

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

|                              |       | Operating<br>Fund | Replacement<br>Reserve<br>Fund | Total<br>Fund | Balances   |
|------------------------------|-------|-------------------|--------------------------------|---------------|------------|
| Beginning Equity             |       | 39,793.74         | 81,881.40                      |               | 121,675.14 |
| Income                       |       | 79,143.91         | 316.80                         |               | 79,460.71  |
| Expenses                     |       | -55,207.48        | -11,195.00                     |               | -66,402.48 |
| Net income                   |       | 23,936.43         | -10,878.20                     |               | 13,058.23  |
| Ending Equity                |       | 63,730.17         | 71,003.20                      |               | 134,733.37 |
| Cash in NW Bank Operating    | 1010  | 49,613.31         |                                |               | 49,613.31  |
| Cash in NW Bank Operating MM | 1011  | 14,116.86         |                                |               | 14,116.86  |
| Cash in NW Bank Reserves     | 1020  |                   | 71,003.20                      |               | 71,003.20  |
| Undeposited Funds            | 12000 | 0.00              |                                |               | 0.00       |
|                              |       | 63,730.17         | 71,003.20                      |               | 134,733.37 |
| Interfund                    | **    | 0.00              | 0.00                           |               | 0.00       |

# Balance Sheet

Property: Old Sweetbriar Farm Homeowners Association

As of 08/31/20 (cash basis)

## ASSETS

### Bank

|   |           |
|---|-----------|
| 1010 Cash in NW Bank Operating              | 49,613.31 |
| 1011 Cash in NW Bank Money Market Operating | 14,116.86 |

|            |                  |
|------------|------------------|
| Total Bank | <u>63,730.17</u> |
|------------|------------------|

## TOTAL ASSETS

63,730.17

## LIABILITIES & EQUITY

### Equity

|  |           |
|--|-----------|
| 3001 Operating Fund Balance Prior Year | 39,793.74 |
|--|-----------|

|                          |                  |
|--------------------------|------------------|
| 3101 Current Year Income | <u>23,936.43</u> |
|--------------------------|------------------|

|              |                  |
|--------------|------------------|
| Total Equity | <u>63,730.17</u> |
|--------------|------------------|

## TOTAL LIABILITIES & EQUITY

63,730.17

# Budget Comparison

Properties: Old Sweetbriar Farm Homeowners Association  
 Comparison Periods: 8/1/2020 - 8/31/2020 and 1/1/2020 - 12/31/2020 (Cash Basis)

