

Old Sweetbriar Farms Homeowners Association
Fund Statement
(Cash Basis)
October 2020

		Operating Fund	Replacement Reserve Fund	Total Fund Balances
Beginning Equity		39,793.74	81,881.40	121,675.14
Income		75,103.95	7,337.47	82,441.42
Expenses		-69,568.71	-32,344.44	-101,913.15
Net income		5,535.24	-25,006.97	-19,471.73
Ending Equity		45,328.98	56,874.43	102,203.41
Cash in NW Bank Operating	1010	31,204.00		31,204.00
Cash in NW Bank Operating MM	1011	14,124.98		14,124.98
Cash in NW Bank Reserves	1020		56,874.43	56,874.43
Undeposited Funds	12000	0.00		0.00
		45,328.98	56,874.43	102,203.41
Interfund	**	0.00	0.00	0.00

Balance Sheet

Property: Old Sweetbriar Farm Homeowners Association
As of 10/31/20 (cash basis)

ASSETS

Bank		
1010 Cash in NW Bank Operating		31,204.00
1011 Cash in NW Bank Money Market Operating		14,124.98
Total Bank		<u>45,328.98</u>
TOTAL ASSETS		<u>45,328.98</u>

LIABILITIES & EQUITY

Equity		
3001 Operating Fund Balance Prior Year		39,793.74
3101 Current Year Income		5,535.24
Total Equity		<u>45,328.98</u>
TOTAL LIABILITIES & EQUITY		<u>45,328.98</u>

Budget Comparison

Properties: Old Sweetbriar Farm Homeowners Association
 Comparison Periods: 10/1/2020 - 10/31/2020 and 1/1/2020 - 12/31/2020 (Cash Basis)

	Actual 10/1/2020 - 10/31/2020	Budget 10/1/2020 - 10/31/2020	\$ Change	% Change	Actual 1/1/2020 - 10/31/2020	Budget 1/1/2020 - 12/31/2020	\$ Change	%Change
4000 Income				0.0%				0.0%
4001 Regular Assessments	763.99	0.00	763.99	0.0%	79,690.89	88,143.00	-8,452.11	-9.6%
4006 Reserve Transfer Adjustme	-6,982.00	0.00	-6,982.00	0.0%	-6,982.00	-6,892.00	-90.00	-1.3%
4100 Interest Revenue	4.06	0.00	4.06	0.0%	64.02	0.00	64.02	0.0%
4501 Late Charges	176.21	0.00	176.21	0.0%	355.34	0.00	355.34	0.0%
4503 10-Day Demand Letter Fee	0.00	0.00	0.00	0.0%	150.49	0.00	150.49	0.0%
4504 Payment Plan	2.14	0.00	2.14	0.0%	2.14	0.00	2.14	0.0%
4506 NSF Charges	0.00	0.00	0.00	0.0%	35.00	0.00	35.00	0.0%
4508 Interest Charges	45.08	0.00	45.08	0.0%	290.22	0.00	290.22	0.0%
4510 Compliance	0.00	0.00	0.00	0.0%	624.50	0.00	624.50	0.0%
4516 Attorney Turnover	400.00	0.00	400.00	0.0%	900.00	0.00	900.00	0.0%
4601 Other Fees	0.00	0.00	0.00	0.0%	-26.65	0.00	-26.65	0.0%
4000 Total Income	-5,590.52	0.00	-5,590.52	0.0%	75,103.95	81,251.00	-6,147.05	-7.6%
TOTAL INCOME	-5,590.52	0.00	-5,590.52	0.0%	75,103.95	81,251.00	-6,147.05	-7.6%
5000 Maintenance and Repair Ser				0.0%				0.0%
5001 General Maintenance/Repr	110.00	125.00	-15.00	-12.0%	533.04	1,500.00	-966.96	-64.5%
5000 Total Maintenance and Rel	110.00	125.00	-15.00	-12.0%	533.04	1,500.00	-966.96	-64.5%
5200 LANDSCAPING				0.0%				0.0%
5201 Landscape Contract Serv	2,750.00	2,960.00	-210.00	-7.1%	27,625.00	35,520.00	-7,895.00	-22.2%
5213 Landscaping Miscellaneous:	850.00	416.66	433.34	104.0%	3,155.00	5,000.00	-1,845.00	-36.9%
5200 Total LANDSCAPING	3,600.00	3,376.66	223.34	6.6%	30,780.00	40,520.00	-9,740.00	-24.0%
5300 UTILITY				0.0%				0.0%
5302 Utility - Irrigation Water	838.22	208.33	629.89	302.4%	3,032.28	2,500.00	532.28	21.3%
5303 Utility - Electricity	155.62	235.50	-79.88	-33.9%	1,766.12	2,826.00	-1,059.88	-37.5%
5300 Total UTILITY	993.84	443.83	550.01	123.9%	4,798.40	5,326.00	-527.60	-9.9%
5400 ADMIN SERVICES				0.0%				0.0%
5401 Management Services - Co	1,837.50	1,837.50	0.00	0.0%	18,462.50	22,050.00	-3,587.50	-16.3%
5402 Management Services - Ex	31.32	0.00	31.32	0.0%	164.72	0.00	164.72	0.0%
5410 Office Supplies/Printing/Po	821.89	166.66	655.23	393.2%	3,336.59	2,000.00	1,336.59	66.8%
5422 Reserve Study Preparation	0.00	62.50	-62.50	-100.0%	0.00	750.00	-750.00	-100.0%

