

Old Sweetbriar Farms Homeowners Association
Fund Statement
(Cash Basis)
December 2019 (2)

		Operating Fund	Replacement Reserve Fund	Total Fund Balances
Beginning Equity		121,298.82	0.00	121,298.82
Income		95,805.97	94,969.49	190,775.46
Expenses		-89,711.05	-13,088.09	-102,799.14
Net income		6,094.92	81,881.40	87,976.32
Ending Equity		127,393.74	81,881.40	209,275.14
Cash in NW Bank Operating	1010	25,732.78		25,732.78
Cash in NW Bank Operating MM	1011	14,060.96		14,060.96
Cash in NW Bank Reserves	1020		81,881.40	81,881.40
Bank of America Checking Operating	1050	0.00		0.00
Bank of America Reserves	1051		0.00	0.00
Funds Due to other HOA	2003	0.00		0.00
Undeposited Funds	12000	0.00		0.00
		39,793.74	81,881.40	121,675.14
Reserve Cash Setup - Initial Transfer April 2020		-87,600.00		-87,600.00
Interfund	**	0.00	0.00	0.00

Balance Sheet

Property: Old Sweetbriar Farm Homeowners Association
As of 12/31/19 (cash basis)

ASSETS

Bank		
1010 Cash in NW Bank Operating		25,732.78
1011 Cash in NW Bank Money Market Operating		14,060.96
Total Bank		<u>39,793.74</u>
TOTAL ASSETS		<u>39,793.74</u>

LIABILITIES & EQUITY

Equity		
3001 Operating Fund Balance Prior Year		121,298.82
3101 Current Year Income		<u>-81,505.08</u>
Total Equity		<u>39,793.74</u>
TOTAL LIABILITIES & EQUITY		<u>39,793.74</u>

Budget Comparison

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

	Actual 12/1/2019 - 12/31/2019	Budget 12/1/2019 - 12/31/2019	\$ Change	% Change	Actual 1/1/2019 - 12/31/2019	Budget 1/1/2019 - 12/31/2019	\$ Change	%Change
4000 Income								
4001 Regular Assessments	4,143.10	0.00	4,143.10	0.0%	97,116.30	85,576.32	11,539.98	0.0%
4006 Reserve Transfer Adjustm	0.00	0.00	0.00	0.0%	-6,663.32	-6,563.32	-100.00	13.5%
4100 Interest Revenue	15.40	0.00	15.40	0.0%	60.96	0.00	60.96	-1.5%
4501 Late Charges	200.00	0.00	200.00	0.0%	1,707.96	0.00	1,707.96	0.0%
4503 10-Day Demand Letter Fee	175.00	0.00	175.00	0.0%	474.51	0.00	474.51	0.0%
4506 NSF Charges	0.00	0.00	0.00	0.0%	70.00	0.00	70.00	0.0%
4508 Interest Charges	88.51	0.00	88.51	0.0%	894.31	0.00	894.31	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	4,622.01	0.00	4,622.01	0.0%	95,805.97	79,013.00	16,792.97	21.3%
TOTAL INCOME	4,622.01	0.00	4,622.01	0.0%	95,805.97	79,013.00	16,792.97	21.3%
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	0.0%
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	2,875.00	2,875.00	0.00	0.0%	31,625.00	34,500.00	-2,875.00	0.0%
5209 Irrigation Repairs	0.00	0.00	0.00	0.0%	325.00	0.00	325.00	-8.3%
5211 Irrigation - Backflow Testin	0.00	0.00	0.00	0.0%	200.00	0.00	200.00	0.0%
5213 Landscaping Miscellaneous:	0.00	416.66	-416.66	-100.0%	45.00	5,000.00	-4,955.00	0.0%
5200 Total LANDSCAPING	2,875.00	3,291.66	-416.66	-12.7%	32,195.00	39,500.00	-7,305.00	-99.1%
5300 UTILITY								
5301 Utility - Water and Sewer	0.00	250.00	-250.00	-100.0%	0.00	3,000.00	-3,000.00	-18.5%
5302 Utility - Irrigation Water	0.00	0.00	0.00	0.0%	2,862.77	0.00	2,862.77	0.0%
5303 Utility - Electricity	245.22	208.33	36.89	17.7%	2,993.46	2,500.00	493.46	0.0%
5300 Total UTILITY	245.22	458.33	-213.11	-46.5%	5,856.23	5,500.00	356.23	19.7%
5400 ADMIN SERVICES								
5401 Management Services - Co	1,750.00	1,790.00	-40.00	-2.2%	23,436.40	21,480.00	1,956.40	6.5%
5402 Management Services - Ex	0.00	0.00	0.00	0.0%	1,465.64	0.00	1,465.64	0.0%
5410 Office Supplies/Printing/Po	645.33	95.83	549.50	573.4%	3,980.44	1,150.00	2,830.44	9.1%
5422 Reserve Study Preparation	0.00	62.50	-62.50	-100.0%	750.00	750.00	0.00	0.0%