|                                  | Actual<br>8/1/2020 -<br>8/31/2020 | Budget<br>8/1/2020 -<br>8/31/2020 | \$ Change       | % Change      | Actual<br>1/1/2020 -<br>8/31/2020 | Budget<br>1/1/2020 -<br>12/31/2020 | \$ Change        | % Change     |
|----------------------------------|-----------------------------------|-----------------------------------|-----------------|---------------|-----------------------------------|------------------------------------|------------------|--------------|
| 4000 Income                      |                                   |                                   |                 |               |                                   |                                    |                  |              |
| 4001 Regular Assessments         | 815.57                            | 0.00                              | 815.57          | 0.0%          | 77,787.58                         | 88,143.00                          | -10,355.42       | 0.0%         |
| 4006 Reserve Transfer Adjustm    | 0.00                              | -6,892.00                         | 6,892.00        | 100.0%        | 0.00                              | -6,892.00                          | 6,892.00         | 100.0%       |
| 4100 Interest Revenue            | 4.20                              | 0.00                              | 4.20            | 0.0%          | 55.90                             | 0.00                               | 55.90            | 0.0%         |
| 4501 Late Charges                | -946.21                           | 0.00                              | -946.21         | 0.0%          | 104.13                            | 0.00                               | 104.13           | 0.0%         |
| 4503 10-Day Demand Letter Fee    | 50.00                             | 0.00                              | 50.00           | 0.0%          | 150.49                            | 0.00                               | 150.49           | 0.0%         |
| 4506 NSF Charges                 | 0.00                              | 0.00                              | 0.00            | 0.0%          | 35.00                             | 0.00                               | 35.00            | 0.0%         |
| 4508 Interest Charges            | 22.17                             | 0.00                              | 22.17           | 0.0%          | 212.96                            | 0.00                               | 212.96           | 0.0%         |
| 4510 Compliance                  | 149.50                            | 0.00                              | 149.50          | 0.0%          | 624.50                            | 0.00                               | 624.50           | 0.0%         |
| 4516 Attorney Turnover           | 0.00                              | 0.00                              | 0.00            | 0.0%          | 200.00                            | 0.00                               | 200.00           | 0.0%         |
| 4601 Other Fees                  | 0.00                              | 0.00                              | 0.00            | 0.0%          | -26.65                            | 0.00                               | -26.65           | 0.0%         |
| 4000 Total Income                | 95.23                             | -6,892.00                         | 6,987.23        | 101.4%        | 79,143.91                         | 81,251.00                          | -2,107.09        | -2.6%        |
| <b>TOTAL INCOME</b>              | <b>95.23</b>                      | <b>-6,892.00</b>                  | <b>6,987.23</b> | <b>101.4%</b> | <b>79,143.91</b>                  | <b>81,251.00</b>                   | <b>-2,107.09</b> | <b>-2.6%</b> |
| 5000 Maintenance and Repair Sen  |                                   |                                   |                 |               |                                   |                                    |                  |              |
| 5001 General Maintenance/Rep     | 200.00                            | 125.00                            | 75.00           | 60.0%         | 423.04                            | 1,500.00                           | -1,076.96        | -71.8%       |
| 5000 Total Maintenance and Rep   | 200.00                            | 125.00                            | 75.00           | 60.0%         | 423.04                            | 1,500.00                           | -1,076.96        | -71.8%       |
| 5200 LANDSCAPING                 |                                   |                                   |                 |               |                                   |                                    |                  |              |
| 5201 Landscape Contract Serv     | 0.00                              | 2,960.00                          | -2,960.00       | -100.0%       | 22,125.00                         | 35,520.00                          | -13,395.00       | -37.7%       |
| 5213 Landscaping Miscellaneous   | 0.00                              | 416.67                            | -416.67         | -100.0%       | 2,305.00                          | 5,000.00                           | -2,695.00        | -53.9%       |
| 5200 Total LANDSCAPING           | 0.00                              | 3,376.67                          | -3,376.67       | -100.0%       | 24,430.00                         | 40,520.00                          | -16,090.00       | -39.7%       |
| 5300 UTILITY                     |                                   |                                   |                 |               |                                   |                                    |                  |              |
| 5301 Utility - Water and Sewer   | 0.00                              | 208.33                            | -208.33         | -100.0%       | 0.00                              | 2,500.00                           | -2,500.00        | -100.0%      |
| 5302 Utility - Irrigation Water  | 355.50                            | 0.00                              | 355.50          | 0.0%          | 1,108.60                          | 0.00                               | 1,108.60         | 0.0%         |
| 5303 Utility - Electricity       | 143.51                            | 235.50                            | -91.99          | -39.1%        | 1,455.82                          | 2,826.00                           | -1,370.18        | -48.5%       |
| 5300 Total UTILITY               | 499.01                            | 443.83                            | 55.18           | 12.4%         | 2,564.42                          | 5,326.00                           | -2,761.58        | -51.9%       |
| 5400 ADMIN SERVICES              |                                   |                                   |                 |               |                                   |                                    |                  |              |
| 5401 Management Services - Cc    | 1,837.50                          | 1,837.50                          | 0.00            | 0.0%          | 14,787.50                         | 22,050.00                          | -7,262.50        | -32.9%       |
| 5402 Management Services - Ex    | 62.64                             | 0.00                              | 62.64           | 0.0%          | 133.40                            | 0.00                               | 133.40           | 0.0%         |
| 5410 Office Supplies/Printing/Po | 224.46                            | 166.67                            | 57.79           | 34.7%         | 2,357.14                          | 2,000.00                           | 357.14           | 17.9%        |
| 5422 Reserve Study Preparation   | 0.00                              | 62.50                             | -62.50          | -100.0%       | 0.00                              | 750.00                             | -750.00          | -100.0%      |

