



Financial Report Package

January 2024

Prepared for

Briar Chapel Community Association, Inc.

By

Kuester Management Group

Balance Sheet

Briar Chapel Community Association, Inc.
Operating
End Date: 01/31/2024

Date: 2/23/2024

Time: 3:26 pm

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Assets

Operating Cash

10-1010-00	NSB - Operating	\$51,560.08
10-1025-00	NSB - Amenities Operating	26,027.67
10-1030-00	NSB - Wastewater Advocacy	7,957.70

Total Operating Cash: \$85,545.45

Other Assets

12-1200-00	Accounts Receivable	12,740.61
12-1201-00	Allowance for Doubtful Accounts	(4,811.58)
12-1205-00	Accounts Receivable - Other	3,000.00
12-1220-00	Prepaid Insurance	32,815.88
12-1230-00	Emburse Prepaid Credit Card	9,501.27
12-1235-00	Prepaid Expenses	1,765.00

Total Other Assets: \$55,011.18

Other Assets

14-1401-00	NSB - ICS Operating	342,917.67
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Total Other Assets: \$342,917.67

Total Assets: \$483,474.30

Liabilities & Equity

Liabilities

20-2010-00	Accounts Payable	39,517.06
20-2030-00	Accrued Expense	7,600.00
20-2040-00	Owed To Other Hoa	(18,854.42)
20-2099-00	Accounts Payable - Other	26,051.48
20-2100-00	Prepaid Assessments	151,649.01

Total Liabilities: \$205,963.13

Members Equity

35-3500-00	Prior Year(S) Profits/(Losses)	273,786.03
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Total Members Equity: \$273,786.03

Net Income Gain / Loss	3,725.14
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\$3,725.14

Total Liabilities & Equity: \$483,474.30

Balance Sheet

Briar Chapel Community Association, Inc.

Reserve

End Date: 01/31/2024

Date: 2/23/2024

Time: 3:26 pm

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Assets

Reserve Cash

11-1170-01	NSB - Reserves	\$31,078.35
11-1171-01	CB - Accessibility Projects Reserve	66,040.56
11-1172-01	NSB - NNP Settlement Reserve	101,243.79

Total Reserve Cash: \$198,362.70

Other Assets

14-1402-01	NSB - ICS Reserve	119,540.49
14-1403-01	AssetMark Investment - Sweep	4,406.42
14-1404-01	AssetMark Investments	1,500,000.00

Total Other Assets: \$1,623,946.91

Total Assets: \$1,822,309.61

Liabilities & Equity

Liabilities

20-2010-01	Accounts Payable	6,804.20
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Total Liabilities: \$6,804.20

Capital Reserves

30-3010-01	Reserves - General	883,851.02
30-3051-01	Reserves - Common Area - Alley	437,450.58

Total Capital Reserves: \$1,321,301.60

Members Equity

35-3500-01	Prior Year(S) Profits/(Losses)	462,377.63
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Total Members Equity: \$462,377.63

Net Income Gain / Loss	31,826.18
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\$31,826.18

Total Liabilities & Equity: \$1,822,309.61

Income Statement
Briar Chapel Community Association, Inc.
Operating
End Date: 01/31/2024

Date: 2/23/2024
Time: 3:26 pm
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating INCOME							
Income							
40-4010 Residential Assessment	\$335,318.50	\$365,400.00	(\$30,081.50)	\$335,318.50	\$365,400.00	(\$30,081.50)	\$4,384,800.00
40-4018 Commercial Assessments	-	-	-	-	-	-	3,000.00
40-4025 Encore Assessment	22,281.85	22,281.85	-	22,281.85	22,281.85	-	267,382.20
40-4044 Assessment to Reserve - Alley	(7,237.50)	(7,237.50)	-	(7,237.50)	(7,237.50)	-	(86,850.00)
40-4045 Assessments To Reserves	(30,796.50)	(30,796.50)	-	(30,796.50)	(30,796.50)	-	(369,558.00)
40-4050 Working Capital	900.00	-	900.00	900.00	-	900.00	-
40-4070 Developer Assessment	(852.50)	-	(852.50)	(852.50)	-	(852.50)	-
40-4080 Builder Assessment	245.00	-	245.00	245.00	-	245.00	-
40-4095 Alley Assessment	7,237.50	7,237.50	-	7,237.50	7,237.50	-	86,850.00
40-4100 Late Fee Income	1,080.00	771.42	308.58	1,080.00	771.42	308.58	20,400.00
40-4101 Late Interest Income	95.33	61.20	34.13	95.33	61.20	34.13	1,500.00
40-4120 NSF Fee Income	60.00	100.00	(40.00)	60.00	100.00	(40.00)	1,200.00
40-4125 Fine/Violation Fee Income	250.00	-	250.00	250.00	-	250.00	-
40-4135 Service Fee Income	1,025.00	1,025.00	-	1,025.00	1,025.00	-	12,300.00
40-4150 DRC Collection Fee	475.00	4,000.00	(3,525.00)	475.00	4,000.00	(3,525.00)	48,000.00
40-4160 Interest Income - Operating	13.07	-	13.07	13.07	-	13.07	-
40-4163 Interest Income - Investment(s)	1,222.87	-	1,222.87	1,222.87	-	1,222.87	60,000.00
40-4170 Legal Fees Income	451.00	-	451.00	451.00	-	451.00	6,000.00
40-4280 Events Income	3,090.00	2,163.81	926.19	3,090.00	2,163.81	926.19	12,000.00
40-4500 Amenity Rental Income	140.50	2,290.23	(2,149.73)	140.50	2,290.23	(2,149.73)	24,000.00
40-4510 Amenity Passes Income	-	103.77	(103.77)	-	103.77	(103.77)	8,500.00
40-4675 Yard Waste Income	305.00	342.78	(37.78)	305.00	342.78	(37.78)	14,400.00
40-4900 Other Income	1,465.90	183.08	1,282.82	1,465.90	183.08	1,282.82	12,000.00
TOTAL Income	\$336,770.02	\$367,926.64	(\$31,156.62)	\$336,770.02	\$367,926.64	(\$31,156.62)	\$4,505,924.20
TOTAL INCOME	\$336,770.02	\$367,926.64	(\$31,156.62)	\$336,770.02	\$367,926.64	(\$31,156.62)	\$4,505,924.20
EXPENSES							
Administrative							
50-5010 Management Fees	10,939.50	10,962.00	22.50	10,939.50	10,962.00	22.50	131,544.00
50-5110 Office Supplies	272.91	500.00	227.09	272.91	500.00	227.09	6,000.00
50-5112 Mgt Co Admin Fees	-	500.00	500.00	-	500.00	500.00	6,000.00
50-5115 Website Fees	355.25	800.00	444.75	355.25	800.00	444.75	9,600.00
50-5118 Petty Cash Unidentified Expense	123.86	-	(123.86)	123.86	-	(123.86)	-
50-5120 Bulk Mailings/Newsletter Expense	4,868.67	1,755.41	(3,113.26)	4,868.67	1,755.41	(3,113.26)	12,100.00
50-5122 Social Events	11,785.40	6,826.84	(4,958.56)	11,785.40	6,826.84	(4,958.56)	75,000.00
50-5123 Ticketed Social Event Expense	2,701.17	241.45	(2,459.72)	2,701.17	241.45	(2,459.72)	12,000.00
50-5124 Legal Services	2,000.00	4,000.00	2,000.00	2,000.00	4,000.00	2,000.00	50,000.00
50-5125 Legal/Collection Fees	451.00	902.12	451.12	451.00	902.12	451.12	6,000.00
50-5127 Audit/Tax Preparation	(390.00)	-	390.00	(390.00)	-	390.00	18,500.00
50-5129 Professional Fees	1,865.56	1,300.00	(565.56)	1,865.56	1,300.00	(565.56)	17,600.00
50-5145 Stripe Service Charge Fee	123.09	100.00	(23.09)	123.09	100.00	(23.09)	1,200.00
50-5150 Property Insurance - Policy/Premium	7,502.67	7,505.00	2.33	7,502.67	7,505.00	2.33	102,068.00
50-5171 Licensing	2,741.37	4,703.10	1,961.73	2,741.37	4,703.10	1,961.73	9,700.00
50-5180 Property Taxes	-	-	-	-	-	-	600.00
50-5190 DRC Expenses	1,237.50	949.29	(288.21)	1,237.50	949.29	(288.21)	48,000.00
50-5203 Equipment	542.46	1,000.00	457.54	542.46	1,000.00	457.54	14,700.00
50-5350 Onsite Community Staff	52,816.23	50,431.77	(2,384.46)	52,816.23	50,431.77	(2,384.46)	732,525.43
50-5360 Uniforms	403.49	200.00	(203.49)	403.49	200.00	(203.49)	2,400.00
50-5400 1/2 Late/Fines Fees To Mgmt Co	249.70	128.94	(120.76)	249.70	128.94	(120.76)	14,400.00
TOTAL Administrative	\$100,589.83	\$92,805.91	(\$7,783.92)	\$100,589.83	\$92,805.91	(\$7,783.92)	\$1,269,937.43