	Actual 12/1/2019 - 12/31/2019	Budget 12/1/2019 - 12/31/2019	\$ Change	% Change	Actual 1/1/2019 - 12/31/2019	Budget 1/1/2019 - 12/31/2019	\$ Change	% Change
5430 Website Expenses	0.00	0.00	0.00	0.0%	114.00	0.00	114.00	0.0%
5438 Legal/Collection Expenses	0.00	125.00	-125.00	-100.0%	7,583.88	1,500.00	6,083.88	405.6%
5446 Accounting/Tax Returns/Rt	0.00	170.83	-170.83	-100.0%	3,225.00	2,050.00	1,175.00	57.3%
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	2,395.33	2,709.39	-314.06	-11.6%	45,536.36	32,513.00	13,023.36	40.1%
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%
5503 10-Day Demand Letter Fee	0.00	0.00	0.00	0.0%	675.00	0.00	675.00	0.0%
5506 NSF Charge	35.00	0.00	35.00	0.0%	140.00	0.00	140.00	0.0%
5500 Total Miscellaneous Charg	35.00	0.00	35.00	0.0%	2,395.00	0.00	2,395.00	0.0%
TOTAL EXPE!	5,550.55	6,584.38	-1,033.83	-15.7%	89,711.05	79,013.00	10,698.05	13.5%
NET INCOME	-928.54	-6,584.38	5,655.84		6,094.92	0.00	6,094.92	

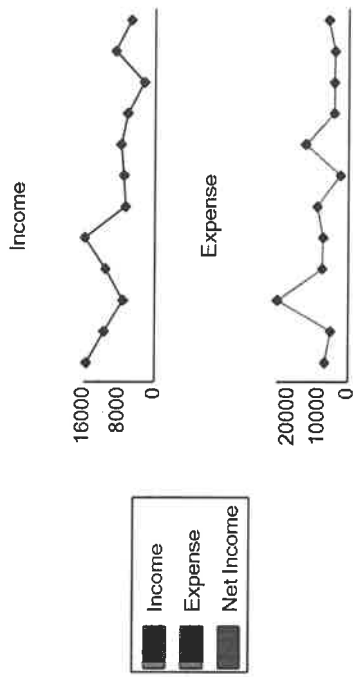
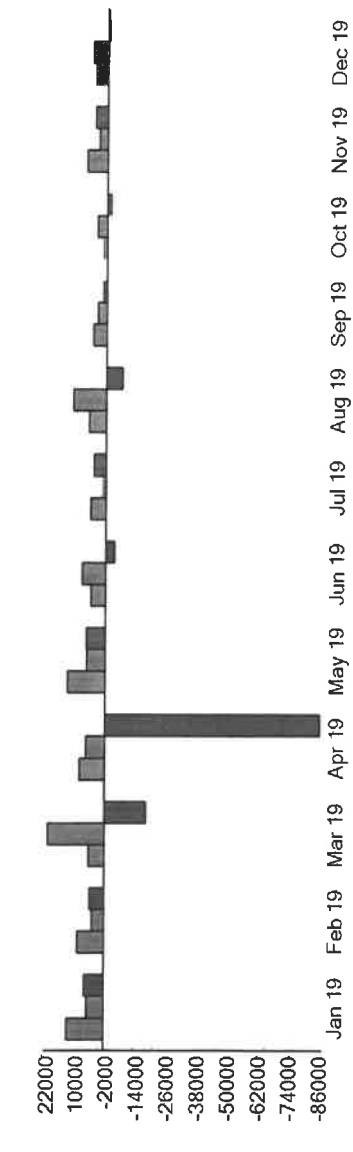
Profit & Loss 12 Month Recap

