

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

		Operating Fund	Replacement Reserve Fund	Total Fund Balances
Beginning Equity		39,793.74	81,881.40	121,675.14
Income		104,813.92	7,281.27	112,095.19
Expenses		-87,114.75	-33,244.44	-120,359.19
Net income		17,699.17	-25,963.17	-8,264.00
Ending Equity		57,492.91	55,918.23	113,411.14
Cash in NW Bank Operating	1010	42,459.53		42,459.53
Cash in NW Bank Operating MM	1011	14,133.38		14,133.38
Cash in NW Bank Reserves	1020		56,818.23	56,818.23
Undeposited Funds	12000			0.00
		56,592.91	56,818.23	113,411.14
Interfund	**	900.00	-900.00	0.00
Reserve expense paid by Operating- NW Tree Specialists				

Balance Sheet

Property: Old Sweetbriar Farm Homeowners Association
As of 12/31/20 (cash basis)

ASSETS

Bank		
1010 Cash in NW Bank Operating		42,459.53
1011 Cash in NW Bank Money Market Operating		14,133.38
Total Bank		<u>56,592.91</u>
Other Asset		
1600 Interfund		900.00
Total Other Asset		<u>900.00</u>
TOTAL ASSETS		<u><u>57,492.91</u></u>

LIABILITIES & EQUITY

Equity		
3001 Operating Fund Balance Prior Year		39,793.74
3101 Current Year Income		17,699.17
Total Equity		<u>57,492.91</u>
TOTAL LIABILITIES & EQUITY		<u><u>57,492.91</u></u>

Budget Comparison

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

	Actual 12/1/2020 - 12/31/2020	Budget 12/1/2020 - 12/31/2020	\$ Change	% Change	Actual 1/1/2020 - 12/31/2020	Budget 1/1/2020 - 12/31/2020	\$ Change	% Change
4000 Income								
4001 Regular Assessments	20,803.75	0.00	20,803.75	0.0%	108,289.42	88,143.00	20,146.42	22.9%
4006 Reserve Transfer Adjustm	0.00	0.00	0.00	0.0%	-6,892.00	-6,892.00	0.00	0.0%
4100 Interest Revenue	4.20	0.00	4.20	0.0%	72.42	0.00	72.42	0.0%
4501 Late Charges	134.66	0.00	134.66	0.0%	565.00	0.00	565.00	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	22.86	0.00	22.86	0.0%	25.00	0.00	25.00	0.0%
4506 NSF Charges	0.00	0.00	0.00	0.0%	35.00	0.00	35.00	0.0%
4508 Interest Charges	73.60	0.00	73.60	0.0%	398.80	0.00	398.80	0.0%
4510 Compliance	0.00	0.00	0.00	0.0%	674.50	0.00	674.50	0.0%
4516 Attorney Turnover	400.00	0.00	400.00	0.0%	1,521.94	0.00	1,521.94	0.0%
4601 Other Fees	0.00	0.00	0.00	0.0%	-26.65	0.00	-26.65	0.0%
4000 Total Income	21,439.07	0.00	21,439.07	0.0%	104,813.92	81,251.00	23,562.92	29.0%
TOTAL INCOME	21,439.07	0.00	21,439.07	0.0%	104,813.92	81,251.00	23,562.92	29.0%
5000 Maintenance and Repair Sen								
5001 General Maintenance/Rep:	0.00	125.00	-125.00	-100.0%	533.04	1,500.00	-966.96	-64.5%
5000 Total Maintenance and Rep	0.00	125.00	-125.00	-100.0%	533.04	1,500.00	-966.96	-64.5%
5200 LANDSCAPING								
5201 Landscape Contract Serv	5,500.00	2,960.00	2,540.00	85.8%	35,875.00	35,520.00	355.00	1.0%
5213 Landscaping Miscellaneous:	80.10	416.66	-336.56	-80.8%	3,235.10	5,000.00	-1,764.90	-35.3%
5200 Total LANDSCAPING	5,580.10	3,376.66	2,203.44	65.3%	39,110.10	40,520.00	-1,409.90	-3.5%
5300 UTILITY								
5302 Utility - Irrigation Water	37.92	208.33	-170.41	-81.8%	3,070.20	2,500.00	570.20	22.8%
5303 Utility - Electricity	332.39	235.50	96.89	41.1%	2,098.51	2,826.00	-727.49	-25.7%
5300 Total UTILITY	370.31	443.83	-73.52	-16.6%	5,168.71	5,326.00	-157.29	-3.0%
5400 ADMIN SERVICES								
5401 Management Services - Cc	1,890.00	1,837.50	52.50	2.9%	22,190.00	22,050.00	140.00	0.6%
5402 Management Services - Ex	62.64	0.00	62.64	0.0%	227.36	0.00	227.36	0.0%
5410 Office Supplies/Printing/Po	1,087.10	166.66	920.44	552.3%	5,037.09	2,000.00	3,037.09	151.9%
5422 Reserve Study Preparation	0.00	62.50	-62.50	-100.0%	0.00	750.00	-750.00	-100.0%

