



**Briar Chapel-Tobacco Farm Way**

04/30/2021

**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.

**April 2021**

**712200 Irrigation Repairs and Maint – Monthly Variance \$400**  
There were no charges for Irrigation in April.



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

	Operating Fund	Reserve Fund	Total
<b>ASSETS</b>			
<b>Cash &amp; Cash Equivalents</b>			
Cash - Alliance Operating	3,474	0	3,474
Cash - Alliance Reserve	0	1,862	1,862
Sterling Bank Reserve MMkt	<u>0</u>	<u>56,244</u>	<u>56,244</u>
	3,474	58,106	61,580
<b>Other Receivables</b>			
Due from Master	<u>1,775</u>	<u>0</u>	<u>1,775</u>
	<u>1,775</u>	<u>0</u>	<u>1,775</u>
<b>TOTAL ASSETS</b>	<b><u>5,249</u></b>	<b><u>58,106</u></b>	<b><u>63,355</u></b>
<b>LIABILITIES</b>			
<b>Prepaid Assessments</b>			
Prepaid - Residential	<u>1,024</u>	<u>0</u>	<u>1,024</u>
	<u>1,024</u>	<u>0</u>	<u>1,024</u>
<b>TOTAL LIABILITIES</b>	<b>1,024</b>	<b>0</b>	<b>1,024</b>
<b>FUND BALANCES</b>	<b><u>4,225</u></b>	<b><u>58,106</u></b>	<b><u>62,331</u></b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b><u>5,249</u></b>	<b><u>58,106</u></b>	<b><u>63,355</u></b>



FirstService Residential, Inc.  
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	Operating Fund	Reserve Funds	Total
Residential Assessments	2,243	0	2,243
Investment Interest	0	9	9
Reserve Contribution	(1,350)	1,350	0
<b>TOTAL REVENUES</b>	<b>893</b>	<b>1,359</b>	<b>2,252</b>
<b>EXPENSES</b>			
Landscaping	547	0	547
Utilities	45	0	45
Other Expenses	50	0	50
<b>TOTAL EXPENSES</b>	<b>642</b>	<b>0</b>	<b>642</b>
<b>EXCESS OF REVENUES OVER EXPENSES</b>	<b>251</b>	<b>1,359</b>	<b>1,610</b>
Beginning Fund Balances	3,974	56,747	60,721
<b>ENDING FUND BALANCES</b>	<b>4,225</b>	<b>58,106</b>	<b>62,331</b>



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	Operating Fund	Reserve Funds	Total
Residential Assessments	8,972	0	8,972
Investment Interest	0	35	36
Reserve Contribution	<u>(5,400)</u>	<u>5,400</u>	<u>0</u>
<b>TOTAL REVENUES</b>	<b><u>3,572</u></b>	<b><u>5,435</u></b>	<b><u>9,008</u></b>
<b>EXPENSES</b>			
Landscaping	2,188	0	2,188
Repairs & Maintenance	775	0	775
Utilities	186	0	186
Other Expenses	<u>200</u>	<u>0</u>	<u>200</u>
<b>TOTAL EXPENSES</b>	<b><u>3,349</u></b>	<b><u>0</u></b>	<b><u>3,349</u></b>
<b>EXCESS OF REVENUES OVER EXPENSES</b>	<b><u>224</u></b>	<b><u>5,435</u></b>	<b><u>5,659</u></b>
Beginning Fund Balances	<u>4,002</u>	<u>52,670</u>	<u>56,672</u>
<b>ENDING FUND BALANCES</b>	<b><u><u>4,225</u></u></b>	<b><u><u>58,106</u></u></b>	<b><u><u>62,331</u></u></b>



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GL Code		Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget
411106	Service Area Assessment	2,243	2,243	0	8,972	8,972	0	26,916
411151	Prior Year Surplus	0	374	(374)	0	374	(374)	1,496
417100	Interest Income Operating	0	0	0	0	0	0	0
941000	Reserve Contributions	(1,350)	(1,350)	0	(5,400)	(5,400)	0	(16,200)
	<b>TOTAL OPERATING REVENUES</b>	<b>893</b>	<b>1,267</b>	<b>(374)</b>	<b>3,572</b>	<b>3,946</b>	<b>(374)</b>	<b>12,212</b>
	<b>OPERATING EXPENSES</b>							
	<b>LANDSCAPING/IRRIGATION</b>							
711100	Landscaping Maintenance Contract	547	547	0	2,188	2,188	0	6,564
711200	Landscaping Repairs	0	42	42	0	168	168	504
712200	Irrigation Repairs & Maint	0	400	400	0	400	400	400
	<b>TOTAL LANDSCAPING/IRRIGATION EXPENSES</b>	<b>547</b>	<b>989</b>	<b>442</b>	<b>2,188</b>	<b>2,756</b>	<b>568</b>	<b>7,468</b>
	<b>REPAIRS &amp; MAINTENANCE</b>							
721600	R & M Painting/Pressure Cleaning	0	106	106	0	424	424	1,272
721900	R & M Other	0	42	42	775	168	(607)	504
724200	Pest Control Special Services	0	33	33	0	132	132	396
	<b>TOTAL REPAIRS &amp; MAINTENANCE EXPENSES</b>	<b>0</b>	<b>181</b>	<b>181</b>	<b>775</b>	<b>724</b>	<b>(51)</b>	<b>2,172</b>
	<b>UTILITIES</b>							
742100	Electric General	30	32	2	106	128	22	384
748000	Water	15	15	0	80	60	(20)	1,600
	<b>TOTAL UTILITIES EXPENSES</b>	<b>45</b>	<b>47</b>	<b>2</b>	<b>186</b>	<b>188</b>	<b>2</b>	<b>1,984</b>
	<b>OTHER INCOME &amp; EXPENSES</b>							
911110	Service Area Fees	50	50	0	200	200	0	600
	<b>TOTAL OTHER INCOME &amp; EXPENSES</b>	<b>50</b>	<b>50</b>	<b>0</b>	<b>200</b>	<b>200</b>	<b>0</b>	<b>600</b>
	<b>TOTAL OPERATING EXPENSES</b>	<b>642</b>	<b>1,267</b>	<b>625</b>	<b>3,349</b>	<b>3,868</b>	<b>519</b>	<b>12,224</b>
	<b>EXCESS OF REVENUES OVER EXPENSES</b>	<b>251</b>	<b>0</b>	<b>251</b>	<b>224</b>	<b>78</b>	<b>146</b>	<b>(12)</b>



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GL Code		Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget
	<b>RESERVE REVENUE</b>							
417200	Interest Income Reserve	9	0	9	35	0	35	0
451000	Reserve Contribution	<u>1,350</u>	<u>1,350</u>	<u>0</u>	<u>5,400</u>	<u>5,400</u>	<u>0</u>	<u>16,200</u>
	<b>TOTAL RESERVE REVENUES</b>	<u><b>1,359</b></u>	<u><b>1,350</b></u>	<u><b>9</b></u>	<u><b>5,435</b></u>	<u><b>5,400</b></u>	<u><b>35</b></u>	<u><b>16,200</b></u>
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	<b>EXCESS OF REVENUES OVER EXPENSES</b>	<u><b>1,359</b></u>	<u><b>1,350</b></u>	<u><b>9</b></u>	<u><b>5,435</b></u>	<u><b>5,400</b></u>	<u><b>35</b></u>	<u><b>16,200</b></u>