



Financial Report Package

February 2024

Prepared for

Briar Chapel Community Association, Inc.

By

Kuester Management Group

Balance Sheet

Briar Chapel Community Association, Inc.
Operating
End Date: 02/29/2024

Date: 3/15/2024

Time: 7:46 am

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Assets

Operating Cash

10-1010-00	NSB - Operating	\$66,267.67
10-1025-00	NSB - Amenities Operating	27,459.04
10-1030-00	NSB - Wastewater Advocacy	7,970.35

Total Operating Cash: \$101,697.06

Other Assets

12-1200-00	Accounts Receivable	14,348.16
12-1201-00	Allowance for Doubtful Accounts	(4,811.58)
12-1220-00	Prepaid Insurance	25,313.21
12-1230-00	Emburse Prepaid Credit Card	10,000.00
12-1290-00	Clearing Account	(5,000.00)

Total Other Assets: \$39,849.79

Other Assets

14-1401-00	NSB - ICS Operating	343,599.44
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Total Other Assets: \$343,599.44

Property & Equipment

18-1806-00	Equipment	1,049.21
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Total Property & Equipment: \$1,049.21

Total Assets:

\$486,195.50

Liabilities & Equity

Liabilities

20-2010-00	Accounts Payable	64,677.25
20-2030-00	Accrued Expense	5,600.00
20-2040-00	Owed To Other Hoa	(50.00)
20-2099-00	Accounts Payable - Other	26,950.25
20-2100-00	Prepaid Assessments	142,829.75

Total Liabilities: \$240,007.25

Members Equity

35-3500-00	Prior Year(S) Profits/(Losses)	273,786.03
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Total Members Equity: \$273,786.03

Net Income Gain / Loss

(27,597.78)

(\$27,597.78)

Total Liabilities & Equity:

\$486,195.50

Balance Sheet

Briar Chapel Community Association, Inc.

Reserve

End Date: 02/29/2024

Date: 3/15/2024

Time: 7:46 am

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Assets

Reserve Cash

11-1170-01	NSB - Reserves	\$56,264.91
11-1171-01	CB - Accessibility Projects Reserve	66,196.40
11-1172-01	NSB - NNP Settlement Reserve	101,433.00

Total Reserve Cash: \$223,894.31

Other Assets

14-1402-01	NSB - ICS Reserve	112,744.00
14-1403-01	AssetMark Investment - Sweep	4,406.42
14-1404-01	AssetMark Investments	1,500,000.00

Total Other Assets: \$1,617,150.42

Total Assets: \$1,841,044.73

Liabilities & Equity

Liabilities

20-2010-01	Accounts Payable	104,794.89
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Total Liabilities: \$104,794.89

Capital Reserves

30-3010-01	Reserves - General	821,946.63
30-3051-01	Reserves - Common Area - Alley	451,925.58

Total Capital Reserves: \$1,273,872.21

Members Equity

35-3500-01	Prior Year(S) Profits/(Losses)	462,377.63
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Total Members Equity: \$462,377.63

Net Income Gain / Loss 0.00

\$0.00

Total Liabilities & Equity: \$1,841,044.73

Income Statement
Briar Chapel Community Association, Inc.
Operating
End Date: 02/29/2024

Date: 3/15/2024
Time: 7:46 am
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating INCOME							
Income							
40-4010 Residential Assessment	\$339,112.51	\$365,400.00	(\$26,287.49)	\$674,431.01	\$730,800.00	(\$56,368.99)	\$4,384,800.00
40-4018 Commercial Assessments	-	-	-	-	-	-	3,000.00
40-4025 Encore Assessment	22,281.85	22,281.85	-	44,563.70	44,563.70	-	267,382.20
40-4044 Assessment to Reserve - Alley	(7,237.50)	(7,237.50)	-	(14,475.00)	(14,475.00)	-	(86,850.00)
40-4045 Assessments To Reserves	(30,796.50)	(30,796.50)	-	(61,593.00)	(61,593.00)	-	(369,558.00)
40-4050 Working Capital	1,170.00	-	1,170.00	2,070.00	-	2,070.00	-
40-4070 Developer Assessment	-	-	-	(852.50)	-	(852.50)	-
40-4080 Builder Assessment	(698.93)	-	(698.93)	(453.93)	-	(453.93)	-
40-4095 Alley Assessment	7,237.50	7,237.50	-	14,475.00	14,475.00	-	86,850.00
40-4100 Late Fee Income	1,000.00	1,638.20	(638.20)	2,080.00	2,409.62	(329.62)	20,400.00
40-4101 Late Interest Income	107.15	86.77	20.38	202.48	147.97	54.51	1,500.00
40-4120 NSF Fee Income	40.00	100.00	(60.00)	100.00	200.00	(100.00)	1,200.00
40-4125 Fine/Violation Fee Income	725.00	-	725.00	975.00	-	975.00	-
40-4135 Service Fee Income	1,025.00	1,025.00	-	2,050.00	2,050.00	-	12,300.00
40-4150 DRC Collection Fee	(821.25)	4,000.00	(4,821.25)	(346.25)	8,000.00	(8,346.25)	48,000.00
40-4160 Interest Income - Operating	12.65	-	12.65	25.72	-	25.72	-
40-4163 Interest Income - Investment(s)	681.77	-	681.77	1,904.64	-	1,904.64	60,000.00
40-4170 Legal Fees Income	50.00	1,196.21	(1,146.21)	501.00	1,196.21	(695.21)	6,000.00
40-4280 Events Income	1,160.00	2,453.67	(1,293.67)	4,250.00	4,617.48	(367.48)	12,000.00
40-4500 Amenity Rental Income	2,850.00	3,101.51	(251.51)	2,990.50	5,391.74	(2,401.24)	24,000.00
40-4510 Amenity Passes Income	30.00	168.75	(138.75)	30.00	272.52	(242.52)	8,500.00
40-4675 Yard Waste Income	425.00	514.15	(89.15)	730.00	856.93	(126.93)	14,400.00
40-4900 Other Income	708.60	1,117.32	(408.72)	2,174.50	1,300.40	874.10	12,000.00
TOTAL Income	\$339,062.85	\$372,286.93	(\$33,224.08)	\$675,832.87	\$740,213.57	(\$64,380.70)	\$4,505,924.20
TOTAL INCOME	\$339,062.85	\$372,286.93	(\$33,224.08)	\$675,832.87	\$740,213.57	(\$64,380.70)	\$4,505,924.20
EXPENSES							
Administrative							
50-5010 Management Fees	10,948.50	10,962.00	13.50	21,888.00	21,924.00	36.00	131,544.00
50-5110 Office Supplies	421.40	500.00	78.60	694.31	1,000.00	305.69	6,000.00
50-5112 Mgt Co Admin Fees	111.69	500.00	388.31	111.69	1,000.00	888.31	6,000.00
50-5115 Website Fees	118.75	800.00	681.25	474.00	1,600.00	1,126.00	9,600.00
50-5118 Petty Cash Unidentified Expense	(76.39)	-	76.39	47.47	-	(47.47)	-
50-5120 Bulk Mailings/Newsletter Expense	467.34	-	(467.34)	5,336.01	1,755.41	(3,580.60)	12,100.00
50-5122 Social Events	30,066.86	9,915.13	(20,151.73)	41,852.26	16,741.97	(25,110.29)	75,000.00
50-5123 Ticketed Social Event Expense	1,613.02	1,022.88	(590.14)	4,314.19	1,264.33	(3,049.86)	12,000.00
50-5124 Legal Services	17,097.04	4,000.00	(13,097.04)	19,097.04	8,000.00	(11,097.04)	50,000.00
50-5125 Legal/Collection Fees	50.00	371.82	321.82	501.00	1,273.94	772.94	6,000.00
50-5127 Audit/Tax Preparation	390.00	-	(390.00)	-	-	-	18,500.00
50-5129 Professional Fees	2,215.56	1,300.00	(915.56)	4,081.12	2,600.00	(1,481.12)	17,600.00
50-5145 Stripe Service Charge Fee	63.63	100.00	36.37	186.72	200.00	13.28	1,200.00
50-5150 Property Insurance - Policy/Premium	7,502.67	7,505.00	2.33	15,005.34	15,010.00	4.66	102,068.00
50-5171 Licensing	927.00	791.68	(135.32)	3,668.37	5,494.78	1,826.41	9,700.00
50-5180 Property Taxes	-	-	-	-	-	-	600.00
50-5190 DRC Expenses	-	2,207.19	2,207.19	1,237.50	3,156.48	1,918.98	48,000.00
50-5203 Equipment	-	1,500.00	1,500.00	542.46	2,500.00	1,957.54	14,700.00
50-5350 Onsite Community Staff	54,318.88	49,918.05	(4,400.83)	107,135.11	100,349.82	(6,785.29)	732,525.43
50-5360 Uniforms	117.66	200.00	82.34	521.15	400.00	(121.15)	2,400.00
50-5400 1/2 Late/Fines Fees To Mgmt Co	554.99	448.18	(106.81)	804.69	577.12	(227.57)	14,400.00
TOTAL Administrative	\$126,908.60	\$92,041.93	(\$34,866.67)	\$227,498.43	\$184,847.84	(\$42,650.59)	\$1,269,937.43