Income Statement
Briar Chapel Community Association, Inc.
Operating
End Date: 01/31/2024

Date: 2/23/2024
Time: 3:26 pm
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Building							
60-6175 Access Control	\$-	\$-	\$-	\$-	\$-	\$-	\$20,000.00
60-6177 Safety/Security	2,475.41	2,400.00	(75.41)	2,475.41	2,400.00	(75.41)	9,600.00
60-6375 Pond/Fountain - Contract	24,430.00	23,650.00	(780.00)	24,430.00	23,650.00	(780.00)	120,650.00
60-6377 Pond - Repair & Maint.	-	500.00	500.00	-	500.00	500.00	30,500.00
60-6547 Repairs & Maint - Street Signs	322.50	500.00	177.50	322.50	500.00	177.50	6,000.00
60-6549 Repair & Maint. - Supplies	737.12	1,250.00	512.88	737.12	1,250.00	512.88	15,000.00
60-6550 Repair & Maint - General	4,056.75	4,000.00	(56.75)	4,056.75	4,000.00	(56.75)	48,000.00
TOTAL Building	\$32,021.78	\$32,300.00	\$278.22	\$32,021.78	\$32,300.00	\$278.22	\$249,750.00
Landscape							
70-7010 Landscape - Contract	84,759.58	83,333.00	(1,426.58)	84,759.58	83,333.00	(1,426.58)	1,000,000.00
70-7020 Landscape - Common Area	329.04	-	(329.04)	329.04	-	(329.04)	-
70-7030 Landscape - Irrigation Repair	-	-	-	-	-	-	2,500.00
70-7032 Landscape - Tree/Shrub Contract	14,025.00	18,463.17	4,438.17	14,025.00	18,463.17	4,438.17	165,000.00
70-7035 Landscape - Repair & Maintenance	6,772.65	5,000.00	(1,772.65)	6,772.65	5,000.00	(1,772.65)	60,000.00
70-7038 Landscape - Trail Repair & Maint.	-	2,500.00	2,500.00	-	2,500.00	2,500.00	10,000.00
70-7044 Pet Waste Removal	300.00	-	(300.00)	300.00	-	(300.00)	-
70-7050 Snow Removal	-	13,334.00	13,334.00	-	13,334.00	13,334.00	40,000.00
70-7055 Yard Waste Expense	96.00	757.75	661.75	96.00	757.75	661.75	23,040.00
70-7060 Sinkhole Repairs	-	-	-	-	-	-	45,000.00
TOTAL Landscape	\$106,282.27	\$123,387.92	\$17,105.65	\$106,282.27	\$123,387.92	\$17,105.65	\$1,345,540.00
Community Amenities							
80-8206 Pest Control Contract	-	350.00	350.00	-	350.00	350.00	4,350.00
80-8210 Water Amenities - Service Contract	15,210.00	15,210.00	-	15,210.00	15,210.00	-	304,200.00
80-8220 Water Amenities - Repair & Maint.	-	-	-	-	-	-	17,500.00
80-8224 Water Amenities - Night Guards	-	-	-	-	-	-	20,000.00
80-8240 Water Amenities - Supplies	123.59	-	(123.59)	123.59	-	(123.59)	9,600.00
80-8302 Athletic Court - Improvement	-	1,000.00	1,000.00	-	1,000.00	1,000.00	12,000.00
80-8403 Playground Inspection	-	-	-	-	-	-	2,500.00
80-8502 Fitness Center Maintenance	-	-	-	-	-	-	1,300.00
80-8503 Fitness Center - Equipment Repairs	215.00	-	(215.00)	215.00	-	(215.00)	-
80-8504 Janitorial - Contract	3,505.00	2,300.00	(1,205.00)	3,505.00	2,300.00	(1,205.00)	27,600.00
80-8505 Janitorial - Supplies	492.15	250.00	(242.15)	492.15	250.00	(242.15)	4,000.00
80-8506 Towels & Mats	-	100.00	100.00	-	100.00	100.00	1,200.00
80-8507 Holiday Lights	3,500.00	3,500.00	-	3,500.00	3,500.00	-	8,500.00
80-8508 Footbridge Repairs	-	-	-	-	-	-	10,000.00
TOTAL Community Amenities	\$23,045.74	\$22,710.00	(\$335.74)	\$23,045.74	\$22,710.00	(\$335.74)	\$422,750.00
Special Projects							
88-8814 Miscellaneous Gym Equipment	3,114.58	-	(3,114.58)	3,114.58	-	(3,114.58)	-
88-8833 Road Shoulders	-	-	-	-	-	-	25,000.00
88-8834 Radar Signs	-	5,000.00	5,000.00	-	5,000.00	5,000.00	20,000.00
88-8835 Courtyard	-	-	-	-	-	-	160,000.00
88-8836 Aquatic Plants	-	-	-	-	-	-	5,000.00
88-8837 NRAC Projects	-	-	-	-	-	-	10,000.00
88-8838 Mailbox Roofs	-	-	-	-	-	-	20,000.00
88-8839 Site Vehicle	-	-	-	-	-	-	16,000.00
88-8840 Landscape Improvements	-	-	-	-	-	-	100,000.00
88-8841 Fitness Access	-	-	-	-	-	-	3,000.00
88-8842 Trail Markers	-	-	-	-	-	-	8,400.00
88-8843 Pool Furn/Umbrellas	-	-	-	-	-	-	15,000.00
88-8844 Starting Blocks	-	-	-	-	-	-	5,000.00
TOTAL Special Projects	\$3,114.58	\$5,000.00	\$1,885.42	\$3,114.58	\$5,000.00	\$1,885.42	\$387,400.00

Income Statement
 Briar Chapel Community Association, Inc.
 Operating
 End Date: 01/31/2024

Date: 2/23/2024
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Utilities							
90-9010 Electricity - General Usage	\$12,420.78	\$18,273.41	\$5,852.63	\$12,420.78	\$18,273.41	\$5,852.63	\$120,750.00
90-9020 Water - General Usage	3,701.50	3,666.34	(35.16)	3,701.50	3,666.34	(35.16)	40,000.00
90-9021 Sewer	465.30	500.00	34.70	465.30	500.00	34.70	6,000.00
90-9030 Gas - General Usage	52.31	100.00	47.69	52.31	100.00	47.69	1,200.00
90-9040 Telephone	2,071.63	1,315.00	(756.63)	2,071.63	1,315.00	(756.63)	15,780.00
90-9050 Trash Removal	46,448.21	47,084.00	635.79	46,448.21	47,084.00	635.79	565,000.00
TOTAL Utilities	\$65,159.73	\$70,938.75	\$5,779.02	\$65,159.73	\$70,938.75	\$5,779.02	\$748,730.00
Other Expenses							
98-9800 Contingency	2,830.95	6,818.06	3,987.11	2,830.95	6,818.06	3,987.11	81,816.77
TOTAL Other Expenses	\$2,830.95	\$6,818.06	\$3,987.11	\$2,830.95	\$6,818.06	\$3,987.11	\$81,816.77
TOTAL EXPENSES	\$333,044.88	\$353,960.65	\$20,915.77	\$333,044.88	\$353,960.65	\$20,915.77	\$4,505,924.20
Operating NET INCREASE (DECREASE)	\$3,725.14	\$13,965.99	(\$10,240.85)	\$3,725.14	\$13,965.99	(\$10,240.85)	\$-

Income Statement
Briar Chapel Community Association, Inc.
Reserve
End Date: 01/31/2024

