Operating Fund Balance Prior Year	57,492.91
3101 Current Year Income	31,004.53

Total Equity 76,497.44

## TOTAL LIABILITIES & EQUITY

76,497.44

# Budget Comparison

Properties: Old Sweetbriar Farm Homeowners Association  
 Comparison Periods: 2/1/2021 - 2/28/2021 and 1/1/2021 - 12/31/2021 (Cash Basis)

	Actual 2/1/2021 - 2/28/2021	Budget 2/1/2021 - 2/28/2021	\$ Change	% Change	Actual 1/1/2021 - 2/28/2021	Budget 1/1/2021 - 12/31/2021	\$ Change	%Change
4000 Income								
4001 Regular Assessments	15,800.26	0.00	15,800.26	0.0%	45,795.52	90,783.00	-44,987.48	0.0%
4006 Reserve Transfer Adjustm	0.00	0.00	0.00	0.0%	-7,200.00	-7,200.00	0.00	-49.6%
4100 Interest Revenue	3.80	0.00	3.80	0.0%	7.73	0.00	7.73	0.0%
4501 Late Charges	69.20	0.00	69.20	0.0%	202.26	0.00	202.26	0.0%
4503 10-Day Demand Letter Fee	0.00	0.00	0.00	0.0%	25.00	0.00	25.00	0.0%
4508 Interest Charges	13.24	0.00	13.24	0.0%	104.48	0.00	104.48	0.0%
4510 Compliance	0.00	0.00	0.00	0.0%	150.50	0.00	150.50	0.0%
4516 Attorney Turnover	0.00	0.00	0.00	0.0%	200.00	0.00	200.00	0.0%
4000 Total Income	15,886.50	0.00	15,886.50	0.0%	39,285.49	83,583.00	-44,297.51	-53.0%
<b>TOTAL INCOME</b>	<b>15,886.50</b>	<b>0.00</b>	<b>15,886.50</b>	<b>0.0%</b>	<b>39,285.49</b>	<b>83,583.00</b>	<b>-44,297.51</b>	<b>-53.0%</b>
5000 Maintenance and Repair Sen								
5001 General Maintenance/Rep	0.00	296.92	-296.92	-100.0%	0.00	3,563.00	-3,563.00	-100.0%
5000 Total Maintenance and Rep	0.00	296.92	-296.92	-100.0%	0.00	3,563.00	-3,563.00	-100.0%
5200 LANDSCAPING								
5201 Landscape Contract Servic	2,830.00	2,830.00	0.00	0.0%	2,830.00	33,960.00	-31,130.00	-91.7%
5213 Landscaping Miscellaneous	125.00	583.34	-458.34	-78.6%	125.00	7,000.00	-6,875.00	-98.2%
5200 Total LANDSCAPING	2,955.00	3,413.34	-458.34	-13.4%	2,955.00	40,960.00	-38,005.00	-92.8%
5300 UTILITY								
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	163.30	208.34	-45.04	-21.6%	344.29	2,500.00	-2,155.71	-86.2%
5300 Total UTILITY	163.30	358.34	-195.04	-54.4%	344.29	4,300.00	-3,955.71	-92.0%
5400 ADMIN SERVICES								
5401 Management Services - Cc	1,890.00	1,890.00	0.00	0.0%	3,780.00	22,680.00	-18,900.00	-83.3%
5402 Management Services - Ex	62.64	0.00	62.64	0.0%	62.64	0.00	62.64	0.0%
5406 Miscellaneous Administrati	0.00	65.00	-65.00	-100.0%	0.00	780.00	-780.00	-100.0%
5410 Office Supplies/Printing/Po	228.36	166.67	61.69	37.0%	316.76	2,000.00	-1,683.24	-84.2%
5438 Legal/Collection Expenses	385.27	83.34	301.93	362.3%	385.27	1,000.00	-614.73	-61.5%
5446 Accounting/Tax Returns/Ri	30.00	166.67	-136.67	-82.0%	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%

	Actual 2/1/2021 - 2/28/2021	Budget 2/1/2021 - 2/28/2021	\$ Change	% Change	Actual 1/1/2021 - 2/28/2021	Budget 1/1/2021 - 12/31/2021	\$ Change	% Change
5458 Insurance	0.00	387.50	-387.50	-100.0%	387.00	4,650.00	-4,263.00	-91.7%
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	2,596.27	2,896.69	-300.42	-10.4%	4,961.67	34,760.00	-29,798.33	-85.7%
5500 Miscellaneous Charges								
5501 Late Charges	20.00	0.00	20.00	0.0%	20.00	0.00	20.00	0.0%
5500 Total Miscellaneous Charge	20.00	0.00	20.00	0.0%	20.00	0.00	20.00	0.0%
<b>TOTAL EXPEI</b>	<b>5,734.57</b>	<b>6,965.29</b>	<b>-1,230.72</b>	<b>-17.7%</b>	<b>8,280.96</b>	<b>83,583.00</b>	<b>-75,302.04</b>	<b>-90.1%</b>
<b>NET INCOME</b>	<b>10,151.93</b>	<b>-6,965.29</b>	<b>17,117.22</b>		<b>31,004.53</b>	<b>0.00</b>	<b>31,004.53</b>	