|                                | Actual<br>8/1/2020 -<br>8/31/2020 | Budget<br>8/1/2020 -<br>8/31/2020 | \$ Change       | % Change     | Actual<br>1/1/2020 -<br>8/31/2020 | Budget<br>1/1/2020 -<br>12/31/2020 | \$ Change         | %Change       |
|--------------------------------|-----------------------------------|-----------------------------------|-----------------|--------------|-----------------------------------|------------------------------------|-------------------|---------------|
| 5438 Legal/Collection Expenses | 0.00                              | 166.67                            | -166.67         | -100.0%      | 0.00                              | 2,000.00                           | -2,000.00         | -100.0%       |
| 5442 Consultants               | 800.00                            | 0.00                              | 800.00          | 0.0%         | 800.00                            | 0.00                               | 800.00            | 0.0%          |
| 5446 Accounting/Tax Returns/Ri | 0.00                              | 147.92                            | -147.92         | -100.0%      | 1,750.00                          | 1,775.00                           | -25.00            | -1.4%         |
| 5454 Licenses/Annual Reports   | 0.00                              | 4.17                              | -4.17           | -100.0%      | 50.00                             | 50.00                              | 0.00              | 0.0%          |
| 5458 Insurance                 | 0.00                              | 315.00                            | -315.00         | -100.0%      | 2,672.00                          | 3,780.00                           | -1,108.00         | -29.3%        |
| 5462 Board/Annual Meeting Exp  | 0.00                              | 0.00                              | 0.00            | 0.0%         | 129.98                            | 0.00                               | 129.98            | 0.0%          |
| 5408 Storage Facilities        | 133.00                            | 125.00                            | 8.00            | 6.4%         | 665.00                            | 1,500.00                           | -835.00           | -55.7%        |
| 5400 Total ADMIN SERVICES      | 3,057.60                          | 2,825.43                          | 232.17          | 8.2%         | 23,345.02                         | 33,905.00                          | -10,559.98        | -31.1%        |
| 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         | 2,700.00                          | 0.00                              | 2,700.00        | 0.0%         | 2,700.00                          | 0.00                               | 2,700.00          | 0.0%          |
| 5500 Total Miscellaneous Charg | 2,700.00                          | 0.00                              | 2,700.00        | 0.0%         | 4,445.00                          | 0.00                               | 4,445.00          | 0.0%          |
| <b>TOTAL EXPEI</b>             | <b>6,456.61</b>                   | <b>6,770.93</b>                   | <b>-314.32</b>  | <b>-4.6%</b> | <b>55,207.48</b>                  | <b>81,251.00</b>                   | <b>-26,043.52</b> | <b>-32.1%</b> |
| <b>NET INCOME</b>              | <b>-6,361.38</b>                  | <b>-13,662.93</b>                 | <b>7,301.55</b> |              | <b>23,936.43</b>                  | <b>0.00</b>                        | <b>23,936.43</b>  |               |

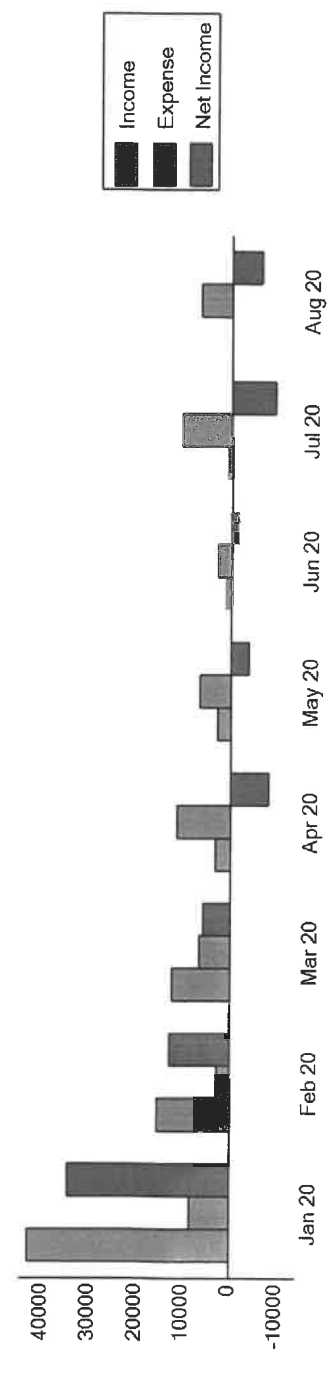
# Profit & Loss 12 Month Recap

Property: Old Sweetbriar Farm Homeowners Association

Monthly recap 01/01/20 - 08/31/20 (cash basis)