Income Statement
Briar Chapel Community Association, Inc.
Operating
End Date: 02/29/2024

Date: 3/15/2024
Time: 7:46 am
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Building							
60-6175 Access Control	\$-	\$5,000.00	\$5,000.00	\$-	\$5,000.00	\$5,000.00	\$20,000.00
60-6177 Safety/Security	17.99	-	(17.99)	2,493.40	2,400.00	(93.40)	9,600.00
60-6375 Pond/Fountain - Contract	9,330.00	9,400.00	70.00	33,760.00	33,050.00	(710.00)	120,650.00
60-6377 Pond - Repair & Maint.	-	20,000.00	20,000.00	-	20,500.00	20,500.00	30,500.00
60-6547 Repairs & Maint - Street Signs	161.25	500.00	338.75	483.75	1,000.00	516.25	6,000.00
60-6549 Repair & Maint. - Supplies	3,146.08	1,250.00	(1,896.08)	3,883.20	2,500.00	(1,383.20)	15,000.00
60-6550 Repair & Maint - General	2,000.88	4,000.00	1,999.12	6,057.63	8,000.00	1,942.37	48,000.00
TOTAL Building	\$14,656.20	\$40,150.00	\$25,493.80	\$46,677.98	\$72,450.00	\$25,772.02	\$249,750.00
Landscape							
70-7010 Landscape - Contract	84,239.62	83,333.00	(906.62)	168,999.20	166,666.00	(2,333.20)	1,000,000.00
70-7020 Landscape - Common Area	-	-	-	329.04	-	(329.04)	-
70-7030 Landscape - Irrigation Repair	-	-	-	-	-	-	2,500.00
70-7032 Landscape - Tree/Shrub Contract	13,575.00	5,345.73	(8,229.27)	27,600.00	23,808.90	(3,791.10)	165,000.00
70-7035 Landscape - Repair & Maintenance	290.25	5,000.00	4,709.75	7,062.90	10,000.00	2,937.10	60,000.00
70-7038 Landscape - Trail Repair & Maint.	-	-	-	-	2,500.00	2,500.00	10,000.00
70-7044 Pet Waste Removal	240.00	-	(240.00)	540.00	-	(540.00)	-
70-7050 Snow Removal	-	13,333.00	13,333.00	-	26,667.00	26,667.00	40,000.00
70-7055 Yard Waste Expense	756.00	-	(756.00)	852.00	757.75	(94.25)	23,040.00
70-7060 Sinkhole Repairs	-	15,000.00	15,000.00	-	15,000.00	15,000.00	45,000.00
TOTAL Landscape	\$99,100.87	\$122,011.73	\$22,910.86	\$205,383.14	\$245,399.65	\$40,016.51	\$1,345,540.00
Community Amenities							
80-8206 Pest Control Contract	500.00	350.00	(150.00)	500.00	700.00	200.00	4,350.00
80-8210 Water Amenities - Service Contract	30,420.00	30,420.00	-	45,630.00	45,630.00	-	304,200.00
80-8220 Water Amenities - Repair & Maint.	7,976.27	-	(7,976.27)	7,976.27	-	(7,976.27)	17,500.00
80-8224 Water Amenities - Night Guards	-	-	-	-	-	-	20,000.00
80-8240 Water Amenities - Supplies	294.25	-	(294.25)	417.84	-	(417.84)	9,600.00
80-8302 Athletic Court - Improvement	526.75	1,000.00	473.25	526.75	2,000.00	1,473.25	12,000.00
80-8403 Playground Inspection	-	-	-	-	-	-	2,500.00
80-8502 Fitness Center Maintenance	-	-	-	-	-	-	1,300.00
80-8503 Fitness Center - Equipment Repairs	-	-	-	215.00	-	(215.00)	-
80-8504 Janitorial - Contract	1,965.00	2,300.00	335.00	5,470.00	4,600.00	(870.00)	27,600.00
80-8505 Janitorial - Supplies	1,146.25	250.00	(896.25)	1,638.40	500.00	(1,138.40)	4,000.00
80-8506 Towels & Mats	-	100.00	100.00	-	200.00	200.00	1,200.00
80-8507 Holiday Lights	-	-	-	3,500.00	3,500.00	-	8,500.00
80-8508 Footbridge Repairs	-	2,500.00	2,500.00	-	2,500.00	2,500.00	10,000.00
TOTAL Community Amenities	\$42,828.52	\$36,920.00	(\$5,908.52)	\$65,874.26	\$59,630.00	(\$6,244.26)	\$422,750.00
Special Projects							
88-8814 Miscellaneous Gym Equipment	-	-	-	3,114.58	-	(3,114.58)	-
88-8833 Road Shoulders	-	-	-	-	-	-	25,000.00
88-8834 Radar Signs	6,584.38	-	(6,584.38)	6,584.38	5,000.00	(1,584.38)	20,000.00
88-8835 Courtyard	-	-	-	-	-	-	160,000.00
88-8836 Aquatic Plants	-	-	-	-	-	-	5,000.00
88-8837 NRAC Projects	-	2,500.00	2,500.00	-	2,500.00	2,500.00	10,000.00
88-8838 Mailbox Roofs	-	-	-	-	-	-	20,000.00
88-8839 Site Vehicle	14,120.93	16,000.00	1,879.07	14,120.93	16,000.00	1,879.07	16,000.00
88-8840 Landscape Improvements	-	15,000.00	15,000.00	-	15,000.00	15,000.00	100,000.00
88-8841 Fitness Access	-	-	-	-	-	-	3,000.00
88-8842 Trail Markers	-	-	-	-	-	-	8,400.00
88-8843 Pool Furn/Umbrellas	-	-	-	-	-	-	15,000.00
88-8844 Starting Blocks	-	-	-	-	-	-	5,000.00
TOTAL Special Projects	\$20,705.31	\$33,500.00	\$12,794.69	\$23,819.89	\$38,500.00	\$14,680.11	\$387,400.00

