



FirstService
RESIDENTIAL

351S

Briar Chapel-Serenity Hill

10/31/2018

Monthly Financial Reports



FirstService Residential, Inc.
5970 Fairview Road
Charlotte, NC 28210

	Operating Fund	Reserve Fund	Total
ASSETS			
Cash & Cash Equivalents			
Cash - Operating	7,869	0	7,869
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	7,869	0	7,869
Assessments Receivables			
A/R - Residential Assessments	97	0	97
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	97	0	97
Other Receivables			
Due From	306	0	306
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	306	0	306
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TOTAL ASSETS	8,271	0	8,271
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LIABILITIES			
Accounts Payable			
Accrued Expenses	8,385	0	8,385
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	8,385	0	8,385
Prepaid Assessments			
Prepaid - Residential	1,303	0	1,303
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	1,303	0	1,303
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TOTAL LIABILITIES	9,688	0	9,688
FUND BALANCES	(1,417)	0	(1,417)
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TOTAL LIABILITIES AND FUND BALANCES	8,271	0	8,271
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FirstService Residential, Inc.
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	Operating Fund	Reserve Funds	Total
Residential Assessments	5,799	0	5,799
TOTAL REVENUES	5,799	0	5,799
EXPENSES			
Landscaping	4,349	0	4,349
Other Expenses	300	0	300
TOTAL EXPENSES	4,649	0	4,649
EXCESS OF REVENUES OVER EXPENSES	1,150	0	1,150
Beginning Fund Balances	(2,567)	0	(2,567)
ENDING FUND BALANCES	(1,417)	0	(1,417)



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	Operating Fund	Reserve Funds	Total
Residential Assessments	57,990	0	57,990
TOTAL REVENUES	57,990	0	57,990
EXPENSES			
Landscaping	56,990	0	56,990
Repairs & Maintenance	146	0	146
Other Expenses	3,000	0	3,000
TOTAL EXPENSES	60,136	0	60,136
EXCESS OF REVENUES OVER EXPENSES	(2,146)	0	(2,146)
Beginning Fund Balances	729	0	729
ENDING FUND BALANCES	(1,417)	0	(1,417)



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GL Code		Oct Actual	Oct Budget	Oct Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget
411106	Service Area Assessment	5,799	5,799	0	57,990	57,990	0	69,588
411900	Reimbursements	0	26	(26)	0	260	(260)	312
	TOTAL OPERATING REVENUES	5,799	5,825	(26)	57,990	58,250	(260)	69,900
OPERATING EXPENSES								
LANDSCAPING/IRRIGATION								
711100	Landscaping Maintenance Contract	4,349	5,474	1,125	56,990	54,740	(2,250)	65,688
	TOTAL LANDSCAPING/IRRIGATION EXPENSES	4,349	5,474	1,125	56,990	54,740	(2,250)	65,688
REPAIRS & MAINTENANCE								
721900	R & M Other	0	51	51	146	510	364	612
	TOTAL REPAIRS & MAINTENANCE EXPENSES	0	51	51	146	510	364	612
OTHER INCOME & EXPENSES								
911110	Service Area Fees	300	300	0	3,000	3,000	0	3,600
	TOTAL OTHER INCOME & EXPENSES	300	300	0	3,000	3,000	0	3,600
	TOTAL OPERATING EXPENSES	4,649	5,825	1,176	60,136	58,250	(1,886)	69,900
	EXCESS OF REVENUES OVER EXPENSES	1,150	0	1,150	(2,146)	0	(2,146)	0