Property: Old Sweetbriar Farm Homeowners Association
 Monthly recap 01/01/19 - 12/31/19 (cash basis)

INCOME	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	NOV 19	DEC 19	TOTAL
4000 Income													
4001 Regular Assessme	14,742.72	10,666.38	6,027.04	9,554.51	14,430.74	11,455.22	6,178.51	6,290.04	4,912.61	1,438.75	7,279.75	4,143.10	97,116.30
4006 Reserve Transfer /	0.00	0.00	-100.00	0.00	0.00	-6,563.32	0.00	0.00	0.00	0.00	0.00	0.00	-6,663.32
4100 Interest Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.54	16.08	13.94	15.40	60.96
4501 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	548.96	425.00	168.62	365.38	200.00	1,707.96
4503 10-Day Demand L	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	299.51	175.00	474.51
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	0.00	70.00
4508 Interest Charges	0.00	3.07	102.57	261.94	70.11	96.85	0.00	33.30	26.27	43.51	168.18	88.51	894.31
4509 Legal Fees	0.00	0.00	291.50	473.00	584.88	795.87	0.00	0.00	0.00	0.00	0.00	0.00	2,145.25
4000 Total Income	14,742.72	10,666.38	6,321.11	10,289.45	15,085.73	5,784.62	6,178.51	6,872.30	5,414.42	1,666.96	8,161.76	4,622.01	95,805.97
TOTAL INCOME	14,742.72	10,666.38	6,321.11	10,289.45	15,085.73	5,784.62	6,178.51	6,872.30	5,414.42	1,666.96	8,161.76	4,622.01	95,805.97
EXPENSE													
5000 Maintenance and Ref													
5001 Capital Maint/Misc	3,728.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,728.46
5000 Total Maintenance	3,728.46	0.00	0.00	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 Contra	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	0.00	2,875.00	31,625.00
5209 Irrigation Repairs	0.00	0.00	0.00	0.00	325.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	325.00
5211 Irrigation - Backflo	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	200.00
5213 Landscaping Misc	238.09	0.00	8,700.00	0.00	0.00	0.00	0.00	0.00	0.00	-8,938.09	45.00	0.00	45.00
5200 Total LANDSCAPI	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	45.00	2,875.00	32,195.00
5300-UTILITY													
5302 Utility Irrigation W	0.00	0.00	169.74	0.00	28.98	364.32	434.70	474.01	837.27	553.75	0.00	0.00	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	230.25	245.22	2,993.46
5300 Total UTILITY	482.97	223.38	391.37	199.52	229.21	364.32	676.85	925.06	1,087.22	800.86	230.25	245.22	5,856.23
5400 ADMIN SERVICES													
5401 Management Servi	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	1,750.00	1,750.00	23,436.40
5402 Management Servi	0.00	0.00	0.00	0.00	1,200.00	1,200.00	-1,139.68	31.32	58.00	116.00	0.00	0.00	1,465.64
5410 Office Supplies/Pr	368.52	0.00	0.00	0.00	0.00	544.50	132.12	279.76	530.85	822.79	656.57	645.33	3,980.44
5422 Reserve Study Pre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00	0.00	0.00	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	0.00	0.00	114.00
5438 Legal/Collection E	0.00	0.00	5,231.23	1,242.00	226.80	300.35	0.00	0.00	227.50	356.00	0.00	0.00	7,583.88
5446 Accounting/Tax R	0.00	0.00	350.00	0.00	550.00	0.00	0.00	0.00	0.00	2,275.00	50.00	0.00	3,225.00
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	3,408.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,408.00
5462 Board/Annual Mee	170.00	-150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	NOV 19	DEC 19	TOTAL
5498 Web Payment	0.00	0.00	0.00	0.00	0.00	40.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00
5408 Storage Facilities	0.00	0.00	0.00	1,463.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,463.00
5400 Total ADMIN SER	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	2,456.57	2,395.33	45,536.36
5500 Miscellaneous Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,580.00	0.00	0.00	0.00	0.00	1,580.00
5501 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	675.00	0.00	675.00
5503 10-Day Demand L	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	35.00	0.00	35.00	140.00
5506 NSF Charge	0.00	0.00	0.00	0.00	0.00	0.00	35.00	1,580.00	35.00	35.00	675.00	35.00	2,395.00
5500 Total Miscellaneou	0.00	0.00	0.00	0.00	0.00	0.00	35.00	1,580.00	35.00	35.00	675.00	35.00	2,395.00
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	3,406.82	5,550.55	89,711.05
NOI	7,964.68	5,928.00	-16,424.49	2,719.93	7,775.72	-3,575.95	4,724.22	-6,518.84	1,725.85	-2,050.60	4,754.94	-928.54	6,094.92
N/O EXPENSE	0.00	0.00	0.00	87,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	87,600.00
9500 Reserve Cash Setup	0.00	0.00	0.00	87,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	87,600.00
TOTAL N/O EXPENSE	0.00	0.00	0.00	87,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	87,600.00
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	4,754.94	-928.54	-81,505.08