|                                     | JAN 20           | FEB 20           | MAR 20           | APR 20          | MAY 20          | JUN 20          | JUL 20        | AUG 20       | TOTAL            |
|-------------------------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|---------------|--------------|------------------|
| <b>INCOME</b>                       |                  |                  |                  |                 |                 |                 |               |              |                  |
| 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       | 77,787.58        |
| 4100 Interest Revenue               | 14.94            | 12.54            | 7.72             | 4.06            | 3.92            | 4.33            | 4.19          | 4.20         | 55.90            |
| 4501 Late Charges                   | -57.96           | 0.00             | 476.65           | 356.65          | 76.90           | 98.10           | 100.00        | -946.21      | 104.13           |
| 4503 10-Day Demand Letter Fees      | 50.00            | 0.00             | 25.49            | 0.00            | 0.00            | 25.00           | 0.00          | 50.00        | 150.49           |
| 4506 NSF Charges                    | 35.00            | 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        | 212.96           |
| 4510 Compliance                     | 75.00            | 150.00           | 175.00           | 75.00           | 0.00            | 0.00            | 0.00          | 149.50       | 624.50           |
| 4516 Attorney Turnover              | 0.00             | 0.00             | 100.00           | 0.00            | 0.00            | 100.00          | 0.00          | 0.00         | 200.00           |
| 4601 Other Fees                     | 0.00             | 0.00             | 0.00             | -246.21         | 219.56          | 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        | 79,143.91        |
| <b>TOTAL INCOME</b>                 | <b>43,216.30</b> | <b>15,492.50</b> | <b>12,254.67</b> | <b>3,181.66</b> | <b>2,708.93</b> | <b>1,235.75</b> | <b>958.87</b> | <b>95.23</b> | <b>79,143.91</b> |
| <b>EXPENSE</b>                      |                  |                  |                  |                 |                 |                 |               |              |                  |
| 5000 Maintenance and Repair Service |                  |                  |                  |                 |                 |                 |               |              |                  |
| 5001 General Maintenance/Repair     | 0.00             | 0.00             | 0.00             | 0.00            | 0.00            | 0.00            | 223.04        | 200.00       | 423.04           |
| 5000 Total Maintenance and Repair   | 0.00             | 0.00             | 0.00             | 0.00            | 0.00            | 0.00            | 223.04        | 200.00       | 423.04           |
| 5200 LANDSCAPING                    |                  |                  |                  |                 |                 |                 |               |              |                  |
| 5201 Landscape Contract Services    | 5,625.00         | 0.00             | 2,750.00         | 5,500.00        | 2,750.00        | 0.00            | 5,500.00      | 0.00         | 22,125.00        |
| 5213 Landscaping Miscellaneous      | 0.00             | 280.00           | 0.00             | 0.00            | 875.00          | 0.00            | 1,150.00      | 0.00         | 2,305.00         |
| 5200 Total LANDSCAPING              | 5,625.00         | 280.00           | 2,750.00         | 5,500.00        | 3,625.00        | 0.00            | 6,650.00      | 0.00         | 24,430.00        |
| 5300 UTILITY                        |                  |                  |                  |                 |                 |                 |               |              |                  |
| 5302 Utility - Irrigation Water     | 0.00             | 0.00             | 0.00             | 0.00            | 13.29           | 345.54          | 394.27        | 355.50       | 1,108.60         |
| 5303 Utility - Electricity          | 237.62           | 229.25           | 199.72           | 187.43          | 152.89          | 158.94          | 146.46        | 143.51       | 1,455.82         |
| 5300 Total UTILITY                  | 237.62           | 229.25           | 199.72           | 187.43          | 166.18          | 504.48          | 540.73        | 499.01       | 2,564.42         |
| 5400 ADMIN SERVICES                 |                  |                  |                  |                 |                 |                 |               |              |                  |
| 5401 Management Services - Conti    | 1,925.00         | 1,837.50         | 1,837.50         | 1,837.50        | 1,837.50        | 1,837.50        | 1,837.50      | 1,837.50     | 14,787.50        |
| 5402 Management Services - Extra    | 0.00             | 0.00             | 0.00             | 39.44           | 0.00            | 0.00            | 31.32         | 62.64        | 133.40           |
| 5410 Office Supplies/Printing/Post  | 637.02           | 316.72           | 180.03           | 237.39          | 364.88          | 245.58          | 151.06        | 224.46       | 2,357.14         |
| 5442 Consultants                    | 0.00             | 0.00             | 0.00             | 0.00            | 0.00            | 0.00            | 0.00          | 800.00       | 800.00           |
| 5446 Accounting/Tax Returns/Revi    | 0.00             | 0.00             | 0.00             | 1,750.00        | 0.00            | 0.00            | 0.00          | 0.00         | 1,750.00         |
| 5454 Licenses/Annual Reports        | 0.00             | 0.00             | 0.00             | 0.00            | 0.00            | 50.00           | 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         | 2,672.00         |
| 5462 Board/Annual Meeting Expen:    | 100.00           | 0.00             | 0.00             | 0.00            | 0.00            | 0.00            | 29.98         | 0.00         | 129.98           |
| 5408 Storage Facilities             | 0.00             | 0.00             | 0.00             | 133.00          | 133.00          | 133.00          | 133.00        | 133.00       | 665.00           |
| 5400 Total ADMIN SERVICES           | 2,662.02         | 2,154.22         | 2,017.53         | 5,508.33        | 2,722.38        | 2,266.08        | 2,956.86      | 3,057.60     | 23,345.02        |