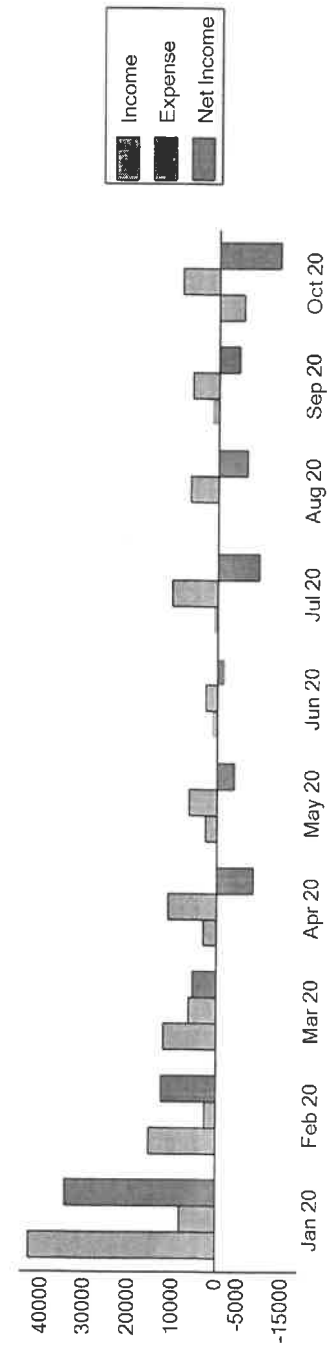
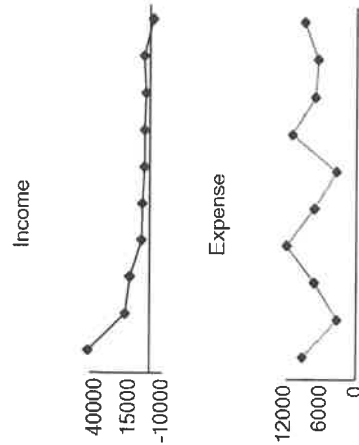
	Actual 10/1/2020 - 10/31/2020	Budget 10/1/2020 - 10/31/2020	\$ Change	% Change	Actual 1/1/2020 - 10/31/2020	Budget 1/1/2020 - 12/31/2020	\$ Change	% Change
5438 Legal/Collection Expenses	0.00	166.66	-166.66	-100.0%	324.50	2,000.00	-1,675.50	-83.8%
5446 Accounting/Tax Returns/R	0.00	147.91	-147.91	-100.0%	1,750.00	1,775.00	-25.00	-1.4%
5454 Licenses/Annual Reports	0.00	4.16	-4.16	-100.0%	50.00	50.00	0.00	0.0%
5458 Insurance	774.00	315.00	459.00	145.7%	3,833.00	3,780.00	53.00	1.4%
5462 Board/Annual Meeting Exp	29.98	0.00	29.98	0.0%	159.96	0.00	159.96	0.0%
5408 Storage Facilities	133.00	125.00	8.00	6.4%	931.00	1,500.00	-569.00	-37.9%
5400 Total ADMIN SERVICES	3,627.69	2,825.39	802.30	28.4%	29,012.27	33,905.00	-4,892.73	-14.4%
5500 Miscellaneous Charges				0.0%				0.0%
5501 Late Charges	0.00	0.00	0.00	0.0%	1,620.00	0.00	1,620.00	0.0%
5504 Payment Plan	0.00	0.00	0.00	0.0%	25.00	0.00	25.00	0.0%
5505 New Owner Fees	0.00	0.00	0.00	0.0%	100.00	0.00	100.00	0.0%
5516 Attorney Turnover	0.00	0.00	0.00	0.0%	2,700.00	0.00	2,700.00	0.0%
5500 Total Miscellaneous Charg	0.00	0.00	0.00	0.0%	4,445.00	0.00	4,445.00	0.0%
TOTAL EXPEI	8,331.53	6,770.88	1,560.65	23.0%	69,568.71	81,251.00	-11,682.29	-14.4%
NET INCOME	-13,922.05	-6,770.88	-7,151.17		5,535.24	0.00	5,535.24	