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	NOV 19	DEC 19	TOTAL
NET INCOME SUMMARY													
Income	14,742.72	10,666.38	6,321.11	10,289.45	15,085.73	5,784.62	6,178.51	6,872.30	5,414.42	1,666.96	8,161.76	4,622.01	95,805.97
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	-3,406.82	-5,550.55	-89,711.05
Net Operating Income	7,964.68	5,928.00	-16,424.49	2,719.93	7,775.72	-3,575.95	4,724.22	-6,518.84	1,725.85	-2,050.60	4,754.94	-928.54	6,094.92
Non Operating Expense	0.00	0.00	0.00	-87,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-87,600.00
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	4,754.94	-928.54	-81,505.08



Financial Statement

Property: Old Sweetbriar Farm HOA Reserves

01/01/19 - 12/31/19 (cash)

ASSETS

Bank		
1020 Cash in NW Bank Replacement Reserve		81,881.40
Total Bank		81,881.40
TOTAL ASSETS		81,881.40

LIABILITIES & EQUITY

Equity

Income

4901 Reserve Assessments	94,263.32
4906 Reserve Interest	706.17

Total Income 94,969.49

Expense

8050 Reserve Expense	13,088.09
----------------------	-----------

Total Expense 13,088.09

Net Income (1/1/2019 thru 12/31/2019) 81,881.40

Total Equity 81,881.40

TOTAL LIABILITIES & EQUITY 81,881.40

Profit & Loss 12 Month Recap

Property: Old Sweetbriar Farm HOA Reserves

Monthly recap 01/01/19 - 12/31/19 (cash basis)

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	NOV 19	DEC 19	TOTAL
INCOME													
4901 Reserve Assessment	0.00	0.00	100.00	87,600.00	0.00	6,563.32	0.00	0.00	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	93.33	91.32	706.17
TOTAL INCOME	0.00	0.00	100.00	87,601.59	2.23	6,598.50	136.51	116.50	120.90	108.61	93.33	91.32	94,969.49
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	0.00	3,500.00	13,088.09
TOTAL EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,588.09	0.00	3,500.00	13,088.09
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	93.33	-3,408.68	81,881.40

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	NOV 19	DEC 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	93.33	91.32	94,969.49
Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-9,588.09	0.00	-3,500.00	-13,088.09
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	93.33	-3,408.68	81,381.40

NET INCOME SUMMARY