|                                  | JAN 20           | FEB 20           | MAR 20          | APR 20           | MAY 20           | JUN 20           | JUL 20           | AUG 20           | TOTAL            |
|----------------------------------|------------------|------------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|
| 5500 Miscellaneous Charges       |                  |                  |                 |                  |                  |                  |                  |                  |                  |
| 5501 Late Charges                | 0.00             | 0.00             | 1,620.00        | 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             | 25.00            |
| 5505 New Owner Fees              | 0.00             | 0.00             | 0.00            | 100.00           | 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         | 2,700.00         |
| 5500 Total Miscellaneous Charges | 0.00             | 0.00             | 1,620.00        | 125.00           | 0.00             | 0.00             | 0.00             | 2,700.00         | 4,445.00         |
| <b>TOTAL EXPENSE</b>             | <b>8,524.64</b>  | <b>2,663.47</b>  | <b>6,587.25</b> | <b>11,320.76</b> | <b>6,513.56</b>  | <b>2,770.56</b>  | <b>10,370.63</b> | <b>6,456.61</b>  | <b>55,207.48</b> |
| <b>NET INCOME</b>                | <b>34,691.66</b> | <b>12,829.03</b> | <b>5,667.42</b> | <b>-8,139.10</b> | <b>-3,804.63</b> | <b>-1,534.81</b> | <b>-9,411.76</b> | <b>-6,361.38</b> | <b>23,936.43</b> |
| <b>NET INCOME SUMMARY</b>        |                  |                  |                 |                  |                  |                  |                  |                  |                  |
| Income                           | 43,216.30        | 15,492.50        | 12,254.67       | 3,181.66         | 2,708.93         | 1,235.75         | 958.87           | 95.23            | 79,143.91        |
| 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        | -55,207.48       |
| <b>NET INCOME</b>                | <b>34,691.66</b> | <b>12,829.03</b> | <b>5,667.42</b> | <b>-8,139.10</b> | <b>-3,804.63</b> | <b>-1,534.81</b> | <b>-9,411.76</b> | <b>-6,361.38</b> | <b>23,936.43</b> |