Income Statement

Briar Chapel Community Association, Inc.
Operating
End Date: 02/29/2024

Date: 3/15/2024

Time: 7:46 am

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Utilities							
90-9010 Electricity - General Usage	\$11,811.67	\$8,277.38	(\$3,534.29)	\$24,232.45	\$26,550.79	\$2,318.34	\$120,750.00
90-9020 Water - General Usage	2,816.00	809.33	(2,006.67)	6,517.50	4,475.67	(2,041.83)	40,000.00
90-9021 Sewer	465.30	500.00	34.70	930.60	1,000.00	69.40	6,000.00
90-9030 Gas - General Usage	42.96	100.00	57.04	95.27	200.00	104.73	1,200.00
90-9040 Telephone	1,529.28	1,315.00	(214.28)	3,600.91	2,630.00	(970.91)	15,780.00
90-9050 Trash Removal	49,437.06	47,083.00	(2,354.06)	95,885.27	94,167.00	(1,718.27)	565,000.00
TOTAL Utilities	\$66,102.27	\$58,084.71	(\$8,017.56)	\$131,262.00	\$129,023.46	(\$2,238.54)	\$748,730.00
Other Expenses							
98-9800 Contingency	84.00	6,818.06	6,734.06	2,914.95	13,636.13	10,721.18	81,816.77
TOTAL Other Expenses	\$84.00	\$6,818.06	\$6,734.06	\$2,914.95	\$13,636.13	\$10,721.18	\$81,816.77
TOTAL EXPENSES	\$370,385.77	\$389,526.43	\$19,140.66	\$703,430.65	\$743,487.08	\$40,056.43	\$4,505,924.20
Operating NET INCREASE (DECREASE)	(\$31,322.92)	(\$17,239.50)	(\$14,083.42)	(\$27,597.78)	(\$3,273.51)	(\$24,324.27)	\$-

Income Statement
Briar Chapel Community Association, Inc.
Reserve
End Date: 02/29/2024

Date: 3/15/2024
Time: 7:46 am
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve							
RESERVE FUND							
Income							
40-4044 Assessments to Reserve - Alley	\$7,237.50	\$7,237.50	\$-	\$14,475.00	\$14,475.00	\$-	\$86,850.00
40-4045 Assessments To Reserves	30,796.50	30,796.50	-	61,593.00	61,593.00	-	369,558.00
40-4161 Interest Income - RES/CC	383.78	-	383.78	941.16	-	941.16	-
40-4163 Interest Income - Investment(s)	203.51	-	203.51	262.85	-	262.85	-
TOTAL Income	\$38,621.29	\$38,034.00	\$587.29	\$77,272.01	\$76,068.00	\$1,204.01	\$456,408.00
RESERVE EXPENSE							
Building							
60-6092 Access Control Upgrade	-	-	-	-	17,500.00	17,500.00	17,500.00
60-6229 Monument Repairs	-	-	-	-	-	-	26,000.00
60-6240 Deck - Repair & Maintenance	87,232.00	-	(87,232.00)	132,082.00	-	(132,082.00)	-
60-6325 Paint/Stain SC Pavilion	-	-	-	-	-	-	8,000.00
60-6376 Pond 1 Retaining Wall	-	-	-	-	-	-	20,000.00
60-6455 Concrete Flatwork	-	-	-	-	-	-	106,250.00
60-6461 Sidewalk/Curbs - Repair & Maintenance	-	-	-	-	-	-	6,000.00
60-6525 Drainage - Repair & Maintenance	-	5,000.00	5,000.00	-	5,000.00	5,000.00	20,000.00
60-6551 Building Interior	660.00	-	(660.00)	3,885.00	-	(3,885.00)	-
60-6553 Mechanical, Electrical, Plumbing Systems	-	-	-	10,432.14	-	(10,432.14)	-
60-6554 SC Lighting Repair	-	2,500.00	2,500.00	-	5,000.00	5,000.00	5,000.00
TOTAL Building	\$87,892.00	\$7,500.00	(\$80,392.00)	\$146,399.14	\$27,500.00	(\$118,899.14)	\$208,750.00
Landscape							
70-7021 Briar Commons Improvements	-	-	-	-	-	-	20,000.00
70-7035 Landscape - Repair & Main	10,547.60	-	(10,547.60)	10,547.60	-	(10,547.60)	10,000.00
TOTAL Landscape	\$10,547.60	\$-	(\$10,547.60)	\$10,547.60	\$-	(\$10,547.60)	\$30,000.00
Community Amenities							
80-8201 Amenities	(3,103.91)	-	3,103.91	22,603.91	-	(22,603.91)	-
80-8220 Pool - Repair & Maintenance	9,763.75	-	(9,763.75)	9,763.75	-	(9,763.75)	-
80-8225 Pump Replacements	-	-	-	-	-	-	25,000.00
80-8235 Mail Kiosk Stain	-	-	-	-	-	-	12,500.00
80-8240 Pool - Furniture Repair & Maintenance	-	-	-	6,804.20	15,500.00	8,695.80	25,500.00
80-8302 Court Resurface	-	-	-	-	-	-	110,500.00
80-8304 Courts & GMP Parking Lot	-	-	-	-	-	-	8,400.00
80-8305 HD Pball Nets	11,797.50	-	(11,797.50)	11,797.50	13,000.00	1,202.50	13,000.00
80-8403 Clubhouse Playground	-	50,000.00	50,000.00	-	100,000.00	100,000.00	100,000.00
80-8503 Exercise Equipment	979.92	-	(979.92)	979.92	-	(979.92)	-
TOTAL Community Amenities	\$19,437.26	\$50,000.00	\$30,562.74	\$51,949.28	\$128,500.00	\$76,550.72	\$294,900.00
Current Year Reserves							
99-9910 Reserves - General	(61,904.39)	-	61,904.39	(146,099.01)	-	146,099.01	-
99-9951 Reserves - Common Area - Alley	14,475.00	-	(14,475.00)	14,475.00	-	(14,475.00)	-
TOTAL Current Year Reserves	(\$47,429.39)	\$-	\$47,429.39	(\$131,624.01)	\$-	\$131,624.01	\$-
Reserve NET INCREASE (DECREASE)	(\$31,826.18)	(\$19,466.00)	(\$12,360.18)	\$-	(\$79,932.00)	\$79,932.00	(\$77,242.00)



Income Statement Summary - Operating

Briar Chapel Community Association, Inc.

