



FirstService
RESIDENTIAL

351G

Briar Chapel-Great Ridge Parkway

11/30/2018

Monthly Financial Reports



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

| | Operating Fund | Reserve Fund | Total |
|--|----------------|---------------|---------------|
| ASSETS | | | |
| Cash & Cash Equivalents | | | |
| Cash - Operating | 6,535 | 0 | 6,535 |
| Cash Reserve | 0 | 47,530 | 47,530 |
| | 6,535 | 47,530 | 54,065 |
| Assessments Receivables | | | |
| A/R - Residential Assessments | 1,082 | 0 | 1,082 |
| | 1,082 | 0 | 1,082 |
| Other Receivables | | | |
| Due From Operating | 0 | 2,924 | 2,924 |
| Due From | 80 | 0 | 80 |
| | 80 | 2,924 | 3,003 |
| TOTAL ASSETS | 7,697 | 50,453 | 58,150 |
| LIABILITIES | | | |
| Accounts Payable | | | |
| A/P - Trade | 2,924 | 0 | 2,924 |
| Accrued Expenses | (2,924) | 0 | (2,924) |
| | 0 | 0 | 0 |
| Other Liabilities | | | |
| Due To Reserves | 2,924 | 0 | 2,924 |
| | 2,924 | 0 | 2,924 |
| Prepaid Assessments | | | |
| Prepaid - Residential | 763 | 0 | 763 |
| | 763 | 0 | 763 |
| TOTAL LIABILITIES | 3,687 | 0 | 3,687 |
| FUND BALANCES | 4,010 | 50,453 | 54,463 |
| TOTAL LIABILITIES AND FUND BALANCES | 7,697 | 50,453 | 58,150 |



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| | Operating Fund | Reserve Funds | Total |
|---|----------------|---------------|---------------|
| Residential Assessments | 3,562 | 0 | 3,562 |
| Investment Interest | 0 | 22 | 22 |
| Reserve Contribution | (2,924) | 2,924 | 0 |
| TOTAL REVENUES | 639 | 2,946 | 3,584 |
| EXPENSES | | | |
| Landscaping | 561 | 0 | 561 |
| Utilities | 45 | 0 | 45 |
| Other Expenses | 60 | 0 | 60 |
| TOTAL EXPENSES | 665 | 0 | 665 |
| EXCESS OF REVENUES OVER EXPENSES | (27) | 2,946 | 2,919 |
| Beginning Fund Balances | 4,037 | 47,507 | 51,544 |
| ENDING FUND BALANCES | 4,010 | 50,453 | 54,463 |



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| | Operating Fund | Reserve Funds | Total |
|---|----------------|---------------|---------------|
| Residential Assessments | 39,184 | 0 | 39,184 |
| Other Assessments | 2,376 | 0 | 2,376 |
| Other Income | 6,934 | 0 | 6,934 |
| Investment Interest | 0 | 151 | 151 |
| Reserve Contribution | (36,492) | 36,492 | 0 |
| TOTAL REVENUES | 12,002 | 36,644 | 48,645 |
| EXPENSES | | | |
| Landscaping | 6,167 | 0 | 6,167 |
| Repairs & Maintenance | 4,371 | 0 | 4,371 |
| Utilities | 212 | 0 | 212 |
| Other Expenses | 660 | 0 | 660 |
| TOTAL EXPENSES | 11,410 | 0 | 11,410 |
| EXCESS OF REVENUES OVER EXPENSES | 592 | 36,644 | 37,236 |
| Beginning Fund Balances | 3,418 | 13,810 | 17,228 |
| ENDING FUND BALANCES | 4,010 | 50,453 | 54,463 |



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| GL Code | | Nov Actual | Nov Budget | Nov Variance | YTD Actual | YTD Budget | YTD Variance | Total Budget |
|---------|---|---------------|---------------|-----------------|---------------|---------------|-----------------|-----------------|
| 411106 | Service Area Assessment | 3,562 | 3,562 | 0 | 39,184 | 39,182 | 2 | 42,744 |
| 411900 | Reimbursements | 0 | 0 | 0 | 6,934 | 6,936 | (2) | 6,936 |
| 412200 | Developer Contributions | 0 | 198 | (198) | 2,376 | 2,178 | 198 | 2,376 |
| 941000 | Reserve Contributions | (2,924) | (3,285) | 361 | (36,492) | (36,135) | (357) | (39,416) |
| | TOTAL OPERATING REVENUES | 639 | 475 | 164 | 12,002 | 12,161 | (159) | 12,640 |
| | OPERATING EXPENSES | | | | | | | |
| | LANDSCAPING/IRRIGATION | | | | | | | |
| 711100 | Landscaping Maintenance Contract | 561 | 567 | 6 | 6,167 | 6,237 | 70 | 6,804 |
| 712200 | Irrigation Repairs & Maint | 0 | 50 | 50 | 0 | 550 | 550 | 600 |
| | TOTAL LANDSCAPING/IRRIGATION EXPENSES | 561 | 617 | 56 | 6,167 | 6,787 | 620 | 7,404 |
| | REPAIRS & MAINTENANCE | | | | | | | |
| 721900 | R & M Other | 0 | 44 | 44 | 3,750 | 484 | (3,266) | 528 |
| 724200 | Pest Control Special Services | 0 | 0 | 0 | 621 | 996 | 375 | 996 |
| | TOTAL REPAIRS & MAINTENANCE EXPENSES | 0 | 44 | 44 | 4,371 | 1,480 | (2,891) | 1,524 |
| | UTILITIES | | | | | | | |
| 742100 | Electric General | 30 | 50 | 20 | (1,170) | 550 | 1,720 | 600 |
| 748000 | Water | 15 | 200 | 185 | 1,382 | 2,200 | 818 | 2,400 |
| | TOTAL UTILITIES EXPENSES | 45 | 250 | 205 | 212 | 2,750 | 2,538 | 3,000 |
| | OTHER INCOME & EXPENSES | | | | | | | |
| 911110 | Service Area Fees | 60 | 60 | 0 | 660 | 660 | 0 | 720 |
| | TOTAL OTHER INCOME & EXPENSES | 60 | 60 | 0 | 660 | 660 | 0 | 720 |
| | TOTAL OPERATING EXPENSES | 665 | 971 | 306 | 11,410 | 11,677 | 267 | 12,648 |
| | EXCESS OF REVENUES OVER EXPENSES | (27) | (496) | 469 | 592 | 484 | 108 | (8) |



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| GL Code | | Nov Actual | Nov Budget | Nov Variance | YTD Actual | YTD Budget | YTD Variance | Total Budget |
|---------|---|---------------|---------------|-----------------|---------------|---------------|-----------------|-----------------|
| | RESERVE REVENUE | | | | | | | |
| 417200 | Interest Income Reserve | 22 | 0 | 22 | 151 | 0 | 151 | 0 |
| 451000 | Reserve Contribution | 2,924 | 3,285 | (361) | 36,492 | 36,135 | 357 | 39,416 |
| | TOTAL RESERVE REVENUES | <u>2,946</u> | <u>3,285</u> | <u>(339)</u> | <u>36,644</u> | <u>36,135</u> | <u>509</u> | <u>39,416</u> |
| | EXCESS OF REVENUES OVER EXPENSES | <u>2,946</u> | <u>3,285</u> | <u>(339)</u> | <u>36,644</u> | <u>36,135</u> | <u>509</u> | <u>39,416</u> |