# Financial Statement

Property: Old Sweetbriar Farm HOA Reserves

01/01/20 - 08/31/20 (cash)

## ASSETS

|  |                  |
|--|------------------|
| Bank                                     |                  |
| 1020 Cash in NW Bank Replacement Reserve | 71,003.20        |
| Total Bank                               | 71,003.20        |
| <b>TOTAL ASSETS</b>                      | <b>71,003.20</b> |

## LIABILITIES & EQUITY

|  |                  |
|--|------------------|
| <b>Equity</b>                          |                  |
| Equity                                 |                  |
| 3001 Operating Fund Balance Prior Year | 81,881.40        |
| Total Equity                           | 81,881.40        |
| <br>                                   |                  |
| Income                                 |                  |
| 4906 Reserve Interest                  | 316.80           |
| Total Income                           | 316.80           |
| <br>                                   |                  |
| Expense                                |                  |
| 8050 Reserve Expense                   | 11,195.00        |
| Total Expense                          | 11,195.00        |
| <br>                                   |                  |
| Net Income (1/1/2020 thru 8/31/2020)   | -10,878.20       |
| <br>                                   |                  |
| Total Equity                           | 71,003.20        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>  | <b>71,003.20</b> |

# Profit & Loss 12 Month Recap

Property: Old Sweetbriar Farm HOA Reserves  
 Monthly recap 01/01/20 - 08/31/20 (cash basis)

|                       | JAN 20       | FEB 20       | MAR 20       | APR 20           | MAY 20       | JUN 20       | JUL 20           | AUG 20       | TOTAL             |
|-----------------------|--------------|--------------|--------------|------------------|--------------|--------------|------------------|--------------|-------------------|
| <b>INCOME</b>         |              |              |              |                  |              |              |                  |              |                   |
| 4906 Reserve Interest | 86.97        | 73.02        | 44.97        | 23.58            | 21.07        | 22.93        | 22.22            | 22.04        | 316.80            |
| <b>TOTAL INCOME</b>   | <b>86.97</b> | <b>73.02</b> | <b>44.97</b> | <b>23.58</b>     | <b>21.07</b> | <b>22.93</b> | <b>22.22</b>     | <b>22.04</b> | <b>316.80</b>     |
| <b>EXPENSE</b>        |              |              |              |                  |              |              |                  |              |                   |
| 8050 Reserve Expense  | 0.00         | 0.00         | 0.00         | 7,420.00         | 0.00         | 0.00         | 3,775.00         | 0.00         | 11,195.00         |
| <b>TOTAL EXPENSE</b>  | <b>0.00</b>  | <b>0.00</b>  | <b>0.00</b>  | <b>7,420.00</b>  | <b>0.00</b>  | <b>0.00</b>  | <b>3,775.00</b>  | <b>0.00</b>  | <b>11,195.00</b>  |
| <b>NET INCOME</b>     | <b>86.97</b> | <b>73.02</b> | <b>44.97</b> | <b>-7,396.42</b> | <b>21.07</b> | <b>22.93</b> | <b>-3,752.78</b> | <b>22.04</b> | <b>-10,878.20</b> |



|                   | JAN 20       | FEB 20       | MAR 20       | APR 20           | MAY 20       | JUN 20       | JUL 20           | AUG 20       | TOTAL             |
|-------------------|--------------|--------------|--------------|------------------|--------------|--------------|------------------|--------------|-------------------|
| Income            | 86.97        | 73.02        | 44.97        | 23.58            | 21.07        | 22.93        | 22.22            | 22.04        | 316.80            |
| Expense           | 0.00         | 0.00         | 0.00         | -7,420.00        | 0.00         | 0.00         | -3,775.00        | 0.00         | -11,195.00        |
| <b>NET INCOME</b> | <b>86.97</b> | <b>73.02</b> | <b>44.97</b> | <b>-7,396.42</b> | <b>21.07</b> | <b>22.93</b> | <b>-3,752.78</b> | <b>22.04</b> | <b>-10,878.20</b> |

**NET INCOME SUMMARY**