Fiscal Period: February 2024

Date: 3/15/2024
 Time: 7:46 am
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
Income													
Residential Assessments													
00 Residential Assessment	\$335,318.50	\$339,112.51	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$674,431.01
Total Residential Assessments	335,318.50	339,112.51	-	-	-	-	-	-	-	-	-	-	674,431.01
Assessments to Reserves													
00 Assessments To Reserves	(30,796.50)	(30,796.50)	-	-	-	-	-	-	-	-	-	-	(61,593.00)
Total Assessments to Reserves	(30,796.50)	(30,796.50)	-	-	-	-	-	-	-	-	-	-	(61,593.00)
Working Capital													
00 Working Capital	900.00	1,170.00	-	-	-	-	-	-	-	-	-	-	2,070.00
Total Working Capital	900.00	1,170.00	-	-	-	-	-	-	-	-	-	-	2,070.00
Developer Assessment													
00 Developer Assessment	(852.50)	-	-	-	-	-	-	-	-	-	-	-	(852.50)
Total Developer Assessment	(852.50)	-	-	-	-	-	-	-	-	-	-	-	(852.50)
Builder Assessment													
00 Builder Assessment	245.00	(698.93)	-	-	-	-	-	-	-	-	-	-	(453.93)
Total Builder Assessment	245.00	(698.93)	-	-	-	-	-	-	-	-	-	-	(453.93)
Alley Assessment													
00 Alley Assessment	7,237.50	7,237.50	-	-	-	-	-	-	-	-	-	-	14,475.00
Total Alley Assessment	7,237.50	7,237.50	-	-	-	-	-	-	-	-	-	-	14,475.00
Late Fee Income													
00 Late Fee Income	1,080.00	1,000.00	-	-	-	-	-	-	-	-	-	-	2,080.00
Total Late Fee Income	1,080.00	1,000.00	-	-	-	-	-	-	-	-	-	-	2,080.00
Late Interest Income													
00 Late Interest Income	95.33	107.15	-	-	-	-	-	-	-	-	-	-	202.48
Total Late Interest	95.33	107.15	-	-	-	-	-	-	-	-	-	-	202.48
NSF Fee Income													
00 NSF Fee Income	60.00	40.00	-	-	-	-	-	-	-	-	-	-	100.00
Total NSF Fee Income	60.00	40.00	-	-	-	-	-	-	-	-	-	-	100.00
Fine/Violation Fee Income													
00 Fine/Violation Fee Income	250.00	725.00	-	-	-	-	-	-	-	-	-	-	975.00
Total Fine/Violation Fee Income	250.00	725.00	-	-	-	-	-	-	-	-	-	-	975.00
Service Fee Income													
4135-00 Service Fee Income	1,025.00	1,025.00	-	-	-	-	-	-	-	-	-	-	2,050.00
ARC Fees Income													
00 DRC Collection Fee	475.00	(821.25)	-	-	-	-	-	-	-	-	-	-	(346.25)



Income Statement Summary - Operating

Briar Chapel Community Association, Inc.

Fiscal Period: February 2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Total ARC Fees	\$475.00	(\$821.25)	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	(\$346.25)
Income													
Interest Income - Operating													
00 Interest Income - Operating	\$13.07	\$12.65	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$25.72
Total Interest Income - Operating	13.07	12.65	-	-	-	-	-	-	-	-	-	-	25.72
Interest Income - Investment(s)													
00 Interest Income - Investment(s)	1,222.87	681.77	-	-	-	-	-	-	-	-	-	-	1,904.64
Total Interest Income - Investment(s)	1,222.87	681.77	-	-	-	-	-	-	-	-	-	-	1,904.64
Legal Fees Income													
00 Legal Fees Income	451.00	50.00	-	-	-	-	-	-	-	-	-	-	501.00
Total Legal Fees Income	451.00	50.00	-	-	-	-	-	-	-	-	-	-	501.00
4280-00 Events Income													
00 Amenity Rental Income	140.50	2,850.00	-	-	-	-	-	-	-	-	-	-	2,990.50
Total Amenity Rental Income	140.50	2,850.00	-	-	-	-	-	-	-	-	-	-	2,990.50
Pool Income Rental/Passes/Keys/FOBs													
00 Amenity Passes Income	-	30.00	-	-	-	-	-	-	-	-	-	-	30.00
Total Pool Income Rental/Passes/Keys/FOBs	-	30.00	-	-	-	-	-	-	-	-	-	-	30.00
4675-00 Yard Waste Income													
00 Other Income	305.00	425.00	-	-	-	-	-	-	-	-	-	-	730.00
Total Assessment Early Payment Discount	1,465.90	708.60	-	-	-	-	-	-	-	-	-	-	2,174.50
Total Income	336,770.02	339,062.85	-	-	-	-	-	-	-	-	-	-	675,832.87
Total OPERATING INCOME	336,770.02	339,062.85	-	-	-	-	-	-	-	-	-	-	675,832.87
OPERATING EXPENSE													



Income Statement Summary - Operating

Briar Chapel Community Association, Inc.

