

Assets

OPERATING FUNDS		
10-10100-00 NSB Operating Account	\$42,917.84	
Total OPERATING FUNDS:		\$42,917.84
RESERVE FUNDS		
11-13000-00 NSB Reserve MM Account	74,037.21	
11-13003-00 NSBCD 20767, 3.25%, 6/8/2026	42,275.96	
Total RESERVE FUNDS:		\$116,313.17
ACCOUNTS RECEIVABLE		
12-19000-00 Accounts Receivable-Homeowners	14,732.59	
Total ACCOUNTS RECEIVABLE:		\$14,732.59
Total Assets:		\$173,963.60

Liabilities & Equity

CURRENT LIABILITIES		
25-25000-00 Prepaid Assessments	2,940.06	
Total CURRENT LIABILITIES:		\$2,940.06
RESERVES		
28-28000-00 Reserve Funds - Future	116,313.17	
Total RESERVES:		\$116,313.17
EQUITY		
30-39000-00 Retained Earnings-Pr Year's	47,511.42	
Total EQUITY:		\$47,511.42
Net Income Gain / Loss	7,198.95	
		\$7,198.95
Total Liabilities & Equity:		\$173,963.60

Income Statement Budget vs. Actual
Sweetbriar Condominium Association, Inc.
1/1/2026 - 04/30/2026

Date: 5/4/2026
Time: 7:27 am
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		Actual	Budget	\$ Over Budget	% of Budget
INCOME					
40-40000-00	Assessments Income	\$47,040.00	\$141,120.00	(\$94,080.00)	33.33%
40-40050-00	Late Fees	\$80.00	\$200.00	(\$120.00)	40.00%
Total INCOME:		\$47,120.00	\$141,320.00	(\$94,200.00)	33.34%
41-41250-00	Collection Letter Fee Income	\$60.00	\$200.00	(\$140.00)	30.00%
41-41500-00	Legal Fee Reimb Income	\$132.76	\$300.00	(\$167.24)	44.25%
47-47100-00	Bank Interest Income-Reserve	\$388.62	\$750.00	(\$361.38)	51.82%
		\$47,701.38	\$142,570.00	(\$94,868.62)	33.46%
ADMINISTRATION EXPENSES					
50-50200-00	Management Contract	\$4,224.00	\$12,672.00	(\$8,448.00)	33.33%
50-50300-00	Audit/Tax Preparation	\$375.00	\$450.00	(\$75.00)	83.33%
50-50359-00	Legal Fees - Collections	\$132.76	\$500.00	(\$367.24)	26.55%
50-50520-00	Postage,Printing and Supplies	\$289.41	\$1,000.00	(\$710.59)	28.94%
50-50700-00	Insurance	\$13,366.39	\$35,000.00	(\$21,633.61)	38.19%
Total ADMINISTRATION EXPENSES:		\$18,387.56	\$49,622.00	(\$31,234.44)	37.06%
UTILITY EXPENSES					
66-66200-00	Electricity	\$1,144.94	\$3,500.00	(\$2,355.06)	32.71%
66-66400-00	Waste Removal	\$250.00	\$1,000.00	(\$750.00)	25.00%
66-66500-00	Waste Contract	\$5,197.70	\$13,000.00	(\$7,802.30)	39.98%
Total UTILITY EXPENSES:		\$6,592.64	\$17,500.00	(\$10,907.36)	37.67%
GROUPS MAINTENANCE					
70-70000-00	Grounds/Landscape Contract	\$3,060.00	\$11,742.00	(\$8,682.00)	26.06%
70-70200-00	Grounds Extra	\$200.00	\$1,000.00	(\$800.00)	20.00%
Total GROUPS MAINTENANCE:		\$3,260.00	\$12,742.00	(\$9,482.00)	25.58%
BUILDING MAINTENANCE					
80-80000-00	Building Repair & Maintenance	\$2,154.97	\$10,000.00	(\$7,845.03)	21.55%
80-80010-00	Decks and Steps	\$0.00	\$18,000.00	(\$18,000.00)	0.00%
80-80100-00	Roof/Gutter Cleaning	\$0.00	\$2,000.00	(\$2,000.00)	0.00%
80-80150-00	Licenses and Taxes/Fire Inspect Fees	\$0.00	\$1,500.00	(\$1,500.00)	0.00%
80-80210-00	Improvement and Beautification	\$0.00	\$100.00	(\$100.00)	0.00%
80-80600-00	Annual Termite Warranty	\$0.00	\$1,200.00	(\$1,200.00)	0.00%
Total BUILDING MAINTENANCE:		\$2,154.97	\$32,800.00	(\$30,645.03)	6.57%
RESERVE FUNDS EXP					
86-86100-00	Reserve Fund Expense	\$9,718.64	\$29,156.00	(\$19,437.36)	33.33%
86-86150-00	Interest for The Reserves	\$388.62	\$750.00	(\$361.38)	51.82%
Total RESERVE FUNDS EXP:		\$10,107.26	\$29,906.00	(\$19,798.74)	33.80%
		\$40,502.43	\$142,570.00	(\$102,067.57)	28.41%
Net Income:		\$7,198.95	\$0.00	\$7,198.95	100.00%