Date: 2/23/2024
Time: 3:26 pm
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve							
RESERVE FUND							
Income							
40-4044 Assessments to Reserve - Alley	\$7,237.50	\$7,237.50	\$-	\$7,237.50	\$7,237.50	\$-	\$86,850.00
40-4045 Assessments To Reserves	30,796.50	9,963.20	20,833.30	30,796.50	9,963.20	20,833.30	119,558.36
40-4161 Interest Income - RES/CC	557.38	-	557.38	557.38	-	557.38	-
40-4163 Interest Income - Investment(s)	59.34	-	59.34	59.34	-	59.34	-
TOTAL Income	<u>\$38,650.72</u>	<u>\$17,200.70</u>	<u>\$21,450.02</u>	<u>\$38,650.72</u>	<u>\$17,200.70</u>	<u>\$21,450.02</u>	<u>\$206,408.36</u>
RESERVE EXPENSE							
Building							
60-6092 Access Control Upgrade	-	17,500.00	17,500.00	-	17,500.00	17,500.00	17,500.00
60-6229 Monument Repairs	-	-	-	-	-	-	26,000.00
60-6240 Deck - Repair & Maintenance	44,850.00	-	(44,850.00)	44,850.00	-	(44,850.00)	-
60-6325 Paint/Stain SC Pavilion	-	-	-	-	-	-	8,000.00
60-6376 Pond 1 Retaining Wall	-	-	-	-	-	-	20,000.00
60-6455 Concrete Flatwork	-	-	-	-	-	-	106,250.00
60-6461 Sidewalk/Curbs - Repair & Maintenance	-	-	-	-	-	-	6,000.00
60-6525 Drainage - Repair & Maintenance	-	-	-	-	-	-	20,000.00
60-6551 Building Interior	3,225.00	-	(3,225.00)	3,225.00	-	(3,225.00)	-
60-6553 Mechanical, Electrical, Plumbing Systems	10,432.14	-	(10,432.14)	10,432.14	-	(10,432.14)	-
60-6554 SC Lighting Repair	-	2,500.00	2,500.00	-	2,500.00	2,500.00	5,000.00
TOTAL Building	<u>\$58,507.14</u>	<u>\$20,000.00</u>	<u>(\$38,507.14)</u>	<u>\$58,507.14</u>	<u>\$20,000.00</u>	<u>(\$38,507.14)</u>	<u>\$208,750.00</u>
Landscape							
70-7021 Briar Commons Improvements	-	-	-	-	-	-	20,000.00
70-7035 Landscape - Repair & Main	-	-	-	-	-	-	10,000.00
TOTAL Landscape	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>	<u>\$30,000.00</u>
Community Amenities							
80-8201 Amenities	25,707.82	-	(25,707.82)	25,707.82	-	(25,707.82)	-
80-8225 Pump Replacements	-	-	-	-	-	-	25,000.00
80-8235 Mail Kiosk Stain	-	-	-	-	-	-	12,500.00
80-8240 Pool - Furniture Repair & Maintenance	6,804.20	15,500.00	8,695.80	6,804.20	15,500.00	8,695.80	25,500.00
80-8302 Court Resurface	-	-	-	-	-	-	110,500.00
80-8304 Courts & GMP Parking Lot	-	-	-	-	-	-	8,400.00
80-8305 HD Pball Nets	-	13,000.00	13,000.00	-	13,000.00	13,000.00	13,000.00
80-8403 Clubhouse Playground	-	50,000.00	50,000.00	-	50,000.00	50,000.00	100,000.00
TOTAL Community Amenities	<u>\$32,512.02</u>	<u>\$78,500.00</u>	<u>\$45,987.98</u>	<u>\$32,512.02</u>	<u>\$78,500.00</u>	<u>\$45,987.98</u>	<u>\$294,900.00</u>
Current Year Reserves							
99-9910 Reserves - General	(84,194.62)	-	84,194.62	(84,194.62)	-	84,194.62	-
TOTAL Current Year Reserves	<u>(\$84,194.62)</u>	<u>\$-</u>	<u>\$84,194.62</u>	<u>(\$84,194.62)</u>	<u>\$-</u>	<u>\$84,194.62</u>	<u>\$-</u>
Reserve NET INCREASE (DECREASE)	<u>\$31,826.18</u>	<u>(\$81,299.30)</u>	<u>\$113,125.48</u>	<u>\$31,826.18</u>	<u>(\$81,299.30)</u>	<u>\$113,125.48</u>	<u>(\$327,241.64)</u>



Income Statement Summary - Operating

Briar Chapel Community Association, Inc.

Fiscal Period: January 2024

Date: 2/23/2024
 Time: 3:26 pm
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
Income													
Residential Assessments													
00 Residential Assessment	\$335,318.50	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$335,318.50
Total Residential Assessments	335,318.50	-	-	-	-	-	-	-	-	-	-	-	335,318.50
4025-00 Encore Assessment	22,281.85	-	-	-	-	-	-	-	-	-	-	-	22,281.85
4044-00 Assessment to Reserve - Alley	(7,237.50)	-	-	-	-	-	-	-	-	-	-	-	(7,237.50)
Assessments to Reserves													
00 Assessments To Reserves	(30,796.50)	-	-	-	-	-	-	-	-	-	-	-	(30,796.50)
Total Assessments to Reserves	(30,796.50)	-	-	-	-	-	-	-	-	-	-	-	(30,796.50)
Working Capital													
00 Working Capital	900.00	-	-	-	-	-	-	-	-	-	-	-	900.00
Total Working Capital	900.00	-	-	-	-	-	-	-	-	-	-	-	900.00
Developer Assessment													
00 Developer Assessment	(852.50)	-	-	-	-	-	-	-	-	-	-	-	(852.50)
Total Developer Assessment	(852.50)	-	-	-	-	-	-	-	-	-	-	-	(852.50)
Builder Assessment													
00 Builder Assessment	245.00	-	-	-	-	-	-	-	-	-	-	-	245.00
Total Builder Assessment	245.00	-	-	-	-	-	-	-	-	-	-	-	245.00
Alley Assessment													
00 Alley Assessment	7,237.50	-	-	-	-	-	-	-	-	-	-	-	7,237.50
Total Alley Assessment	7,237.50	-	-	-	-	-	-	-	-	-	-	-	7,237.50
Late Fee Income													
00 Late Fee Income	1,080.00	-	-	-	-	-	-	-	-	-	-	-	1,080.00
Total Late Fee Income	1,080.00	-	-	-	-	-	-	-	-	-	-	-	1,080.00
Late Interest Income													
00 Late Interest Income	95.33	-	-	-	-	-	-	-	-	-	-	-	95.33
Total Late Interest Income	95.33	-	-	-	-	-	-	-	-	-	-	-	95.33
NSF Fee Income													
00 NSF Fee Income	60.00	-	-	-	-	-	-	-	-	-	-	-	60.00
Total NSF Fee Income	60.00	-	-	-	-	-	-	-	-	-	-	-	60.00
Fine/Violation Fee Income													
00 Fine/Violation Fee Income	250.00	-	-	-	-	-	-	-	-	-	-	-	250.00
Total Fine/Violation Fee Income	250.00	-	-	-	-	-	-	-	-	-	-	-	250.00
Service Fee Income													
4135-00 Service Fee Income	1,025.00	-	-	-	-	-	-	-	-	-	-	-	1,025.00
ARC Fees Income													
00 DRC Collection Fee	475.00	-	-	-	-	-	-	-	-	-	-	-	475.00



Income Statement Summary - Operating

Briar Chapel Community Association, Inc.

