



**FirstService**  
RESIDENTIAL

351W

## **Briar Chapel-Winkler Way**

09/30/2021

## **Monthly Financial Reports**



**Briar Chapel Community Association, Inc.**  
**Manager Comments to Financials**

**351 Winkler Way**

**January 2021**

**No reportable variance this month.**

**February 2021**

**No reportable variance this month**

**March 2021**

**No reportable variance this month**

**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 (\$241)**

Irrigation use more in the month of July than budgeted.

**August 2021**

**721900 – R&M Other – Monthly Variance (\$1,111)**

\$1,153.48 – Baker Roofing – Remove Roof Top Dryer Vent and Surrounding Shingles

**748000 – Water – Monthly Variance (\$266)**

Irrigation use more in the month of August than budgeted.

**September 2021**

**No reportable variance this month**



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	530	0	530
Cash - Alliance Reserve	0	157	157
Sterling Bank Reserve MMkt	0	23,109	23,109
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	530	23,266	23,796
<b>Other Receivables</b>			
Due from Master	2,436	0	2,436
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	2,436	0	2,436
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<b>TOTAL ASSETS</b>	<b>2,965</b>	<b>23,266</b>	<b>26,232</b>
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<b>LIABILITIES</b>			
<b>Prepaid Assessments</b>			
Prepaid - Residential	583	0	583
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	583	0	583
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<b>TOTAL LIABILITIES</b>	<b>583</b>	<b>0</b>	<b>583</b>
<b>FUND BALANCES</b>	<b>2,383</b>	<b>23,266</b>	<b>25,649</b>
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<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>2,965</b>	<b>23,266</b>	<b>26,232</b>
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FirstService Residential, Inc.  
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	Operating Fund	Reserve Funds	Total
Residential Assessments	2,720	0	2,720
Investment Interest	0	4	4
Reserve Contribution	(1,680)	1,680	0
<b>TOTAL REVENUES</b>	<b>1,040</b>	<b>1,684</b>	<b>2,723</b>
<b>EXPENSES</b>			
Landscaping	766	0	766
Utilities	506	0	506
Other Expenses	70	0	70
<b>TOTAL EXPENSES</b>	<b>1,342</b>	<b>0</b>	<b>1,342</b>
<b>EXCESS OF REVENUES OVER EXPENSES</b>	<b>(303)</b>	<b>1,684</b>	<b>1,381</b>
Beginning Fund Balances	2,685	21,583	24,268
<b>ENDING FUND BALANCES</b>	<b>2,383</b>	<b>23,266</b>	<b>25,649</b>



FirstService Residential, Inc.  
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	Operating Fund	Reserve Funds	Total
Residential Assessments	24,476	0	24,476
Investment Interest	0	23	24
Reserve Contribution	(15,120)	15,120	0
<b>TOTAL REVENUES</b>	<b>9,356</b>	<b>15,143</b>	<b>24,499</b>
<b>EXPENSES</b>			
Landscaping	7,032	0	7,032
Repairs & Maintenance	1,153	0	1,153
Utilities	1,617	0	1,617
Other Expenses	630	0	630
<b>TOTAL EXPENSES</b>	<b>10,432</b>	<b>0</b>	<b>10,432</b>
<b>EXCESS OF REVENUES OVER EXPENSES</b>	<b>(1,077)</b>	<b>15,143</b>	<b>14,067</b>
Beginning Fund Balances	3,459	8,123	11,582
<b>ENDING FUND BALANCES</b>	<b>2,383</b>	<b>23,266</b>	<b>25,649</b>



FirstService Residential, Inc.  
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GL Code		Sep Actual	Sep Budget	Sep Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget
411106	Service Area Assessment	2,720	2,720	(1)	24,476	24,480	(5)	32,640
411151	Prior Year Surplus	0	499	(499)	0	1,032	(1,032)	1,500
417100	Interest Income Operating	0	0	0	0	0	0	0
941000	Reserve Contributions	(1,680)	(1,680)	0	(15,120)	(15,120)	0	(20,160)
	<b>TOTAL OPERATING REVENUES</b>	<b>1,040</b>	<b>1,539</b>	<b>(499)</b>	<b>9,356</b>	<b>10,392</b>	<b>(1,036)</b>	<b>13,980</b>
<b>OPERATING EXPENSES</b>								
<b>LANDSCAPING/IRRIGATION</b>								
711100	Landscaping Maintenance Contract	766	766	0	6,892	6,894	2	9,192
711200	Landscaping Repairs	0	42	42	0	378	378	504
712200	Irrigation Repairs & Maint	0	0	0	140	400	260	400
	<b>TOTAL LANDSCAPING/IRRIGATION EXPENSES</b>	<b>766</b>	<b>808</b>	<b>42</b>	<b>7,032</b>	<b>7,672</b>	<b>640</b>	<b>10,096</b>
<b>REPAIRS &amp; MAINTENANCE</b>								
721900	R & M Other	0	42	42	1,153	378	(775)	504
724200	Pest Control Special Services	0	47	47	0	423	423	564
	<b>TOTAL REPAIRS &amp; MAINTENANCE EXPENSES</b>	<b>0</b>	<b>89</b>	<b>89</b>	<b>1,153</b>	<b>801</b>	<b>(352)</b>	<b>1,068</b>
<b>UTILITIES</b>								
742100	Electric General	31	32	1	261	288	27	384
748000	Water	476	540	65	1,356	845	(511)	1,600
	<b>TOTAL UTILITIES EXPENSES</b>	<b>506</b>	<b>572</b>	<b>66</b>	<b>1,617</b>	<b>1,133</b>	<b>(484)</b>	<b>1,984</b>
<b>OTHER INCOME &amp; EXPENSES</b>								
911110	Service Area Fees	70	70	0	630	630	0	840
	<b>TOTAL OTHER INCOME &amp; EXPENSES</b>	<b>70</b>	<b>70</b>	<b>0</b>	<b>630</b>	<b>630</b>	<b>0</b>	<b>840</b>
	<b>TOTAL OPERATING EXPENSES</b>	<b>1,342</b>	<b>1,539</b>	<b>197</b>	<b>10,432</b>	<b>10,236</b>	<b>(196)</b>	<b>13,988</b>
	<b>EXCESS OF REVENUES OVER EXPENSES</b>	<b>(303)</b>	<b>0</b>	<b>(303)</b>	<b>(1,077)</b>	<b>156</b>	<b>(1,233)</b>	<b>(8)</b>



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GL Code	Sep Actual	Sep Budget	Sep Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	
<b>RESERVE REVENUE</b>								
417200	Interest Income Reserve	4	0	4	23	0	23	0
451000	Reserve Contribution	1,680	1,680	0	15,120	15,120	0	20,160
	<b>TOTAL RESERVE REVENUES</b>	<b>1,684</b>	<b>1,680</b>	<b>4</b>	<b>15,143</b>	<b>15,120</b>	<b>23</b>	<b>20,160</b>
	<b>EXCESS OF REVENUES OVER EXPENSES</b>	<b>1,684</b>	<b>1,680</b>	<b>4</b>	<b>15,143</b>	<b>15,120</b>	<b>23</b>	<b>20,160</b>