



Briar Chapel-Tobacco Farm Way

07/31/2021

Monthly Financial Reports



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.

May 2021

No reportable variance this month

June 2021

No reportable variance this month

July 2021

748000 – Water – Monthly Variance (\$311)

Irrigation use more in the month of July than budgeted.



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

	Operating Fund	Reserve Fund	Total
ASSETS			
Cash & Cash Equivalents			
Cash - Alliance Operating	3,784	0	3,784
Cash - Alliance Reserve	0	1,863	1,863
Sterling Bank Reserve MMkt	0	60,323	60,323
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	3,784	62,186	65,969
Other Receivables			
Due from Master	1,999	0	1,999
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	1,999	0	1,999
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TOTAL ASSETS	5,783	62,186	67,968
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LIABILITIES			
Prepaid Assessments			
Prepaid - Residential	1,116	0	1,116
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	1,116	0	1,116
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TOTAL LIABILITIES	1,116	0	1,116
FUND BALANCES	4,667	62,186	66,853
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TOTAL LIABILITIES AND FUND BALANCES	5,783	62,186	67,968
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FirstService Residential, Inc.
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	Operating Fund	Reserve Funds	Total
Residential Assessments	2,243	0	2,243
Investment Interest	0	10	10
Reserve Contribution	(1,350)	1,350	0
TOTAL REVENUES	893	1,360	2,253
EXPENSES			
Landscaping	547	0	547
Utilities	356	0	356
Other Expenses	50	0	50
TOTAL EXPENSES	953	0	953
EXCESS OF REVENUES OVER EXPENSES	(60)	1,360	1,301
Beginning Fund Balances	4,727	60,825	65,552
ENDING FUND BALANCES	4,667	62,186	66,853



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	Operating Fund	Reserve Funds	Total
Residential Assessments	15,701	0	15,701
Investment Interest	1	65	66
Reserve Contribution	(9,450)	9,450	0
TOTAL REVENUES	6,252	9,515	15,767
EXPENSES			
Landscaping	3,829	0	3,829
Repairs & Maintenance	775	0	775
Utilities	632	0	632
Other Expenses	350	0	350
TOTAL EXPENSES	5,586	0	5,586
EXCESS OF REVENUES OVER EXPENSES	665	9,515	10,181
Beginning Fund Balances	4,002	52,670	56,672
ENDING FUND BALANCES	4,667	62,186	66,853



FirstService Residential, Inc.
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GL Code		Jul Actual	Jul Budget	Jul Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget
411106	Service Area Assessment	2,243	2,243	0	15,701	15,701	0	26,916
411151	Prior Year Surplus	0	0	0	0	374	(374)	1,496
417100	Interest Income Operating	0	0	0	1	0	1	0
941000	Reserve Contributions	(1,350)	(1,350)	0	(9,450)	(9,450)	0	(16,200)
	TOTAL OPERATING REVENUES	893	893	0	6,252	6,625	(373)	12,212
OPERATING EXPENSES								
LANDSCAPING/IRRIGATION								
711100	Landscaping Maintenance Contract	547	547	0	3,829	3,829	0	6,564
711200	Landscaping Repairs	0	42	42	0	294	294	504
712200	Irrigation Repairs & Maint	0	0	0	0	400	400	400
	TOTAL LANDSCAPING/IRRIGATION EXPENSES	547	589	42	3,829	4,523	694	7,468
REPAIRS & MAINTENANCE								
721600	R & M Painting/Pressure Cleaning	0	106	106	0	742	742	1,272
721900	R & M Other	0	42	42	775	294	(481)	504
724200	Pest Control Special Services	0	33	33	0	231	231	396
	TOTAL REPAIRS & MAINTENANCE EXPENSES	0	181	181	775	1,267	492	2,172
UTILITIES								
742100	Electric General	30	32	2	196	224	28	384
748000	Water	326	15	(311)	436	105	(331)	1,600
	TOTAL UTILITIES EXPENSES	356	47	(309)	632	329	(303)	1,984
OTHER INCOME & EXPENSES								
911110	Service Area Fees	50	50	0	350	350	0	600
	TOTAL OTHER INCOME & EXPENSES	50	50	0	350	350	0	600
	TOTAL OPERATING EXPENSES	953	867	(86)	5,586	6,469	883	12,224
	EXCESS OF REVENUES OVER EXPENSES	(60)	26	(86)	665	156	509	(12)



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GL Code		Jul Actual	Jul Budget	Jul Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget
	RESERVE REVENUE							
417200	Interest Income Reserve	10	0	10	65	0	65	0
451000	Reserve Contribution	1,350	1,350	0	9,450	9,450	0	16,200
	TOTAL RESERVE REVENUES	<u>1,360</u>	<u>1,350</u>	<u>10</u>	<u>9,515</u>	<u>9,450</u>	<u>65</u>	<u>16,200</u>
	EXCESS OF REVENUES OVER EXPENSES	<u>1,360</u>	<u>1,350</u>	<u>10</u>	<u>9,515</u>	<u>9,450</u>	<u>65</u>	<u>16,200</u>