Fiscal Period: January 2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Total ARC Fees	\$475.00	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$475.00
Income													
Interest Income - Operating													
00 Interest Income - Operating	\$13.07	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$13.07
Total Interest Income - Operating	13.07	-	-	-	-	-	-	-	-	-	-	-	13.07
Interest Income - Investment(s)													
00 Interest Income - Investment(s)	1,222.87	-	-	-	-	-	-	-	-	-	-	-	1,222.87
Total Interest Income - Investment(s)	1,222.87	-	-	-	-	-	-	-	-	-	-	-	1,222.87
Legal Fees Income													
00 Legal Fees Income	451.00	-	-	-	-	-	-	-	-	-	-	-	451.00
Total Legal Fees Income	451.00	-	-	-	-	-	-	-	-	-	-	-	451.00
4280-00 Events Income	3,090.00	-	-	-	-	-	-	-	-	-	-	-	3,090.00
Amenity Rental Income													
00 Amenity Rental Income	140.50	-	-	-	-	-	-	-	-	-	-	-	140.50
Total Amenity Rental Income	140.50	-	-	-	-	-	-	-	-	-	-	-	140.50
4675-00 Yard Waste Income	305.00	-	-	-	-	-	-	-	-	-	-	-	305.00
Assessment Early Payment Discount													
00 Other Income	1,465.90	-	-	-	-	-	-	-	-	-	-	-	1,465.90
Total Assessment Early Payment Discount	1,465.90	-	-	-	-	-	-	-	-	-	-	-	1,465.90
Total Income	336,770.02	-	-	-	-	-	-	-	-	-	-	-	336,770.02
Total OPERATING INCOME	336,770.02	-	-	-	-	-	-	-	-	-	-	-	336,770.02
OPERATING EXPENSE													



Income Statement Summary - Operating

Briar Chapel Community Association, Inc.

Fiscal Period: January 2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Administrative													
Management Fees													
00 Management Fees	\$10,939.50	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$10,939.50
Total Management Fees	10,939.50	-	-	-	-	-	-	-	-	-	-	-	10,939.50
Office Supplies													
00 Office Supplies	272.91	-	-	-	-	-	-	-	-	-	-	-	272.91
Total Office Supplies	272.91	-	-	-	-	-	-	-	-	-	-	-	272.91
Website Fees													
00 Website Fees	355.25	-	-	-	-	-	-	-	-	-	-	-	355.25
Total Website Fees	355.25	-	-	-	-	-	-	-	-	-	-	-	355.25
Petty Cash Unidentified Expense													
00 Petty Cash Unidentified Expense	123.86	-	-	-	-	-	-	-	-	-	-	-	123.86
Total Petty Cash Unidentified Expense	123.86	-	-	-	-	-	-	-	-	-	-	-	123.86
Bulk Mailings/Newsletter Expense													
00 Bulk Mailings/Newsletter Expense	4,868.67	-	-	-	-	-	-	-	-	-	-	-	4,868.67
Total Bulk Mailings/Newsletter Expense	4,868.67	-	-	-	-	-	-	-	-	-	-	-	4,868.67
Community Functions													
00 Social Events	11,785.40	-	-	-	-	-	-	-	-	-	-	-	11,785.40
Total Community Functions	11,785.40	-	-	-	-	-	-	-	-	-	-	-	11,785.40
Gifts/Donations/Contributions													
00 Ticketed Social Event Expense	2,701.17	-	-	-	-	-	-	-	-	-	-	-	2,701.17
Total Gifts/Donations/Contributions	2,701.17	-	-	-	-	-	-	-	-	-	-	-	2,701.17
Legal/Litigation Fees													
00 Legal Services	2,000.00	-	-	-	-	-	-	-	-	-	-	-	2,000.00
Total Legal/Litigation Fees	2,000.00	-	-	-	-	-	-	-	-	-	-	-	2,000.00
Legal Collection Fees													
00 Legal/Collection Fees	451.00	-	-	-	-	-	-	-	-	-	-	-	451.00
Total Legal Collection Fees	451.00	-	-	-	-	-	-	-	-	-	-	-	451.00
Audit/Tax Preparation													
00 Audit/Tax Preparation	(390.00)	-	-	-	-	-	-	-	-	-	-	-	(390.00)
Total Audit/Tax Preparation	(390.00)	-	-	-	-	-	-	-	-	-	-	-	(390.00)
Professional Fees													
00 Professional Fees	1,865.56	-	-	-	-	-	-	-	-	-	-	-	1,865.56



Income Statement Summary - Operating

Briar Chapel Community Association, Inc.

Fiscal Period: January 2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Total Professional Fees	\$1,865.56	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$1,865.56
Meeting Expense													
00 Stripe Service Charge Fee Expense	\$123.09	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$123.09
Total Meeting Expense	123.09	-	-	-	-	-	-	-	-	-	-	-	123.09
Property Insurance - Policy/Premium													
00 Property Insurance - Policy/Premium	7,502.67	-	-	-	-	-	-	-	-	-	-	-	7,502.67
Total Property Insurance - Policy/Premium	7,502.67	-	-	-	-	-	-	-	-	-	-	-	7,502.67
5171-00 Licensing ARC Review	2,741.37	-	-	-	-	-	-	-	-	-	-	-	2,741.37
00 DRC Expenses Total ARC Review	1,237.50	-	-	-	-	-	-	-	-	-	-	-	1,237.50
5203-00 Equipment Onsite Property Manager	542.46	-	-	-	-	-	-	-	-	-	-	-	542.46
00 Onsite Community Staff Total Onsite Property Manager	52,816.23	-	-	-	-	-	-	-	-	-	-	-	52,816.23
00 Uniforms Total Uniforms	403.49	-	-	-	-	-	-	-	-	-	-	-	403.49
00 1/2 Late/Fines Fees To Mgmt Co. Total 1/2 Late/Fines Fees to Mgmt. Co.	249.70	-	-	-	-	-	-	-	-	-	-	-	249.70
Total Administrative	100,589.83	-	-	-	-	-	-	-	-	-	-	-	100,589.83



Income Statement Summary - Operating
 Briar Chapel Community Association, Inc.
 Fiscal Period: January 2024

Date: 2/23/2024
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Building													
Security Guard/Patrol													
00 Safety/Security	\$2,475.41	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$2,475.41
Total Security	2,475.41	-	-	-	-	-	-	-	-	-	-	-	2,475.41
Guard/Patrol													
Pond/Fountain - Contract													
00 Pond/Fountain - Contract	24,430.00	-	-	-	-	-	-	-	-	-	-	-	24,430.00
Total Pond/Fountain - Contract	24,430.00	-	-	-	-	-	-	-	-	-	-	-	24,430.00
6547-00 Repairs & Maint - Street Signs	322.50	-	-	-	-	-	-	-	-	-	-	-	322.50
Maintenance - Contract													
00 Repair & Maint. - Supplies	737.12	-	-	-	-	-	-	-	-	-	-	-	737.12
Total Maintenance - Contract	737.12	-	-	-	-	-	-	-	-	-	-	-	737.12
Maintenance - General													
00 Repair & Maint - General	4,056.75	-	-	-	-	-	-	-	-	-	-	-	4,056.75
Total Maintenance - General	4,056.75	-	-	-	-	-	-	-	-	-	-	-	4,056.75
Total Building	32,021.78	-	-	-	-	-	-	-	-	-	-	-	32,021.78



Income Statement Summary - Operating

Briar Chapel Community Association, Inc.

Fiscal Period: January 2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Landscape													
Landscape - Contract													
00 Landscape - Contract	\$84,759.58	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$84,759.58
Total Landscape - Contract	84,759.58	-	-	-	-	-	-	-	-	-	-	-	84,759.58
Landscape - Improvement													
00 Landscape - Common Area	329.04	-	-	-	-	-	-	-	-	-	-	-	329.04
Total Landscape - Improvement	329.04	-	-	-	-	-	-	-	-	-	-	-	329.04
Landscape - Tree Maintenance													
00 Landscape - Tree/Shrub Contract	14,025.00	-	-	-	-	-	-	-	-	-	-	-	14,025.00
Total Landscape - Tree Maintenance	14,025.00	-	-	-	-	-	-	-	-	-	-	-	14,025.00
Landscape - Repair & Maintenance													
00 Landscape - Repair & Maintenance	6,772.65	-	-	-	-	-	-	-	-	-	-	-	6,772.65
Total Landscape - Repair & Maintenance	6,772.65	-	-	-	-	-	-	-	-	-	-	-	6,772.65
Landscape - Supplies													
00 Pet Waste Removal	300.00	-	-	-	-	-	-	-	-	-	-	-	300.00
Total Landscape - Supplies	300.00	-	-	-	-	-	-	-	-	-	-	-	300.00
7055-00 Yard Waste Expense	96.00	-	-	-	-	-	-	-	-	-	-	-	96.00
Total Landscape	106,282.27	-	-	-	-	-	-	-	-	-	-	-	106,282.27



Income Statement Summary - Operating

Briar Chapel Community Association, Inc.