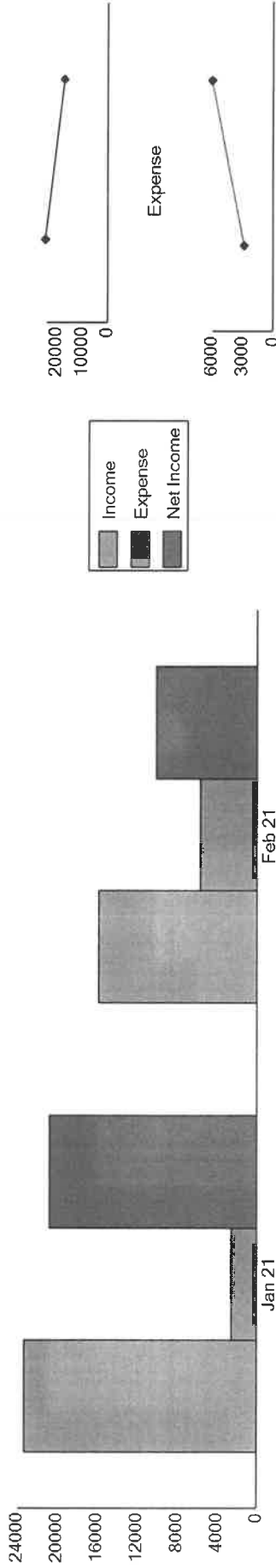
# Profit & Loss 12 Month Recap

Property: Old Sweetbriar Farm Homeowners Association  
 Monthly recap 01/01/21 - 02/28/21 (cash basis)

	JAN 21	FEB 21	TOTAL
<b>INCOME</b>			
4000 Income			
4001 Regular Assessments	29,995.26	15,800.26	45,795.52
4006 Reserve Transfer Adjustment	-7,200.00	0.00	-7,200.00
4100 Interest Revenue	3.93	3.80	7.73
4501 Late Charges	133.06	69.20	202.26
4503 10-Day Demand Letter Fees	25.00	0.00	25.00
4508 Interest Charges	91.24	13.24	104.48
4510 Compliance	150.50	0.00	150.50
4516 Attorney Turnover	200.00	0.00	200.00
4000 Total Income	23,398.99	15,886.50	39,285.49
<b>TOTAL INCOME</b>	<b>23,398.99</b>	<b>15,886.50</b>	<b>39,285.49</b>
<b>EXPENSE</b>			
5200 LANDSCAPING			
5201 Landscape Contract Services	0.00	2,830.00	2,830.00
5213 Landscaping Miscellaneous	0.00	125.00	125.00
5200 Total LANDSCAPING	0.00	2,955.00	2,955.00
5300 UTILITY			
5303 Utility - Electricity	180.99	163.30	344.29
5300 Total UTILITY	180.99	163.30	344.29
5400 ADMIN SERVICES			
5401 Management Services - Contract	1,890.00	1,890.00	3,780.00
5402 Management Services - Extra	0.00	62.64	62.64
5410 Office Supplies/Printing/Postage	88.40	228.36	316.76
5438 Legal/Collection Expenses	0.00	385.27	385.27
5446 Accounting/Tax Returns/Reviews	0.00	30.00	30.00
5458 Insurance	387.00	0.00	387.00
5400 Total ADMIN SERVICES	2,365.40	2,596.27	4,961.67
5500 Miscellaneous Charges			
5501 Late Charges	0.00	20.00	20.00
5500 Total Miscellaneous Charges	0.00	20.00	20.00
<b>TOTAL EXPENSE</b>	<b>2,546.39</b>	<b>5,734.57</b>	<b>8,280.96</b>
<b>NET INCOME</b>	<b>20,852.60</b>	<b>10,151.93</b>	<b>31,004.53</b>

**NET INCOME SUMMARY**

	JAN 21	FEB 21	TOTAL
Income	23,398.99	15,886.50	39,285.49
Expense	-2,546.39	-5,734.57	-8,280.96
<b>NET INCOME</b>	<b>20,852.60</b>	<b>10,151.93</b>	<b>31,004.53</b>



# Financial Statement

Property: Old Sweetbriar Farm HOA Reserves

01/01/21 - 02/28/21 (cash)

## ASSETS

Bank	
1020 Cash in NW Bank Replacement Reserve	75,156.14
Total Bank	75,156.14
<b>TOTAL ASSETS</b>	<b>75,156.14</b>

## 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	37.91
Total Income	7,237.91
<b>Net Income (1/1/2021 thru 2/28/2021)</b>	<b>7,237.91</b>

<b>Total Equity</b>	<b>75,156.14</b>
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>75,156.14</b>
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# Profit & Loss 12 Month Recap

Property: Old Sweetbriar Farm HOA Reserves  
 Monthly recap 01/01/21 - 02/28/21 (cash basis)

	JAN 21	FEB 21	TOTAL
<b>INCOME</b>			
4901 Reserve Assessments	7,200.00	0.00	7,200.00
4906 Reserve Interest	17.73	20.18	37.91
<b>TOTAL INCOME</b>	<b>7,217.73</b>	<b>20.18</b>	<b>7,237.91</b>
<b>NET INCOME</b>			
	<b>7,217.73</b>	<b>20.18</b>	<b>7,237.91</b>
<b>NET INCOME SUMMARY</b>			
Income	7,217.73	20.18	7,237.91
Expense	0.00	0.00	0.00
<b>NET INCOME</b>	<b>7,217.73</b>	<b>20.18</b>	<b>7,237.91</b>