Fiscal Period: February 2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Administrative													
Management Fees													
00 Management Fees	\$10,939.50	\$10,948.50	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$21,888.00
Total Management Fees	10,939.50	10,948.50	-	-	-	-	-	-	-	-	-	-	21,888.00
Office Supplies													
00 Office Supplies	272.91	421.40	-	-	-	-	-	-	-	-	-	-	694.31
Total Office Supplies	272.91	421.40	-	-	-	-	-	-	-	-	-	-	694.31
Mgt. Co. Admin Fees													
00 Mgt Co Admin Fees	-	111.69	-	-	-	-	-	-	-	-	-	-	111.69
Total Mgt. Co. Admin Fees	-	111.69	-	-	-	-	-	-	-	-	-	-	111.69
Website Fees													
00 Website Fees	355.25	118.75	-	-	-	-	-	-	-	-	-	-	474.00
Total Website Fees	355.25	118.75	-	-	-	-	-	-	-	-	-	-	474.00
Petty Cash Unidentified Expense													
00 Petty Cash Unidentified Expense	123.86	(76.39)	-	-	-	-	-	-	-	-	-	-	47.47
Total Petty Cash Unidentified Expense	123.86	(76.39)	-	-	-	-	-	-	-	-	-	-	47.47
Bulk Mailings/Newsletter Expense													
00 Bulk Mailings/Newsletter Expense	4,868.67	467.34	-	-	-	-	-	-	-	-	-	-	5,336.01
Total Bulk Mailings/Newsletter Expense	4,868.67	467.34	-	-	-	-	-	-	-	-	-	-	5,336.01
Community Functions													
00 Social Events	11,785.40	30,066.86	-	-	-	-	-	-	-	-	-	-	41,852.26
Total Community Functions	11,785.40	30,066.86	-	-	-	-	-	-	-	-	-	-	41,852.26
Gifts/Donations/Contributions													
00 Ticketed Social Event Expense	2,701.17	1,613.02	-	-	-	-	-	-	-	-	-	-	4,314.19
Total Gifts/Donations/Contributions	2,701.17	1,613.02	-	-	-	-	-	-	-	-	-	-	4,314.19
Legal/Litigation Fees													
00 Legal Services	2,000.00	17,097.04	-	-	-	-	-	-	-	-	-	-	19,097.04
Total Legal/Litigation Fees	2,000.00	17,097.04	-	-	-	-	-	-	-	-	-	-	19,097.04
Legal Collection Fees													
00 Legal/Collection Fees	451.00	50.00	-	-	-	-	-	-	-	-	-	-	501.00
Total Legal Collection Fees	451.00	50.00	-	-	-	-	-	-	-	-	-	-	501.00
Audit/Tax Preparation													
00 Audit/Tax Preparation	(390.00)	390.00	-	-	-	-	-	-	-	-	-	-	-



Income Statement Summary - Operating

Briar Chapel Community Association, Inc.

Fiscal Period: February 2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Total Audit/Tax Preparation Professional Fees	(\$390.00)	\$390.00	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
00 Professional Fees	\$1,865.56	\$2,215.56	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$4,081.12
Total Professional Fees	1,865.56	2,215.56	-	-	-	-	-	-	-	-	-	-	4,081.12
Meeting Expense													
00 Stripe Service Charge Fee Expense	123.09	63.63	-	-	-	-	-	-	-	-	-	-	186.72
Total Meeting Expense	123.09	63.63	-	-	-	-	-	-	-	-	-	-	186.72
Property Insurance - Policy/Premium													
00 Property Insurance - Policy/Premium	7,502.67	7,502.67	-	-	-	-	-	-	-	-	-	-	15,005.34
Total Property Insurance - Policy/Premium	7,502.67	7,502.67	-	-	-	-	-	-	-	-	-	-	15,005.34
5171-00 Licensing	2,741.37	927.00	-	-	-	-	-	-	-	-	-	-	3,668.37
ARC Review													
00 DRC Expenses	1,237.50	-	-	-	-	-	-	-	-	-	-	-	1,237.50
Total ARC Review	1,237.50	-	-	-	-	-	-	-	-	-	-	-	1,237.50
5203-00 Equipment	542.46	-	-	-	-	-	-	-	-	-	-	-	542.46
Onsite Property Manager													
00 Onsite Community Staff	52,816.23	54,318.88	-	-	-	-	-	-	-	-	-	-	107,135.11
Total Onsite Property Manager	52,816.23	54,318.88	-	-	-	-	-	-	-	-	-	-	107,135.11
Uniforms													
00 Uniforms	403.49	117.66	-	-	-	-	-	-	-	-	-	-	521.15
Total Uniforms	403.49	117.66	-	-	-	-	-	-	-	-	-	-	521.15
1/2 Late/Fines Fees to Mgmt. Co.													
00 1/2 Late/Fines Fees To Mgmt Co	249.70	554.99	-	-	-	-	-	-	-	-	-	-	804.69
Total 1/2 Late/Fines Fees to Mgmt. Co.	249.70	554.99	-	-	-	-	-	-	-	-	-	-	804.69
Total Administrative	100,589.83	126,908.60	-	-	-	-	-	-	-	-	-	-	227,498.43



Income Statement Summary - Operating

Briar Chapel Community Association, Inc.

Fiscal Period: February 2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Building													
Security Guard/Patrol													
00 Safety/Security	\$2,475.41	\$17.99	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$2,493.40
Total Security	2,475.41	17.99	-	-	-	-	-	-	-	-	-	-	2,493.40
Guard/Patrol													
Pond/Fountain - Contract													
00 Pond/Fountain - Contract	24,430.00	9,330.00	-	-	-	-	-	-	-	-	-	-	33,760.00
Total Pond/Fountain - Contract	24,430.00	9,330.00	-	-	-	-	-	-	-	-	-	-	33,760.00
6547-00 Repairs & Maint - Street Signs	322.50	161.25	-	-	-	-	-	-	-	-	-	-	483.75
Maintenance - Contract													
00 Repair & Maint. - Supplies	737.12	3,146.08	-	-	-	-	-	-	-	-	-	-	3,883.20
Total Maintenance - Contract	737.12	3,146.08	-	-	-	-	-	-	-	-	-	-	3,883.20
Maintenance - General													
00 Repair & Maint - General	4,056.75	2,000.88	-	-	-	-	-	-	-	-	-	-	6,057.63
Total Maintenance - General	4,056.75	2,000.88	-	-	-	-	-	-	-	-	-	-	6,057.63
Total Building	32,021.78	14,656.20	-	-	-	-	-	-	-	-	-	-	46,677.98



Income Statement Summary - Operating

Briar Chapel Community Association, Inc.

Fiscal Period: February 2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Landscape													
Landscape - Contract													
00 Landscape - Contract	\$84,759.58	\$84,239.62	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$168,999.20
Total Landscape - Contract	84,759.58	84,239.62	-	-	-	-	-	-	-	-	-	-	168,999.20
Landscape - Improvement													
00 Landscape - Common Area	329.04	-	-	-	-	-	-	-	-	-	-	-	329.04
Total Landscape - Improvement	329.04	-	-	-	-	-	-	-	-	-	-	-	329.04
Landscape - Tree Maintenance													
00 Landscape - Tree/Shrub Contract	14,025.00	13,575.00	-	-	-	-	-	-	-	-	-	-	27,600.00
Total Landscape - Tree Maintenance	14,025.00	13,575.00	-	-	-	-	-	-	-	-	-	-	27,600.00
Landscape - Repair & Maintenance													
00 Landscape - Repair & Maintenance	6,772.65	290.25	-	-	-	-	-	-	-	-	-	-	7,062.90
Total Landscape - Repair & Maintenance	6,772.65	290.25	-	-	-	-	-	-	-	-	-	-	7,062.90
Landscape - Supplies													
00 Pet Waste Removal	300.00	240.00	-	-	-	-	-	-	-	-	-	-	540.00
Total Landscape - Supplies	300.00	240.00	-	-	-	-	-	-	-	-	-	-	540.00
7055-00 Yard Waste Expense	96.00	756.00	-	-	-	-	-	-	-	-	-	-	852.00
Total Landscape	106,282.27	99,100.87	-	-	-	-	-	-	-	-	-	-	205,383.14



Income Statement Summary - Operating

Briar Chapel Community Association, Inc.