Fiscal Period: January 2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Community Amenities													
Pool - Contract													
00 Water Amenities - Service Contract	\$15,210.00	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$15,210.00
Total Pool - Contract	15,210.00	-	-	-	-	-	-	-	-	-	-	-	15,210.00
Pool - Passes / Supplies / Furniture													
00 Water Amenities - Supplies	123.59	-	-	-	-	-	-	-	-	-	-	-	123.59
Total Pool - Passes / Supplies / Furniture	123.59	-	-	-	-	-	-	-	-	-	-	-	123.59
Clubhouse - Exercise Equip													
00 Fitness Center - Equipment Repairs	215.00	-	-	-	-	-	-	-	-	-	-	-	215.00
Total Clubhouse - Exercise Equip	215.00	-	-	-	-	-	-	-	-	-	-	-	215.00
Clubhouse - Janitorial													
00 Janitorial - Contract	3,505.00	-	-	-	-	-	-	-	-	-	-	-	3,505.00
Total Clubhouse - Janitorial	3,505.00	-	-	-	-	-	-	-	-	-	-	-	3,505.00
Clubhouse - Repair & Maint.													
00 Janitorial - Supplies	492.15	-	-	-	-	-	-	-	-	-	-	-	492.15
Total Clubhouse - Repair & Maint.	492.15	-	-	-	-	-	-	-	-	-	-	-	492.15
Clubhouse - Appliances													
00 Holiday Lights	3,500.00	-	-	-	-	-	-	-	-	-	-	-	3,500.00
Total Clubhouse - Appliances	3,500.00	-	-	-	-	-	-	-	-	-	-	-	3,500.00
Total Community Amenities	23,045.74	-	-	-	-	-	-	-	-	-	-	-	23,045.74
Special Projects													
8814-00 Miscellaneous Gym Equipment	3,114.58	-	-	-	-	-	-	-	-	-	-	-	3,114.58
Total Special Projects	3,114.58	-	-	-	-	-	-	-	-	-	-	-	3,114.58



Income Statement Summary - Operating

Briar Chapel Community Association, Inc.

Fiscal Period: January 2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Utilities													
Electricity - General Usage													
00 Electricity - General Usage	\$12,420.78	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$12,420.78
Total Electricity - General Usage	12,420.78	-	-	-	-	-	-	-	-	-	-	-	12,420.78
Water/Sewer - Irrigation													
00 Water - General Usage	3,701.50	-	-	-	-	-	-	-	-	-	-	-	3,701.50
Total Water/Sewer - Irrigation	3,701.50	-	-	-	-	-	-	-	-	-	-	-	3,701.50
Water/Sewer - Clubhouse/Pool													
00 Sewer	465.30	-	-	-	-	-	-	-	-	-	-	-	465.30
Total Water/Sewer - Clubhouse/Pool	465.30	-	-	-	-	-	-	-	-	-	-	-	465.30
Gas - General Usage													
00 Gas - General Usage	52.31	-	-	-	-	-	-	-	-	-	-	-	52.31
Total Gas - General Usage	52.31	-	-	-	-	-	-	-	-	-	-	-	52.31
Telephone													
00 Telephone	2,071.63	-	-	-	-	-	-	-	-	-	-	-	2,071.63
Total Telephone	2,071.63	-	-	-	-	-	-	-	-	-	-	-	2,071.63
Trash Removal - Collection													
00 Trash Removal	46,448.21	-	-	-	-	-	-	-	-	-	-	-	46,448.21
Total Trash Removal - Collection	46,448.21	-	-	-	-	-	-	-	-	-	-	-	46,448.21
Total Utilities	65,159.73	-	-	-	-	-	-	-	-	-	-	-	65,159.73
Other Expenses													
9800-00 Contingency	2,830.95	-	-	-	-	-	-	-	-	-	-	-	2,830.95
Total Other Expenses	2,830.95	-	-	-	-	-	-	-	-	-	-	-	2,830.95
Total OPERATING EXPENSE	333,044.88	-	-	-	-	-	-	-	-	-	-	-	333,044.88
Net Income:	3,725.14	-	-	-	-	-	-	-	-	-	-	-	3,725.14

Balance Sheet

Briar Chapel Community Association, Inc.
Boulder Park - Operating
End Date: 01/31/2024

Date: 2/23/2024
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Assets

Operating Cash			
10-1010-20	NSB - Operating - Boulder Park	\$17,410.37	
		<u> </u>	
Total Operating Cash:			<u>\$17,410.37</u>
Other Assets			
12-1200-20	Accounts Receivable - Boulder Park	61.12	
		<u> </u>	
Total Other Assets:			<u>\$61.12</u>
Total Assets:			<u><u>\$17,471.49</u></u>

Liabilities & Equity

Liabilities			
20-2040-20	Owed To Other Hoa	11,441.25	
20-2100-20	Prepaid Assessments - Boulder Park	1,398.55	
		<u> </u>	
Total Liabilities:			<u>\$12,839.80</u>
Members Equity			
35-3500-20	Prior Year(S) Profits/(Losses)	4,779.59	
		<u> </u>	
Total Members Equity:			<u>\$4,779.59</u>
	Net Income Gain / Loss	(147.90)	
		<u> </u>	
			<u>(\$147.90)</u>
Total Liabilities & Equity:			<u><u>\$17,471.49</u></u>

Income Statement
Briar Chapel Community Association, Inc.
Boulder Park - Operating
End Date: 01/31/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Boulder Park - Operating							
INCOME							
Income							
40-4030 Service Area Assessment - Boulder Park	\$10,502.10	\$10,650.00	(\$147.90)	\$10,502.10	\$10,650.00	(\$147.90)	\$127,800.00
TOTAL Income	\$10,502.10	\$10,650.00	(\$147.90)	\$10,502.10	\$10,650.00	(\$147.90)	\$127,800.00
TOTAL INCOME	\$10,502.10	\$10,650.00	(\$147.90)	\$10,502.10	\$10,650.00	(\$147.90)	\$127,800.00
EXPENSES							
Landscape							
70-7010 Landscape - Contract - Boulder Park	10,125.00	10,125.00	-	10,125.00	10,125.00	-	121,500.00
TOTAL Landscape	\$10,125.00	\$10,125.00	\$-	\$10,125.00	\$10,125.00	\$-	\$121,500.00
Other Expenses							
98-9805 Service Area Fees - Boulder Park	525.00	525.00	-	525.00	525.00	-	6,300.00
TOTAL Other Expenses	\$525.00	\$525.00	\$-	\$525.00	\$525.00	\$-	\$6,300.00
TOTAL EXPENSES	\$10,650.00	\$10,650.00	\$-	\$10,650.00	\$10,650.00	\$-	\$127,800.00
Boulder Park - Operating NET INCREASE (DECREASE)	(\$147.90)	\$-	(\$147.90)	(\$147.90)	\$-	(\$147.90)	\$-



Balance Sheet

Briar Chapel Community Association, Inc.
Endor Drive - Operating
End Date: 01/31/2024

Date: 2/23/2024
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Assets			
Operating Cash			
10-1010-22	NSB - Operating - Endor Drive	\$7,823.81	
Total Operating Cash:			\$7,823.81
Other Assets			
12-1235-22	Prepaid Expenses - Endor Drive	41.92	
Total Other Assets:			\$41.92
Total Assets:			\$7,865.73
Liabilities & Equity			
Liabilities			
20-2030-22	Accrued Expense	133.33	
Total Liabilities:			\$133.33
Members Equity			
35-3500-22	Prior Year(S) Profits/(Losses)	7,641.56	
Total Members Equity:			\$7,641.56
	Net Income Gain / Loss	90.84	
			\$90.84
Total Liabilities & Equity:			\$7,865.73

Balance Sheet

Briar Chapel Community Association, Inc.
Endor Drive - Reserve
End Date: 01/31/2024

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Assets

Reserve Cash			
11-1170-23	NSB - Reserve - Endor Drive	\$25,159.47	
		\$25,159.47	\$25,159.47
Total Reserve Cash:			\$25,159.47
Total Assets:			\$25,159.47

