



Briar Chapel-Tobacco Farm Way

03/31/2021

Monthly Financial Reports



FirstService
RESIDENTIAL

Briar Chapel Community Association, Inc.
Manager Comments to Financials

351 Tobacco Farm

January 2021

No reportable variance this month

February 2021

No reportable variance this month

March 2021

721600 – R & M Painting and pressure washing– Variance Amount \$106

No painting or pressure washing has occurred to date.

721900 – R & M Other – Variance Amount (\$733)

Gutter Roof and Soffit repairs 187 tobacco Farm Rd.



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

	Operating Fund	Reserve Fund	Total
ASSETS			
Cash & Cash Equivalents			
Cash - Alliance Operating	2,520	0	2,520
Cash - Alliance Reserve	0	1,862	1,862
Sterling Bank Reserve MMkt	<u>0</u>	<u>54,885</u>	<u>54,885</u>
	2,520	56,747	59,266
Other Receivables			
Due from Master	<u>2,897</u>	<u>0</u>	<u>2,897</u>
	<u>2,897</u>	<u>0</u>	<u>2,897</u>
TOTAL ASSETS	<u>5,416</u>	<u>56,747</u>	<u>62,163</u>
LIABILITIES			
Prepaid Assessments			
Prepaid - Residential	<u>1,442</u>	<u>0</u>	<u>1,442</u>
	<u>1,442</u>	<u>0</u>	<u>1,442</u>
TOTAL LIABILITIES	1,442	0	1,442
FUND BALANCES	<u>3,974</u>	<u>56,747</u>	<u>60,721</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>5,416</u>	<u>56,747</u>	<u>62,163</u>



FirstService Residential, Inc.
5970 Fairview Road
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	Operating Fund	Reserve Funds	Total
Residential Assessments	2,243	0	2,243
Investment Interest	0	9	9
Reserve Contribution	<u>(1,350)</u>	<u>1,350</u>	<u>0</u>
TOTAL REVENUES	<u>893</u>	<u>1,359</u>	<u>2,252</u>
EXPENSES			
Landscaping	547	0	547
Repairs & Maintenance	775	0	775
Utilities	96	0	96
Other Expenses	<u>50</u>	<u>0</u>	<u>50</u>
TOTAL EXPENSES	<u>1,468</u>	<u>0</u>	<u>1,468</u>
EXCESS OF REVENUES OVER EXPENSES	<u>(574)</u>	<u>1,359</u>	<u>785</u>
Beginning Fund Balances	<u>4,549</u>	<u>55,387</u>	<u>59,936</u>
ENDING FUND BALANCES	<u><u>3,974</u></u>	<u><u>56,747</u></u>	<u><u>60,721</u></u>



FirstService Residential, Inc.
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	Operating Fund	Reserve Funds	Total
Residential Assessments	6,729	0	6,729
Investment Interest	0	26	27
Reserve Contribution	<u>(4,050)</u>	<u>4,050</u>	<u>0</u>
TOTAL REVENUES	<u>2,679</u>	<u>4,076</u>	<u>6,756</u>
EXPENSES			
Landscaping	1,641	0	1,641
Repairs & Maintenance	775	0	775
Utilities	141	0	141
Other Expenses	<u>150</u>	<u>0</u>	<u>150</u>
TOTAL EXPENSES	<u>2,707</u>	<u>0</u>	<u>2,707</u>
EXCESS OF REVENUES OVER EXPENSES	<u>(27)</u>	<u>4,076</u>	<u>4,049</u>
Beginning Fund Balances	<u>4,002</u>	<u>52,670</u>	<u>56,672</u>
ENDING FUND BALANCES	<u><u>3,974</u></u>	<u><u>56,747</u></u>	<u><u>60,721</u></u>



FirstService Residential, Inc.
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GL Code		Mar Actual	Mar Budget	Mar Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget
411106	Service Area Assessment	2,243	2,243	0	6,729	6,729	0	26,916
411151	Prior Year Surplus	0	0	0	0	0	0	1,496
417100	Interest Income Operating	0	0	0	0	0	0	0
941000	Reserve Contributions	(1,350)	(1,350)	0	(4,050)	(4,050)	0	(16,200)
	TOTAL OPERATING REVENUES	893	893	0	2,679	2,679	0	12,212
OPERATING EXPENSES								
LANDSCAPING/IRRIGATION								
711100	Landscaping Maintenance Contract	547	547	0	1,641	1,641	0	6,564
711200	Landscaping Repairs	0	42	42	0	126	126	504
712200	Irrigation Repairs & Maint	0	0	0	0	0	0	400
	TOTAL LANDSCAPING/IRRIGATION EXPENSES	547	589	42	1,641	1,767	126	7,468
REPAIRS & MAINTENANCE								
721600	R & M Painting/Pressure Cleaning	0	106	106	0	318	318	1,272
721900	R & M Other	775	42	(733)	775	126	(649)	504
724200	Pest Control Special Services	0	33	33	0	99	99	396
	TOTAL REPAIRS & MAINTENANCE EXPENSES	775	181	(594)	775	543	(232)	2,172
UTILITIES								
742100	Electric General	30	32	2	75	96	21	384
748000	Water	65	15	(50)	65	45	(20)	1,600
	TOTAL UTILITIES EXPENSES	96	47	(49)	141	141	0	1,984
OTHER INCOME & EXPENSES								
911110	Service Area Fees	50	50	0	150	150	0	600
	TOTAL OTHER INCOME & EXPENSES	50	50	0	150	150	0	600
	TOTAL OPERATING EXPENSES	1,468	867	(601)	2,707	2,601	(106)	12,224
	EXCESS OF REVENUES OVER EXPENSES	(574)	26	(600)	(27)	78	(105)	(12)



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GL Code		Mar Actual	Mar Budget	Mar Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget
	RESERVE REVENUE							
417200	Interest Income Reserve	9	0	9	26	0	26	0
451000	Reserve Contribution	<u>1,350</u>	<u>1,350</u>	<u>0</u>	<u>4,050</u>	<u>4,050</u>	<u>0</u>	<u>16,200</u>
	TOTAL RESERVE REVENUES	<u>1,359</u>	<u>1,350</u>	<u>9</u>	<u>4,076</u>	<u>4,050</u>	<u>26</u>	<u>16,200</u>
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	EXCESS OF REVENUES OVER EXPENSES	<u>1,359</u>	<u>1,350</u>	<u>9</u>	<u>4,076</u>	<u>4,050</u>	<u>26</u>	<u>16,200</u>