Fiscal Period: February 2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Community Amenities													
8206-00 Pest Control Contract	\$-	\$500.00	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$500.00
Pool - Contract													
00 Water Amenities - Service Contract	15,210.00	30,420.00	-	-	-	-	-	-	-	-	-	-	45,630.00
Total Pool - Contract	15,210.00	30,420.00	-	-	-	-	-	-	-	-	-	-	45,630.00
Pool - Repair & Maint.													
00 Water Amenities - Repair & Maint.	-	7,976.27	-	-	-	-	-	-	-	-	-	-	7,976.27
Total Pool - Repair & Maint.	-	7,976.27	-	-	-	-	-	-	-	-	-	-	7,976.27
Pool - Passes / Supplies / Furniture													
00 Water Amenities - Supplies	123.59	294.25	-	-	-	-	-	-	-	-	-	-	417.84
Total Pool - Passes / Supplies / Furniture	123.59	294.25	-	-	-	-	-	-	-	-	-	-	417.84
Athletic Court - Improvement													
00 Athletic Court - Improvement	-	526.75	-	-	-	-	-	-	-	-	-	-	526.75
Total Athletic Court - Improvement	-	526.75	-	-	-	-	-	-	-	-	-	-	526.75
Clubhouse - Exercise Equip													
00 Fitness Center - Equipment Repairs	215.00	-	-	-	-	-	-	-	-	-	-	-	215.00
Total Clubhouse - Exercise Equip	215.00	-	-	-	-	-	-	-	-	-	-	-	215.00
Clubhouse - Janitorial													
00 Janitorial - Contract	3,505.00	1,965.00	-	-	-	-	-	-	-	-	-	-	5,470.00
Total Clubhouse - Janitorial	3,505.00	1,965.00	-	-	-	-	-	-	-	-	-	-	5,470.00
Clubhouse - Repair & Maint.													
00 Janitorial - Supplies	492.15	1,146.25	-	-	-	-	-	-	-	-	-	-	1,638.40
Total Clubhouse - Repair & Maint.	492.15	1,146.25	-	-	-	-	-	-	-	-	-	-	1,638.40
Clubhouse - Appliances													
00 Holiday Lights	3,500.00	-	-	-	-	-	-	-	-	-	-	-	3,500.00
Total Clubhouse - Appliances	3,500.00	-	-	-	-	-	-	-	-	-	-	-	3,500.00
Total Community Amenities	23,045.74	42,828.52	-	-	-	-	-	-	-	-	-	-	65,874.26



Income Statement Summary - Operating

Briar Chapel Community Association, Inc.

Fiscal Period: February 2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Special Projects													
8814-00 Miscellaneous Gym Equipment	\$3,114.58	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$3,114.58
8834-00 Radar Signs	-	6,584.38	-	-	-	-	-	-	-	-	-	-	6,584.38
8839-00 Site Vehicle	-	14,120.93	-	-	-	-	-	-	-	-	-	-	14,120.93
Total Special Projects	3,114.58	20,705.31	-	-	-	-	-	-	-	-	-	-	23,819.89
Utilities													
Electricity - General Usage													
00 Electricity - General Usage	12,420.78	11,811.67	-	-	-	-	-	-	-	-	-	-	24,232.45
Total Electricity - General Usage	12,420.78	11,811.67	-	-	-	-	-	-	-	-	-	-	24,232.45
Water/Sewer - Irrigation													
00 Water - General Usage	3,701.50	2,816.00	-	-	-	-	-	-	-	-	-	-	6,517.50
Total Water/Sewer - Irrigation	3,701.50	2,816.00	-	-	-	-	-	-	-	-	-	-	6,517.50
Water/Sewer - Clubhouse/Pool													
00 Sewer	465.30	465.30	-	-	-	-	-	-	-	-	-	-	930.60
Total Water/Sewer - Clubhouse/Pool	465.30	465.30	-	-	-	-	-	-	-	-	-	-	930.60
Gas - General Usage													
00 Gas - General Usage	52.31	42.96	-	-	-	-	-	-	-	-	-	-	95.27
Total Gas - General Usage	52.31	42.96	-	-	-	-	-	-	-	-	-	-	95.27
Telephone													
00 Telephone	2,071.63	1,529.28	-	-	-	-	-	-	-	-	-	-	3,600.91
Total Telephone	2,071.63	1,529.28	-	-	-	-	-	-	-	-	-	-	3,600.91
Trash Removal - Collection													
00 Trash Removal	46,448.21	49,437.06	-	-	-	-	-	-	-	-	-	-	95,885.27
Total Trash Removal - Collection	46,448.21	49,437.06	-	-	-	-	-	-	-	-	-	-	95,885.27
Total Utilities	65,159.73	66,102.27	-	-	-	-	-	-	-	-	-	-	131,262.00
Other Expenses													
9800-00 Contingency	2,830.95	84.00	-	-	-	-	-	-	-	-	-	-	2,914.95
Total Other Expenses	2,830.95	84.00	-	-	-	-	-	-	-	-	-	-	2,914.95
Total OPERATING EXPENSE	333,044.88	370,385.77	-	-	-	-	-	-	-	-	-	-	703,430.65
Net Income:	3,725.14	(31,322.92)	-	-	-	-	-	-	-	-	-	-	(27,597.78)

Balance Sheet

Briar Chapel Community Association, Inc.
Boulder Park - Operating
End Date: 02/29/2024

Date: 3/15/2024
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Assets

Operating Cash			
10-1010-20	NSB - Operating - Boulder Park	\$8,673.15	
Total Operating Cash:			\$8,673.15
Other Assets			
12-1200-20	Accounts Receivable - Boulder Park	136.59	
Total Other Assets:			\$136.59
Total Assets:			\$8,809.74

Liabilities & Equity

Liabilities			
20-2100-20	Prepaid Assessments - Boulder Park	1,398.55	
Total Liabilities:			\$1,398.55
Members Equity			
35-3500-20	Prior Year(S) Profits/(Losses)	4,779.59	
Total Members Equity:			\$4,779.59
	Net Income Gain / Loss	2,631.60	
			\$2,631.60
Total Liabilities & Equity:			\$8,809.74