Liabilities & Equity

Capital Reserves			
30-3010-23	Reserves - General	21,764.74	
		21,764.74	\$21,764.74
Total Capital Reserves:			\$21,764.74
Members Equity			
35-3500-23	Prior Year(S) Profits/(Losses)	3,394.73	
		3,394.73	\$3,394.73
Total Members Equity:			\$3,394.73
	Net Income Gain / Loss	0.00	
		0.00	\$0.00
Total Liabilities & Equity:			\$25,159.47

Income Statement

Briar Chapel Community Association, Inc.
Endor Drive - Operating
End Date: 01/31/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Endor Drive - Operating							
INCOME							
Income							
40-4030 Service Area Assessment - Endor Drive	\$944.16	\$944.16	\$-	\$944.16	\$944.16	\$-	\$11,329.92
40-4045 Assessments To Reserves - Endor Drive	(297.08)	(297.08)	-	(297.08)	(297.08)	-	(3,565.00)
TOTAL Income	\$647.08	\$647.08	\$-	\$647.08	\$647.08	\$-	\$7,764.92
TOTAL INCOME	\$647.08	\$647.08	\$-	\$647.08	\$647.08	\$-	\$7,764.92
EXPENSES							
Building							
60-6126 Pest Control - Endor Drive	-	-	-	-	-	-	144.00
60-6400 Pressure Washing - Endor Drive	133.33	133.33	-	133.33	133.33	-	133.33
60-6550 Repair & Maintenance - Endor Drive	-	250.00	250.00	-	250.00	250.00	1,000.00
TOTAL Building	\$133.33	\$383.33	\$250.00	\$133.33	\$383.33	\$250.00	\$1,277.33
Landscape							
70-7010 Landscape - Contract - Endor Drive	361.92	361.92	-	361.92	361.92	-	4,343.04
TOTAL Landscape	\$361.92	\$361.92	\$-	\$361.92	\$361.92	\$-	\$4,343.04
Special Projects							
88-8801 Endor Enhancement	-	-	-	-	-	-	1,184.55
TOTAL Special Projects	\$-	\$-	\$-	\$-	\$-	\$-	\$1,184.55
Utilities							
90-9010 Electricity - Endor Drive	20.99	-	(20.99)	20.99	-	(20.99)	360.00
90-9020 Water - Endor Drive	20.00	-	(20.00)	20.00	-	(20.00)	360.00
TOTAL Utilities	\$40.99	\$-	(\$40.99)	\$40.99	\$-	(\$40.99)	\$720.00
Other Expenses							
98-9805 Service Area Fees - Endor Drive	20.00	20.00	-	20.00	20.00	-	240.00
TOTAL Other Expenses	\$20.00	\$20.00	\$-	\$20.00	\$20.00	\$-	\$240.00
TOTAL EXPENSES	\$556.24	\$765.25	\$209.01	\$556.24	\$765.25	\$209.01	\$7,764.92
Endor Drive - Operating NET INCREASE (DECREASE)	\$90.84	(\$118.17)	\$209.01	\$90.84	(\$118.17)	\$209.01	\$-

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 Briar Chapel Community Association, Inc.
 Endor Drive - Reserve
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	Actual	Budget	Variance	Actual	Budget	Variance	
Endor Drive - Reserve							
RESERVE FUND							
Income							
40-4045 Assessments To Reserves - Endor Drive	\$297.08	\$297.12	(\$0.04)	\$297.08	\$297.12	(\$0.04)	\$3,565.00
40-4161 Interest Income - RES/CC	41.92	-	41.92	41.92	-	41.92	-
TOTAL Income	<u>\$339.00</u>	<u>\$297.12</u>	<u>\$41.88</u>	<u>\$339.00</u>	<u>\$297.12</u>	<u>\$41.88</u>	<u>\$3,565.00</u>
RESERVE EXPENSE							
Current Year Reserves							
99-9910 Reserves - General	339.00	-	(339.00)	339.00	-	(339.00)	-
TOTAL Current Year Reserves	<u>\$339.00</u>	<u>\$-</u>	<u>(\$339.00)</u>	<u>\$339.00</u>	<u>\$-</u>	<u>(\$339.00)</u>	<u>\$-</u>
Endor Drive - Reserve NET INCREASE (DECREASE)	<u>\$-</u>	<u>\$297.12</u>	<u>(\$297.12)</u>	<u>\$-</u>	<u>\$297.12</u>	<u>(\$297.12)</u>	<u>\$3,565.00</u>

Assets

Operating Cash			
10-1010-24	NSB - Operating - Great Ridge Parkway	\$14,431.47	
Total Operating Cash:			\$14,431.47

Total Assets: \$14,431.47

Liabilities & Equity

Liabilities			
20-2030-24	Accrued Expense	90.00	
20-2100-24	Prepaid Assessments - Great Ridge	300.50	
Total Liabilities:			\$390.50

Members Equity			
35-3500-24	Prior Year(S) Profits/(Losses)	13,737.72	
Total Members Equity:			\$13,737.72

	Net Income Gain / Loss	303.25	
			\$303.25

Total Liabilities & Equity: \$14,431.47



Balance Sheet

Briar Chapel Community Association, Inc.
Great Ridge Parkway - Reserve
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Assets

Reserve Cash			
11-1170-25	NSB - Reserves - Great Ridge Parkway	\$5,831.65	
		\$5,831.65	\$5,831.65
Total Reserve Cash:			
Other Assets			
14-1403-25	NSB - ICS Reserve - Great Ridge Parkway	67,630.22	
		67,630.22	\$67,630.22
Total Other Assets:			
Total Assets:			\$73,461.87

Liabilities & Equity

Capital Reserves			
30-3010-25	Reserves - General	99,605.15	
		99,605.15	\$99,605.15
Total Capital Reserves:			
Members Equity			
35-3500-25	Prior Year(S) Profits/(Losses)	(26,143.28)	
		(26,143.28)	(\$26,143.28)
Total Members Equity:			
	Net Income Gain / Loss	0.00	
		0.00	\$0.00
Total Liabilities & Equity:			\$73,461.87

Income Statement
Briar Chapel Community Association, Inc.
Great Ridge Parkway - Operating
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Great Ridge Parkway - Operating							
INCOME							
Income							
40-4030 Service Area Assessment - Great Ridge Pkwy	\$2,007.48	\$2,007.48	\$-	\$2,007.48	\$2,007.48	\$-	\$24,089.76
40-4045 Assessments To Reserves - Great Ridge Parkway	(721.34)	(721.34)	-	(721.34)	(721.34)	-	(8,656.00)
TOTAL Income	\$1,286.14	\$1,286.14	\$-	\$1,286.14	\$1,286.14	\$-	\$15,433.76
TOTAL INCOME	\$1,286.14	\$1,286.14	\$-	\$1,286.14	\$1,286.14	\$-	\$15,433.76
EXPENSES							
Building							
60-6126 Pest Control - Great Ridge Pkwy	-	-	-	-	-	-	432.00
60-6400 Pressure Washing - Great Ridge Pkwy	90.00	90.00	-	90.00	90.00	-	1,080.00
60-6550 Repair & Maintenance - Great Ridge Pkwy	-	250.00	250.00	-	250.00	250.00	1,000.00
TOTAL Building	\$90.00	\$340.00	\$250.00	\$90.00	\$340.00	\$250.00	\$2,512.00
Landscape							
70-7010 Landscape - Contract - Great Ridge Parkway	786.50	786.48	(0.02)	786.50	786.48	(0.02)	9,437.76
TOTAL Landscape	\$786.50	\$786.48	(\$0.02)	\$786.50	\$786.48	(\$0.02)	\$9,437.76
Special Projects							
88-8801 Great Ridge Enhancement	-	-	-	-	-	-	2,264.00
TOTAL Special Projects	\$-	\$-	\$-	\$-	\$-	\$-	\$2,264.00
Utilities							
90-9010 Electric - Great Ridge Pkwy	31.39	-	(31.39)	31.39	-	(31.39)	250.00
90-9020 Water - Great Ridge Pkwy	15.00	-	(15.00)	15.00	-	(15.00)	250.00
TOTAL Utilities	\$46.39	\$-	(\$46.39)	\$46.39	\$-	(\$46.39)	\$500.00
Other Expenses							
98-9805 Service Area Fees - Great Ridge Parkway	60.00	60.00	-	60.00	60.00	-	720.00
TOTAL Other Expenses	\$60.00	\$60.00	\$-	\$60.00	\$60.00	\$-	\$720.00
TOTAL EXPENSES	\$982.89	\$1,186.48	\$203.59	\$982.89	\$1,186.48	\$203.59	\$15,433.76
Great Ridge Parkway - Operating NET INCREASE (DECREASE)	\$303.25	\$99.66	\$203.59	\$303.25	\$99.66	\$203.59	\$-