	Actual 12/1/2020 - 12/31/2020	Budget 12/1/2020 - 12/31/2020	\$ Change	% Change	Actual 1/1/2020 - 12/31/2020	Budget 1/1/2020 - 12/31/2020	\$ Change	% Change
5438 Legal/Collection Expenses	0.00	166.66	-166.66	-100.0%	1,681.50	2,000.00	-318.50	-15.9%
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	387.00	315.00	72.00	22.9%	4,220.00	3,780.00	440.00	11.6%
5462 Board/Annual Meeting Exp	14.99	0.00	14.99	0.0%	174.95	0.00	174.95	0.0%
5408 Storage Facilities	0.00	125.00	-125.00	-100.0%	2,527.00	1,500.00	1,027.00	68.5%
5400 Total ADMIN SERVICES	3,441.73	2,825.39	616.34	21.8%	37,857.90	33,905.00	3,952.90	11.7%
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 EXPEN	9,392.14	6,770.88	2,621.26	38.7%	87,114.75	81,251.00	5,863.75	7.2%
NET INCOME	12,046.93	-6,770.88	18,817.81		17,699.17	0.00	17,699.17	

Profit & Loss 12 Month Recap

Property: Old Sweetbriar Farm Homeowners Association
 Monthly recap 01/01/20 - 12/31/20 (cash basis)

	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	TOTAL
INCOME													
4000 Income													
4001 Regular Assessm	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	7,794.78	20,803.75	108,289.42
4006 Reserve Transfer /	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-6,982.00	90.00	0.00	-6,892.00
4100 Interest Revenue	14.94	12.54	7.72	4.06	3.92	4.33	4.19	4.20	4.06	4.06	4.20	4.20	72.42
4501 Late Charges	-57.96	0.00	476.65	356.65	76.90	98.10	100.00	-946.21	75.00	176.21	75.00	134.66	565.00
4503 10-Day Demand L	50.00	0.00	25.49	0.00	0.00	25.00	0.00	50.00	0.00	0.00	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	0.00	22.86	25.00
4506 NSF Charges	35.00	0.00	0.00	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	34.98	73.60	398.80
4510 Compliance	75.00	150.00	175.00	75.00	0.00	0.00	0.00	149.50	0.00	0.00	50.00	0.00	674.50
4516 Attorney Turnover	0.00	0.00	100.00	0.00	0.00	100.00	0.00	0.00	300.00	400.00	221.94	400.00	1,521.94
4601 Other Fees	0.00	0.00	0.00	-246.21	219.56	0.00	0.00	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	8,270.90	21,439.07	104,813.92
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	8,270.90	21,439.07	104,813.92
EXPENSE													
5000 Maintenance and Ref													
5001 General Maintenan	0.00	0.00	0.00	0.00	0.00	0.00	223.04	200.00	0.00	110.00	0.00	0.00	533.04
5000 Total Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	223.04	200.00	0.00	110.00	0.00	0.00	533.04
5200 LANDSCAPING													
5201 Landscape Contra	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	2,750.00	5,500.00	35,875.00
5213 Landscaping Misc	0.00	280.00	0.00	0.00	875.00	0.00	1,150.00	0.00	0.00	850.00	0.00	80.10	3,235.10
5200 Total LANDSCAPI	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	2,750.00	5,580.10	39,110.10
5300 UTILITY													
5302 Utility - Irrigation W	0.00	0.00	0.00	0.00	13.29	345.54	394.27	355.50	1,085.46	838.22	0.00	37.92	3,070.20
5303 Utility - Electricity	237.62	229.25	199.72	187.43	152.89	158.94	146.46	143.51	154.68	155.62	0.00	332.39	2,098.51
5300 Total UTILITY	237.62	229.25	199.72	187.43	166.18	504.48	540.73	499.01	1,240.14	993.84	0.00	370.31	5,168.71
5400 ADMIN SERVICES													
5401 Management Servi	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	1,837.50	1,890.00	22,190.00
5402 Management Servi	0.00	0.00	0.00	39.44	0.00	0.00	31.32	62.64	0.00	31.32	0.00	62.64	227.36
5410 Office Supplies/Pri	637.02	316.72	180.03	237.39	364.88	245.58	151.06	224.46	157.56	821.89	613.40	1,087.10	5,037.09
5438 Legal/Collection E	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	324.50	0.00	1,357.00	0.00	1,681.50
5442 Consultants	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00	-800.00	0.00	0.00	0.00	0.00
5446 Accounting/Tax R	0.00	0.00	0.00	1,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,750.00
5454 Licenses/Annual R	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	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	0.00	387.00	4,220.00
5462 Board/Annual Mee	100.00	0.00	0.00	0.00	0.00	0.00	29.98	0.00	0.00	29.98	0.00	14.99	174.95