Income Statement
 Briar Chapel Community Association, Inc.
 Boulder Park - Operating
 End Date: 02/29/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Boulder Park - Operating							
INCOME							
Income							
40-4030 Service Area Assessment - Boulder Park	\$13,429.50	\$10,650.00	\$2,779.50	\$23,931.60	\$21,300.00	\$2,631.60	\$127,800.00
TOTAL Income	\$13,429.50	\$10,650.00	\$2,779.50	\$23,931.60	\$21,300.00	\$2,631.60	\$127,800.00
TOTAL INCOME	\$13,429.50	\$10,650.00	\$2,779.50	\$23,931.60	\$21,300.00	\$2,631.60	\$127,800.00
EXPENSES							
Landscape							
70-7010 Landscape - Contract - Boulder Park	10,125.00	10,125.00	-	20,250.00	20,250.00	-	121,500.00
TOTAL Landscape	\$10,125.00	\$10,125.00	\$-	\$20,250.00	\$20,250.00	\$-	\$121,500.00
Other Expenses							
98-9805 Service Area Fees - Boulder Park	525.00	525.00	-	1,050.00	1,050.00	-	6,300.00
TOTAL Other Expenses	\$525.00	\$525.00	\$-	\$1,050.00	\$1,050.00	\$-	\$6,300.00
TOTAL EXPENSES	\$10,650.00	\$10,650.00	\$-	\$21,300.00	\$21,300.00	\$-	\$127,800.00
Boulder Park - Operating NET INCREASE (DECREASE)	\$2,779.50	\$-	\$2,779.50	\$2,631.60	\$-	\$2,631.60	\$-

Balance Sheet

Briar Chapel Community Association, Inc.
Endor Drive - Operating
End Date: 02/29/2024

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Assets

Operating Cash			
10-1010-22	NSB - Operating - Endor Drive	\$8,078.97	
Total Operating Cash:			\$8,078.97
Other Assets			
12-1235-22	Prepaid Expenses - Endor Drive	41.92	
Total Other Assets:			\$41.92
Total Assets:			\$8,120.89

Liabilities & Equity

Liabilities			
20-2010-22	Accounts Payable	33.07	
20-2030-22	Accrued Expense	133.33	
Total Liabilities:			\$166.40
Members Equity			
35-3500-22	Prior Year(S) Profits/(Losses)	7,641.56	
Total Members Equity:			\$7,641.56
	Net Income Gain / Loss	312.93	
Total Liabilities & Equity:			\$8,120.89



Balance Sheet

Briar Chapel Community Association, Inc.
Endor Drive - Reserve
End Date: 02/29/2024

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Assets

Reserve Cash			
11-1170-23	NSB - Reserve - Endor Drive	\$25,496.34	
Total Reserve Cash:			\$25,496.34
Total Assets:			\$25,496.34

Liabilities & Equity

Capital Reserves			
30-3010-23	Reserves - General	22,101.61	
Total Capital Reserves:			\$22,101.61
Members Equity			
35-3500-23	Prior Year(S) Profits/(Losses)	3,394.73	
Total Members Equity:			\$3,394.73
	Net Income Gain / Loss	0.00	
			\$0.00
Total Liabilities & Equity:			\$25,496.34

Income Statement

Briar Chapel Community Association, Inc.
Endor Drive - Operating
End Date: 02/29/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Endor Drive - Operating							
INCOME							
Income							
40-4030 Service Area Assessment - Endor Drive	\$944.16	\$944.16	\$-	\$1,888.32	\$1,888.32	\$-	\$11,329.92
40-4045 Assessments To Reserves - Endor Drive	(297.08)	(297.08)	-	(594.16)	(594.16)	-	(3,565.00)
TOTAL Income	\$647.08	\$647.08	\$-	\$1,294.16	\$1,294.16	\$-	\$7,764.92
TOTAL INCOME	\$647.08	\$647.08	\$-	\$1,294.16	\$1,294.16	\$-	\$7,764.92
EXPENSES							
Building							
60-6126 Pest Control - Endor Drive	-	-	-	-	-	-	144.00
60-6400 Pressure Washing - Endor Drive	-	-	-	133.33	133.33	-	133.33
60-6550 Repair & Maintenance - Endor Drive	-	-	-	-	250.00	250.00	1,000.00
TOTAL Building	\$-	\$-	\$-	\$133.33	\$383.33	\$250.00	\$1,277.33
Landscape							
70-7010 Landscape - Contract - Endor Drive	361.92	361.92	-	723.84	723.84	-	4,343.04
TOTAL Landscape	\$361.92	\$361.92	\$-	\$723.84	\$723.84	\$-	\$4,343.04
Special Projects							
88-8801 Endor Enhancement	-	-	-	-	-	-	1,184.55
TOTAL Special Projects	\$-	\$-	\$-	\$-	\$-	\$-	\$1,184.55
Utilities							
90-9010 Electricity - Endor Drive	33.07	-	(33.07)	54.06	-	(54.06)	360.00
90-9020 Water - Endor Drive	10.00	-	(10.00)	30.00	-	(30.00)	360.00
TOTAL Utilities	\$43.07	\$-	(\$43.07)	\$84.06	\$-	(\$84.06)	\$720.00
Other Expenses							
98-9805 Service Area Fees - Endor Drive	20.00	20.00	-	40.00	40.00	-	240.00
TOTAL Other Expenses	\$20.00	\$20.00	\$-	\$40.00	\$40.00	\$-	\$240.00
TOTAL EXPENSES	\$424.99	\$381.92	(\$43.07)	\$981.23	\$1,147.17	\$165.94	\$7,764.92
Endor Drive - Operating NET INCREASE (DECREASE)	\$222.09	\$265.16	(\$43.07)	\$312.93	\$146.99	\$165.94	\$-

Income Statement
 Briar Chapel Community Association, Inc.
 Endor Drive - Reserve
 End Date: 02/29/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Endor Drive - Reserve							
RESERVE FUND							
Income							
40-4045 Assessments To Reserves - Endor Drive	\$297.08	\$297.08	\$-	\$594.16	\$594.20	(\$0.04)	\$3,565.00
40-4161 Interest Income - RES/CC	39.79	-	39.79	81.71	-	81.71	-
TOTAL Income	<u>\$336.87</u>	<u>\$297.08</u>	<u>\$39.79</u>	<u>\$675.87</u>	<u>\$594.20</u>	<u>\$81.67</u>	<u>\$3,565.00</u>
RESERVE EXPENSE							
Current Year Reserves							
99-9910 Reserves - General	336.87	-	(336.87)	675.87	-	(675.87)	-
TOTAL Current Year Reserves	<u>\$336.87</u>	<u>\$-</u>	<u>(\$336.87)</u>	<u>\$675.87</u>	<u>\$-</u>	<u>(\$675.87)</u>	<u>\$-</u>
Endor Drive - Reserve NET INCREASE (DECREASE)	<u>\$-</u>	<u>\$297.08</u>	<u>(\$297.08)</u>	<u>\$-</u>	<u>\$594.20</u>	<u>(\$594.20)</u>	<u>\$3,565.00</u>