Income Statement
 Briar Chapel Community Association, Inc.
 Great Ridge Parkway - Reserve
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Great Ridge Parkway - Reserve							
RESERVE FUND							
Income							
40-4045 Assessments To Reserves - Great Ridge Parkway	\$721.34	\$721.34	\$-	\$721.34	\$721.34	\$-	\$8,656.00
40-4161 Interest Income - RES/CC	8.02	-	8.02	8.02	-	8.02	-
40-4163 Interest Income - Investment(s)	128.79	-	128.79	128.79	-	128.79	-
TOTAL Income	<u>\$858.15</u>	<u>\$721.34</u>	<u>\$136.81</u>	<u>\$858.15</u>	<u>\$721.34</u>	<u>\$136.81</u>	<u>\$8,656.00</u>
RESERVE EXPENSE							
Current Year Reserves							
99-9910 Reserves - General	858.15	-	(858.15)	858.15	-	(858.15)	-
TOTAL Current Year Reserves	<u>\$858.15</u>	<u>\$-</u>	<u>(\$858.15)</u>	<u>\$858.15</u>	<u>\$-</u>	<u>(\$858.15)</u>	<u>\$-</u>
Great Ridge Parkway - Reserve NET INCREASE (DECREASE)	\$-	\$721.34	(\$721.34)	\$-	\$721.34	(\$721.34)	\$8,656.00

Balance Sheet

Briar Chapel Community Association, Inc.
Serenity Hill - Operating
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Assets

Operating Cash			
10-1010-26	NSB - Operating - Serenity Hill	\$11,854.43	
Total Operating Cash:			\$11,854.43
Total Assets:			\$11,854.43

Liabilities & Equity

Liabilities			
20-2040-26	Owed To Other Hoa	7,363.17	
20-2100-26	Prepaid Assessments - Serenity Hill	850.60	
Total Liabilities:			\$8,213.77
Members Equity			
35-3500-26	Prior Year(S) Profits/(Losses)	4,252.85	
Total Members Equity:			\$4,252.85
	Net Income Gain / Loss	(612.19)	
			(\$612.19)
Total Liabilities & Equity:			\$11,854.43

Income Statement
 Briar Chapel Community Association, Inc.
 Serenity Hill - Operating
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Serenity Hill - Operating							
INCOME							
Income							
40-4030 Service Area Assessment - Serenity Hill	\$6,767.81	\$7,380.00	(\$612.19)	\$6,767.81	\$7,380.00	(\$612.19)	\$88,560.00
TOTAL Income	\$6,767.81	\$7,380.00	(\$612.19)	\$6,767.81	\$7,380.00	(\$612.19)	\$88,560.00
TOTAL INCOME	\$6,767.81	\$7,380.00	(\$612.19)	\$6,767.81	\$7,380.00	(\$612.19)	\$88,560.00
EXPENSES							
Landscape							
70-7010 Landscape - Contract - Serenity Hill	7,080.00	7,080.00	-	7,080.00	7,080.00	-	84,960.00
TOTAL Landscape	\$7,080.00	\$7,080.00	\$-	\$7,080.00	\$7,080.00	\$-	\$84,960.00
Other Expenses							
98-9805 Service Area Fees - Serenity Hill	300.00	300.00	-	300.00	300.00	-	3,600.00
TOTAL Other Expenses	\$300.00	\$300.00	\$-	\$300.00	\$300.00	\$-	\$3,600.00
TOTAL EXPENSES	\$7,380.00	\$7,380.00	\$-	\$7,380.00	\$7,380.00	\$-	\$88,560.00
Serenity Hill - Operating NET INCREASE (DECREASE)	(\$612.19)	\$-	(\$612.19)	(\$612.19)	\$-	(\$612.19)	\$-

Balance Sheet

Briar Chapel Community Association, Inc.
Tobacco Farm - Operating
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Assets

Operating Cash			
10-1010-28	NSB - Operating - Tobacco Farm Way	\$7,714.11	
Total Operating Cash:			\$7,714.11
Other Assets			
12-1235-28	Prepaid Expenses - Tobacco Farm Way	40.11	
Total Other Assets:			\$40.11
Total Assets:			\$7,754.22

Liabilities & Equity

Liabilities			
20-2030-28	Accrued Expense	75.00	
20-2100-28	Prepaid Assessments - Tobacco Farm	1,717.99	
Total Liabilities:			\$1,792.99
Members Equity			
35-3500-28	Prior Year(S) Profits/(Losses)	5,529.97	
Total Members Equity:			\$5,529.97
	Net Income Gain / Loss	431.26	
Total Liabilities & Equity:			\$7,754.22



Balance Sheet

Briar Chapel Community Association, Inc.
Tobacco Farm - Reserve
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Assets

Reserve Cash			
11-1170-29	NSB - Reserve - Tobacco Farm Way	\$5,434.61	
		<u>5,434.61</u>	
Total Reserve Cash:			<u>\$5,434.61</u>
Other Assets			
14-1404-29	NSB - ICS Reserve - Tobacco Farm Way	66,386.02	
		<u>66,386.02</u>	
Total Other Assets:			<u>\$66,386.02</u>
Total Assets:			<u><u>\$71,820.63</u></u>

Liabilities & Equity

Capital Reserves			
30-3010-29	Reserves - General	59,157.50	
		<u>59,157.50</u>	
Total Capital Reserves:			<u>\$59,157.50</u>
Members Equity			
35-3500-29	Prior Year(S) Profits/(Losses)	12,663.13	
		<u>12,663.13</u>	
Total Members Equity:			<u>\$12,663.13</u>
	Net Income Gain / Loss	0.00	
		<u>0.00</u>	
Total Liabilities & Equity:			<u><u>\$71,820.63</u></u>

Income Statement
Briar Chapel Community Association, Inc.
Tobacco Farm - Operating
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Tobacco Farm - Operating							
INCOME							
Income							
40-4030 Service Area Assessment - Tobacco Farm Way	\$2,882.30	\$2,882.30	\$-	\$2,882.30	\$2,882.30	\$-	\$34,587.60
40-4045 Assessments To Reserves - Tobacco Farm Way	(1,575.00)	(1,575.00)	-	(1,575.00)	(1,575.00)	-	(18,900.00)
TOTAL Income	\$1,307.30	\$1,307.30	\$-	\$1,307.30	\$1,307.30	\$-	\$15,687.60
TOTAL INCOME	\$1,307.30	\$1,307.30	\$-	\$1,307.30	\$1,307.30	\$-	\$15,687.60
EXPENSES							
Building							
60-6126 Pest Control - Tobacco Farm Way	-	-	-	-	-	-	360.00
60-6400 Pressure Washing - Tobacco Farm Way	75.00	75.00	-	75.00	75.00	-	900.00
60-6550 Repair & Maintenance - Tobacco Farm Way	-	250.00	250.00	-	250.00	250.00	1,000.00
TOTAL Building	\$75.00	\$325.00	\$250.00	\$75.00	\$325.00	\$250.00	\$2,260.00
Landscape							
70-7010 Landscape - Contract - Tobacco Farm Way	655.42	655.40	(0.02)	655.42	655.40	(0.02)	7,864.80
TOTAL Landscape	\$655.42	\$655.40	(\$0.02)	\$655.42	\$655.40	(\$0.02)	\$7,864.80
Special Projects							
88-8801 Tobacco Farm Enhancement	-	-	-	-	-	-	4,212.80
TOTAL Special Projects	\$-	\$-	\$-	\$-	\$-	\$-	\$4,212.80
Utilities							
90-9010 Electric- Tobacco Farm Way	23.62	-	(23.62)	23.62	-	(23.62)	375.00
90-9020 Water - Tobacco Farm Way	72.00	-	(72.00)	72.00	-	(72.00)	375.00
TOTAL Utilities	\$95.62	\$-	(\$95.62)	\$95.62	\$-	(\$95.62)	\$750.00
Other Expenses							
98-9805 Service Area Fees - Tobacco Farm Way	50.00	50.00	-	50.00	50.00	-	600.00
TOTAL Other Expenses	\$50.00	\$50.00	\$-	\$50.00	\$50.00	\$-	\$600.00
TOTAL EXPENSES	\$876.04	\$1,030.40	\$154.36	\$876.04	\$1,030.40	\$154.36	\$15,687.60
Tobacco Farm - Operating NET INCREASE (DECREASE)	\$431.26	\$276.90	\$154.36	\$431.26	\$276.90	\$154.36	\$-

