



Briar Chapel-Tobacco Farm Way

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	21,598	0	21,598
Cash Reserve	0	53,745	53,745
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	21,598	53,745	75,343
Other Receivables			
Due From Operating	0	10,876	10,876
Due From	352	0	352
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	352	10,876	11,229
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TOTAL ASSETS	21,951	64,621	86,572
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LIABILITIES			
Accounts Payable			
A/P - Trade	10,876	0	10,876
Accrued Expenses	(10,876)	0	(10,876)
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	0	0	0
Other Liabilities			
Due To Reserves	10,876	0	10,876
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	10,876	0	10,876
Prepaid Assessments			
Prepaid - Residential	751	0	751
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	751	0	751
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TOTAL LIABILITIES	11,627	0	11,627
FUND BALANCES	10,323	64,621	74,945
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TOTAL LIABILITIES AND FUND BALANCES	21,951	64,621	86,572
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FirstService Residential, Inc.
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	Operating Fund	Reserve Funds	Total
Residential Assessments	3,012	0	3,012
Other Assessments	31,152	0	31,152
Investment Interest	0	21	21
Reserve Contribution	(5,438)	5,438	0
TOTAL REVENUES	28,726	5,460	34,186
EXPENSES			
Landscaping	467	0	467
Repairs & Maintenance	385	0	385
Utilities	295	0	295
Other Expenses	50	0	50
TOTAL EXPENSES	1,198	0	1,198
EXCESS OF REVENUES OVER EXPENSES	27,528	5,460	32,988
Beginning Fund Balances	(17,205)	59,162	41,957
ENDING FUND BALANCES	10,323	64,621	74,945



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	Operating Fund	Reserve Funds	Total
Residential Assessments	30,123	0	30,123
Other Assessments	31,152	0	31,152
Other Income	10,070	0	10,070
Investment Interest	0	105	105
Reserve Contribution	(56,419)	56,419	0
TOTAL REVENUES	14,926	56,524	71,450
EXPENSES			
Landscaping	4,672	0	4,672
Repairs & Maintenance	1,421	0	1,421
Utilities	1,344	0	1,344
Other Expenses	500	0	500
TOTAL EXPENSES	7,937	0	7,937
EXCESS OF REVENUES OVER EXPENSES	6,990	56,524	63,514
Beginning Fund Balances	3,334	8,097	11,431
ENDING FUND BALANCES	10,323	64,621	74,945



FirstService Residential, Inc.
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GL Code		Oct Actual	Oct Budget	Oct Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget
411106	Service Area Assessment	3,012	3,012	0	30,123	30,120	3	36,144
411900	Reimbursements	0	0	0	10,070	10,070	0	10,070
412200	Developer Contributions	31,152	2,596	28,556	31,152	25,960	5,192	31,152
941000	Reserve Contributions	(5,438)	(5,608)	170	(56,419)	(56,080)	(339)	(67,295)
	TOTAL OPERATING REVENUES	28,726	0	28,726	14,926	10,070	4,856	10,071
	OPERATING EXPENSES							
	LANDSCAPING/IRRIGATION							
711100	Landscaping Maintenance Contract	467	467	0	4,672	4,670	(2)	5,604
712200	Irrigation Repairs & Maint	0	75	75	0	750	750	900
	TOTAL LANDSCAPING/IRRIGATION EXPENSES	467	542	75	4,672	5,420	748	6,504
	REPAIRS & MAINTENANCE							
721900	R & M Other	385	50	(335)	904	500	(404)	600
724200	Pest Control Special Services	0	43	43	518	430	(88)	516
	TOTAL REPAIRS & MAINTENANCE EXPENSES	385	93	(292)	1,421	930	(491)	1,116
	UTILITIES							
742100	Electric General	30	25	(5)	254	250	(4)	300
748000	Water	266	129	(137)	1,090	1,290	200	1,548
	TOTAL UTILITIES EXPENSES	295	154	(141)	1,344	1,540	196	1,848
	OTHER INCOME & EXPENSES							
911110	Service Area Fees	50	50	0	500	500	0	600
	TOTAL OTHER INCOME & EXPENSES	50	50	0	500	500	0	600
	TOTAL OPERATING EXPENSES	1,198	839	(359)	7,937	8,390	453	10,068
	EXCESS OF REVENUES OVER EXPENSES	27,528	(839)	28,367	6,990	1,680	5,310	3



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GL Code		Oct Actual	Oct Budget	Oct Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget
	RESERVE REVENUE							
417200	Interest Income Reserve	21	0	21	105	0	105	0
451000	Reserve Contribution	5,438	5,608	(170)	56,419	56,080	339	67,295
	TOTAL RESERVE REVENUES	<u>5,460</u>	<u>5,608</u>	<u>(148)</u>	<u>56,524</u>	<u>56,080</u>	<u>444</u>	<u>67,295</u>
	EXCESS OF REVENUES OVER EXPENSES	<u>5,460</u>	<u>5,608</u>	<u>(148)</u>	<u>56,524</u>	<u>56,080</u>	<u>444</u>	<u>67,295</u>