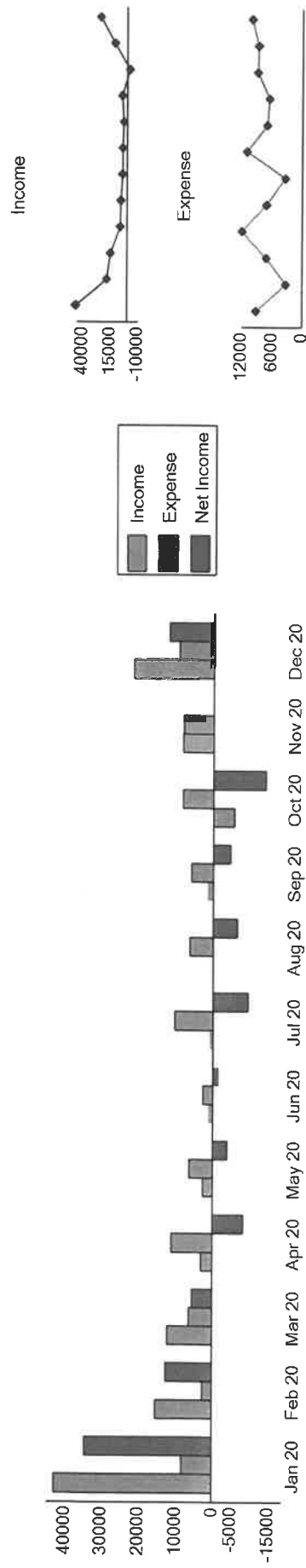
	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	TOTAL
5408 Storage Facilities	0.00	0.00	0.00	133.00	133.00	133.00	133.00	133.00	133.00	133.00	1,596.00	0.00	2,527.00
5400 Total ADMIN SER	2,662.02	2,154.22	2,017.53	5,508.33	2,722.38	2,266.08	2,956.86	3,057.60	2,039.56	3,627.69	5,403.90	3,441.73	37,857.90
5500 Miscellaneous Chrg													
5501 Late Charges	0.00	0.00	1,620.00	0.00	0.00	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	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	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	0.00	0.00	2,700.00
5500 Total Miscellaneous	0.00	0.00	1,620.00	125.00	0.00	0.00	0.00	2,700.00	0.00	0.00	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 8,153.90 9,392.14 87,114.75

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 -13,922.05 117.00 12,046.93 17,699.17

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	8,270.90	21,439.07	104,813.92
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	-8,153.90	-9,392.14	-87,114.75
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	117.00	12,046.93	17,699.17



Financial Statement

Property: Old Sweetbriar Farm HOA Reserves
01/01/20 - 12/31/20 (cash)

ASSETS

Bank		
1020 Cash in NW Bank Replacement Reserve		56,818.23
Total Bank		56,818.23
Other Asset		
1600 Interfund		-900.00
Total Other Asset		-900.00
TOTAL ASSETS		55,918.23

LIABILITIES & EQUITY

Equity

Equity		
3001 Operating Fund Balance Prior Year		81,881.40
Total Equity		81,881.40

Income

4901 Reserve Assessments		6,892.00
4906 Reserve Interest		389.27
Total Income		7,281.27

Expense

8050 Reserve Expense		33,244.44
Total Expense		33,244.44
Net Income (1/1/2020 thru 12/31/2020)		-25,963.17

Total Equity		55,918.23
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TOTAL LIABILITIES & EQUITY		55,918.23
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Profit & Loss 12 Month Recap

Property: Old Sweetbriar Farm HOA Reserves
 Monthly recap 01/01/20 - 12/31/20 (cash basis)

	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	TOTAL
INCOME													
4901 Reserve Assessment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,982.00	-90.00	0.00	6,892.00
4906 Reserve Interest	86.97	73.02	44.97	23.58	21.07	22.93	22.22	22.04	20.41	18.26	16.91	16.89	389.27
TOTAL INCOME	86.97	73.02	44.97	23.58	21.07	22.93	22.22	22.04	20.41	7,000.26	-73.09	16.89	7,281.27
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	0.00	900.00	33,244.44
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	0.00	900.00	33,244.44
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	-73.09	-883.11	-25,963.17

	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	TOTAL
Income	86.97	73.02	44.97	23.58	21.07	22.93	22.22	22.04	20.41	7,000.26	-73.09	16.89	7,281.27
Expense	0.00	0.00	0.00	-7,420.00	0.00	0.00	-3,775.00	0.00	-800.00	-20,349.44	0.00	-900.00	-33,244.44
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	-73.09	-883.11	-25,963.17

NET INCOME SUMMARY