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 Briar Chapel Community Association, Inc.
 Tobacco Farm - Reserve
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Tobacco Farm - Reserve							
RESERVE FUND							
Income							
40-4045 Assessments To Reserves - Tobacco Farm Way	\$1,575.00	\$1,575.00	\$-	\$1,575.00	\$1,575.00	\$-	\$18,900.00
40-4161 Interest Income - RES/CC	5.15	-	5.15	5.15	-	5.15	-
40-4163 Interest Income - Investment(s)	126.42	-	126.42	126.42	-	126.42	-
TOTAL Income	<u>\$1,706.57</u>	<u>\$1,575.00</u>	<u>\$131.57</u>	<u>\$1,706.57</u>	<u>\$1,575.00</u>	<u>\$131.57</u>	<u>\$18,900.00</u>
RESERVE EXPENSE							
Current Year Reserves							
99-9910 Reserves - General	1,706.57	-	(1,706.57)	1,706.57	-	(1,706.57)	-
TOTAL Current Year Reserves	<u>\$1,706.57</u>	<u>\$-</u>	<u>(\$1,706.57)</u>	<u>\$1,706.57</u>	<u>\$-</u>	<u>(\$1,706.57)</u>	<u>\$-</u>
Tobacco Farm - Reserve NET INCREASE (DECREASE)	\$-	\$1,575.00	(\$1,575.00)	\$-	\$1,575.00	(\$1,575.00)	\$18,900.00

Balance Sheet

Briar Chapel Community Association, Inc.
Winkler Way - Operating
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Assets

Operating Cash			
10-1010-30	NSB - Operating - Winkler Way	\$4,348.61	
		<u> </u>	
Total Operating Cash:			<u>\$4,348.61</u>
Other Assets			
12-1200-30	Accounts Receivable - Winkler Way	842.92	
12-1235-30	Prepaid Expenses - Winkler Way	10.46	
		<u> </u>	
Total Other Assets:			<u>\$853.38</u>
Total Assets:			<u><u>\$5,201.99</u></u>

Liabilities & Equity

Liabilities			
20-2030-30	Accrued Expense	105.00	
		<u> </u>	
Total Liabilities:			<u>\$105.00</u>
Members Equity			
35-3500-30	Prior Year(S) Profits/(Losses)	5,166.28	
		<u> </u>	
Total Members Equity:			<u>\$5,166.28</u>
	Net Income Gain / Loss	(69.29)	
		<u> </u>	
			<u>(\$69.29)</u>
Total Liabilities & Equity:			<u><u>\$5,201.99</u></u>



Balance Sheet

Briar Chapel Community Association, Inc.
Winkler Way - Reserve
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Assets	
Reserve Cash	
11-1170-31	NSB - Reserve - Winkler Way
	\$22,395.03
Total Reserve Cash:	<u>\$22,395.03</u>
Total Assets:	<u><u>\$22,395.03</u></u>
Liabilities & Equity	
Capital Reserves	
30-3010-31	Reserves - General
	23,601.73
Total Capital Reserves:	<u>\$23,601.73</u>
Members Equity	
35-3500-31	Prior Year(S) Profits/(Losses)
	(1,206.70)
Total Members Equity:	<u>(\$1,206.70)</u>
	0.00
Net Income Gain / Loss	<u>\$0.00</u>
Total Liabilities & Equity:	<u><u>\$22,395.03</u></u>

Income Statement
 Briar Chapel Community Association, Inc.
 Winkler Way - Operating
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Winkler Way - Operating							
INCOME							
Income							
40-4030 Service Area Assessment - Winkler Way	\$2,950.22	\$2,950.22	\$-	\$2,950.22	\$2,950.22	\$-	\$35,402.64
40-4045 Assessments To Reserves - Winkler Way	(1,524.23)	(1,524.17)	(0.06)	(1,524.23)	(1,524.17)	(0.06)	(18,290.70)
TOTAL Income	\$1,425.99	\$1,426.05	(\$0.06)	\$1,425.99	\$1,426.05	(\$0.06)	\$17,111.94
TOTAL INCOME	\$1,425.99	\$1,426.05	(\$0.06)	\$1,425.99	\$1,426.05	(\$0.06)	\$17,111.94
EXPENSES							
Building							
60-6126 Pest Control - Winkler Way	-	-	-	-	-	-	504.00
60-6400 Pressure Washing - Winkler Way	105.00	105.00	-	105.00	105.00	-	1,260.00
60-6550 Repair & Maintenance - Winkler Way	-	250.00	250.00	-	250.00	250.00	1,000.00
TOTAL Building	\$105.00	\$355.00	\$250.00	\$105.00	\$355.00	\$250.00	\$2,764.00
Landscape							
70-7010 Landscape - Contract - Winkler Way	917.58	917.56	(0.02)	917.58	917.56	(0.02)	11,010.72
TOTAL Landscape	\$917.58	\$917.56	(\$0.02)	\$917.58	\$917.56	(\$0.02)	\$11,010.72
Special Projects							
88-8801 Winkler Enhancement	-	-	-	-	-	-	1,597.22
TOTAL Special Projects	\$-	\$-	\$-	\$-	\$-	\$-	\$1,597.22
Utilities							
90-9010 Electricity - Winkler Way	22.20	-	(22.20)	22.20	-	(22.20)	450.00
90-9020 Water - Winkler Way	380.50	-	(380.50)	380.50	-	(380.50)	450.00
TOTAL Utilities	\$402.70	\$-	(\$402.70)	\$402.70	\$-	(\$402.70)	\$900.00
Other Expenses							
98-9805 Service Area Fees - Winkler Way	70.00	70.00	-	70.00	70.00	-	840.00
TOTAL Other Expenses	\$70.00	\$70.00	\$-	\$70.00	\$70.00	\$-	\$840.00
TOTAL EXPENSES	\$1,495.28	\$1,342.56	(\$152.72)	\$1,495.28	\$1,342.56	(\$152.72)	\$17,111.94
Winkler Way - Operating NET INCREASE (DECREASE)	(\$69.29)	\$83.49	(\$152.78)	(\$69.29)	\$83.49	(\$152.78)	\$-

Income Statement
 Briar Chapel Community Association, Inc.
 Winkler Way - Reserve
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Winkler Way - Reserve							
RESERVE FUND							
Income							
40-4045 Assessments To Reserves - Winkler Way	\$1,524.23	\$1,524.23	\$-	\$1,524.23	\$1,524.23	\$-	\$18,290.76
40-4161 Interest Income - RES/CC	34.20	-	34.20	34.20	-	34.20	-
TOTAL Income	<u>\$1,558.43</u>	<u>\$1,524.23</u>	<u>\$34.20</u>	<u>\$1,558.43</u>	<u>\$1,524.23</u>	<u>\$34.20</u>	<u>\$18,290.76</u>
RESERVE EXPENSE							
Current Year Reserves							
99-9910 Reserves - General	1,558.43	-	(1,558.43)	1,558.43	-	(1,558.43)	-
TOTAL Current Year Reserves	<u>\$1,558.43</u>	<u>\$-</u>	<u>(\$1,558.43)</u>	<u>\$1,558.43</u>	<u>\$-</u>	<u>(\$1,558.43)</u>	<u>\$-</u>
Winkler Way - Reserve NET INCREASE (DECREASE)	<u>\$-</u>	<u>\$1,524.23</u>	<u>(\$1,524.23)</u>	<u>\$-</u>	<u>\$1,524.23</u>	<u>(\$1,524.23)</u>	<u>\$18,290.76</u>
NET INCREASE (DECREASE)	<u>\$35,547.29</u>	<u>(\$62,873.74)</u>	<u>\$98,421.03</u>	<u>\$35,547.29</u>	<u>(\$62,873.74)</u>	<u>\$98,421.03</u>	<u>(\$277,829.88)</u>