Profit & Loss 12 Month Recap

Property: Old Sweetbriar Farm Homeowners Association
 Monthly recap 01/01/20 - 10/31/20 (cash basis)

	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	TOTAL
INCOME											
4000 Income											
4001 Regular Assessments	43,082.93	15,328.96	11,421.70	2,957.98	2,369.55	981.23	829.66	815.57	1,139.32	763.99	79,690.89
4006 Reserve Transfer Adjus	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-6,982.00	-6,982.00
4100 Interest Revenue	14.94	12.54	7.72	4.06	3.92	4.33	4.19	4.20	4.06	4.06	64.02
4501 Late Charges	-57.96	0.00	476.65	356.65	76.90	98.10	100.00	-946.21	75.00	176.21	355.34
4503 10-Day Demand Letter	50.00	0.00	25.49	0.00	0.00	25.00	0.00	50.00	0.00	0.00	150.49
4504 Payment Plan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.14	2.14
4506 NSF Charges	35.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00
4508 Interest Charges	16.39	1.00	48.11	34.18	39.00	27.09	25.02	22.17	32.18	45.08	290.22
4510 Compliance	75.00	150.00	175.00	75.00	0.00	0.00	0.00	149.50	0.00	0.00	624.50
4516 Attorney Turnover	0.00	0.00	100.00	0.00	0.00	100.00	0.00	0.00	300.00	400.00	900.00
4601 Other Fees	0.00	0.00	0.00	-246.21	219.56	0.00	0.00	0.00	0.00	0.00	-26.65
4000 Total Income	43,216.30	15,492.50	12,254.67	3,181.66	2,708.93	1,235.75	958.87	95.23	1,550.56	-5,590.52	75,103.95
TOTAL INCOME	43,216.30	15,492.50	12,254.67	3,181.66	2,708.93	1,235.75	958.87	95.23	1,550.56	-5,590.52	75,103.95
EXPENSE											
5000 Maintenance and Repair \$											
5001 General Maintenance/R	0.00	0.00	0.00	0.00	0.00	0.00	223.04	200.00	0.00	110.00	533.04
5000 Total Maintenance and	0.00	0.00	0.00	0.00	0.00	0.00	223.04	200.00	0.00	110.00	533.04
5200 LANDSCAPING											
5201 Landscape Contract Se	5,625.00	0.00	2,750.00	5,500.00	2,750.00	0.00	5,500.00	0.00	2,750.00	2,750.00	27,625.00
5213 Landscaping Miscellani	0.00	280.00	0.00	0.00	875.00	0.00	1,150.00	0.00	0.00	850.00	3,155.00
5200 Total LANDSCAPING	5,625.00	280.00	2,750.00	5,500.00	3,625.00	0.00	6,650.00	0.00	2,750.00	3,600.00	30,780.00
5300 UTILITY											
5302 Utility - Irrigation Water	0.00	0.00	0.00	0.00	13.29	345.54	394.27	355.50	1,085.46	838.22	3,032.28
5303 Utility - Electricity	237.62	229.25	199.72	187.43	152.89	158.94	146.46	143.51	154.68	155.62	1,766.12
5300 Total UTILITY	237.62	229.25	199.72	187.43	166.18	504.48	540.73	499.01	1,240.14	993.84	4,798.40
5400 ADMIN SERVICES											
5401 Management Services	1,925.00	1,837.50	1,837.50	1,837.50	1,837.50	1,837.50	1,837.50	1,837.50	1,837.50	1,837.50	18,462.50
5402 Management Services	0.00	0.00	0.00	39.44	0.00	0.00	31.32	62.64	0.00	31.32	164.72
5410 Office Supplies/Printing	637.02	316.72	180.03	237.39	364.88	245.58	151.06	224.46	157.56	821.89	3,336.59
5438 Legal/Collection Expens	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	324.50	0.00	324.50
5442 Consultants	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00	-800.00	0.00	0.00
5446 Accounting/Tax Return	0.00	0.00	0.00	1,750.00	0.00	0.00	0.00	0.00	0.00	0.00	1,750.00
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	0.00	1,511.00	387.00	0.00	774.00	0.00	387.00	774.00	3,833.00
5462 Board/Annual Meeting I	100.00	0.00	0.00	0.00	0.00	0.00	29.98	0.00	0.00	29.98	159.96

	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	TOTAL
5408 Storage Facilities	0.00	0.00	0.00	133.00	133.00	133.00	133.00	133.00	133.00	133.00	931.00
5400 Total ADMIN SERVICE	2,662.02	2,154.22	2,017.53	5,508.33	2,722.38	2,266.08	2,956.86	3,057.60	2,039.56	3,627.69	29,012.27
5500 Miscellaneous Charges											
5501 Late Charges	0.00	0.00	1,620.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,620.00
5504 Payment Plan	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
5505 New Owner Fees	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
5516 Attorney Turnover	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,700.00	0.00	0.00	2,700.00
5500 Total Miscellaneous Ch	0.00	0.00	1,620.00	125.00	0.00	0.00	0.00	2,700.00	0.00	0.00	4,445.00
TOTAL EXPENSE	8,524.64	2,663.47	6,587.25	11,320.76	6,513.56	2,770.56	10,370.63	6,456.61	6,029.70	8,331.53	69,568.71
NET INCOME	34,691.66	12,829.03	5,667.42	-8,139.10	-3,804.63	-1,534.81	-9,411.76	-6,361.38	-4,479.14	-13,922.05	5,535.24
NET INCOME SUMMARY											
Income	43,216.30	15,492.50	12,254.67	3,181.66	2,708.93	1,235.75	958.87	95.23	1,550.56	-5,590.52	75,103.95
Expense	-8,524.64	-2,663.47	-6,587.25	-11,320.76	-6,513.56	-2,770.56	-10,370.63	-6,456.61	-6,029.70	-8,331.53	-69,568.71
NET INCOME	34,691.66	12,829.03	5,667.42	-8,139.10	-3,804.63	-1,534.81	-9,411.76	-6,361.38	-4,479.14	-13,922.05	5,535.24



Financial Statement

Property: Old Sweetbriar Farm HOA Reserves

01/01/20 - 10/31/20 (cash)

ASSETS

Bank	
1020 Cash in NW Bank Replacement Reserve	56,874.43
Total Bank	56,874.43
TOTAL ASSETS	56,874.43

LIABILITIES & EQUITY

Equity

Equity	
3001 Operating Fund Balance Prior Year	81,881.40
Total Equity	81,881.40
Income	
4901 Reserve Assessments	6,982.00
4906 Reserve Interest	355.47
Total Income	7,337.47
Expense	
8050 Reserve Expense	32,344.44
Total Expense	32,344.44
Net Income (1/1/2020 thru 10/31/2020)	-25,006.97

Total Equity	56,874.43
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TOTAL LIABILITIES & EQUITY	56,874.43
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Profit & Loss 12 Month Recap

Property: Old Sweetbriar Farm HOA Reserves
 Monthly recap 01/01/20 - 10/31/20 (cash basis)

	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	TOTAL
INCOME											
4901 Reserve Assessments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,982.00	6,982.00
4906 Reserve Interest	86.97	73.02	44.97	23.58	21.07	22.93	22.22	22.04	20.41	18.26	355.47
TOTAL INCOME	86.97	73.02	44.97	23.58	21.07	22.93	22.22	22.04	20.41	7,000.26	7,337.47
EXPENSE											
8050 Reserve Expense	0.00	0.00	0.00	7,420.00	0.00	0.00	3,775.00	0.00	800.00	20,349.44	32,344.44
TOTAL EXPENSE	0.00	0.00	0.00	7,420.00	0.00	0.00	3,775.00	0.00	800.00	20,349.44	32,344.44
NET INCOME	86.97	73.02	44.97	-7,396.42	21.07	22.93	-3,752.78	22.04	-779.59	-13,349.18	-25,006.97

	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	TOTAL
Income	86.97	73.02	44.97	23.58	21.07	22.93	22.22	22.04	20.41	7,000.26	7,337.47
Expense	0.00	0.00	0.00	-7,420.00	0.00	0.00	-3,775.00	0.00	-800.00	-20,349.44	-32,344.44
NET INCOME	86.97	73.02	44.97	-7,396.42	21.07	22.93	-3,752.78	22.04	-779.59	-13,349.18	-25,006.97

NET INCOME SUMMARY