Balance Sheet

Briar Chapel Community Association, Inc.
Great Ridge Parkway - Reserve
End Date: 02/29/2024

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Assets

Reserve Cash			
11-1170-25	NSB - Reserves - Great Ridge Parkway	\$6,561.74	
Total Reserve Cash:			\$6,561.74
Other Assets			
14-1403-25	NSB - ICS Reserve - Great Ridge Parkway	67,751.22	
Total Other Assets:			\$67,751.22
Total Assets:			\$74,312.96

Liabilities & Equity

Capital Reserves			
30-3010-25	Reserves - General	100,456.24	
Total Capital Reserves:			\$100,456.24
Members Equity			
35-3500-25	Prior Year(S) Profits/(Losses)	(26,143.28)	
Total Members Equity:			(\$26,143.28)
	Net Income Gain / Loss	0.00	
Total Liabilities & Equity:			\$0.00
			\$74,312.96

Income Statement

Briar Chapel Community Association, Inc.
Great Ridge Parkway - Operating
End Date: 02/29/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Great Ridge Parkway - Operating							
INCOME							
Income							
40-4030 Service Area Assessment - Great Ridge Pkwy	\$2,007.48	\$2,007.48	\$-	\$4,014.96	\$4,014.96	\$-	\$24,089.76
40-4045 Assessments To Reserves - Great Ridge Parkway	(721.33)	(721.33)	-	(1,442.67)	(1,442.67)	-	(8,656.00)
TOTAL Income	\$1,286.15	\$1,286.15	\$-	\$2,572.29	\$2,572.29	\$-	\$15,433.76
TOTAL INCOME	\$1,286.15	\$1,286.15	\$-	\$2,572.29	\$2,572.29	\$-	\$15,433.76
EXPENSES							
Building							
60-6126 Pest Control - Great Ridge Pkwy	-	-	-	-	-	-	432.00
60-6400 Pressure Washing - Great Ridge Pkwy	-	90.00	90.00	90.00	180.00	90.00	1,080.00
60-6550 Repair & Maintenance - Great Ridge Pkwy	-	-	-	-	250.00	250.00	1,000.00
TOTAL Building	\$-	\$90.00	\$90.00	\$90.00	\$430.00	\$340.00	\$2,512.00
Landscape							
70-7010 Landscape - Contract - Great Ridge Parkway	786.50	786.48	(0.02)	1,573.00	1,572.96	(0.04)	9,437.76
TOTAL Landscape	\$786.50	\$786.48	(\$0.02)	\$1,573.00	\$1,572.96	(\$0.04)	\$9,437.76
Special Projects							
88-8801 Great Ridge Enhancement	-	-	-	-	-	-	2,264.00
TOTAL Special Projects	\$-	\$-	\$-	\$-	\$-	\$-	\$2,264.00
Utilities							
90-9010 Electric - Great Ridge Pkwy	32.34	-	(32.34)	63.73	-	(63.73)	250.00
90-9020 Water - Great Ridge Pkwy	15.00	-	(15.00)	30.00	-	(30.00)	250.00
TOTAL Utilities	\$47.34	\$-	(\$47.34)	\$93.73	\$-	(\$93.73)	\$500.00
Other Expenses							
98-9805 Service Area Fees - Great Ridge Parkway	60.00	60.00	-	120.00	120.00	-	720.00
TOTAL Other Expenses	\$60.00	\$60.00	\$-	\$120.00	\$120.00	\$-	\$720.00
TOTAL EXPENSES	\$893.84	\$936.48	\$42.64	\$1,876.73	\$2,122.96	\$246.23	\$15,433.76
Great Ridge Parkway - Operating NET INCREASE (DECREASE)	\$392.31	\$349.67	\$42.64	\$695.56	\$449.33	\$246.23	\$-

Income Statement

Briar Chapel Community Association, Inc.
Great Ridge Parkway - Reserve
End Date: 02/29/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Great Ridge Parkway - Reserve							
RESERVE FUND							
Income							
40-4045 Assessments To Reserves - Great Ridge Parkway	\$721.33	\$721.33	\$-	\$1,442.67	\$1,442.67	\$-	\$8,656.00
40-4161 Interest Income - RES/CC	8.76	-	8.76	16.78	-	16.78	-
40-4163 Interest Income - Investment(s)	121.00	-	121.00	249.79	-	249.79	-
TOTAL Income	<u>\$851.09</u>	<u>\$721.33</u>	<u>\$129.76</u>	<u>\$1,709.24</u>	<u>\$1,442.67</u>	<u>\$266.57</u>	<u>\$8,656.00</u>
RESERVE EXPENSE							
Current Year Reserves							
99-9910 Reserves - General	851.09	-	(851.09)	1,709.24	-	(1,709.24)	-
TOTAL Current Year Reserves	<u>\$851.09</u>	<u>\$-</u>	<u>(\$851.09)</u>	<u>\$1,709.24</u>	<u>\$-</u>	<u>(\$1,709.24)</u>	<u>\$-</u>
Great Ridge Parkway - Reserve NET INCREASE (DECREASE)	\$-	\$721.33	(\$721.33)	\$-	\$1,442.67	(\$1,442.67)	\$8,656.00

Balance Sheet

Briar Chapel Community Association, Inc.
Serenity Hill - Operating
End Date: 02/29/2024

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Assets

Operating Cash			
10-1010-26	NSB - Operating - Serenity Hill	\$5,535.03	
		<u> </u>	
Total Operating Cash:			<u>\$5,535.03</u>
Other Assets			
12-1200-26	Accounts Receivable - Serenity Hill	132.83	
		<u> </u>	
Total Other Assets:			<u>\$132.83</u>
Total Assets:			<u><u>\$5,667.86</u></u>

Liabilities & Equity

Liabilities			
20-2100-26	Prepaid Assessments - Serenity Hill	850.60	
		<u> </u>	
Total Liabilities:			<u>\$850.60</u>
Members Equity			
35-3500-26	Prior Year(S) Profits/(Losses)	4,252.85	
		<u> </u>	
Total Members Equity:			<u>\$4,252.85</u>
	Net Income Gain / Loss	564.41	
		<u> </u>	
			<u>\$564.41</u>
Total Liabilities & Equity:			<u><u>\$5,667.86</u></u>

Income Statement
 Briar Chapel Community Association, Inc.
 Serenity Hill - Operating
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Serenity Hill - Operating							
INCOME							
Income							
40-4030 Service Area Assessment - Serenity Hill	\$8,556.60	\$7,380.00	\$1,176.60	\$15,324.41	\$14,760.00	\$564.41	\$88,560.00
TOTAL Income	\$8,556.60	\$7,380.00	\$1,176.60	\$15,324.41	\$14,760.00	\$564.41	\$88,560.00
TOTAL INCOME	\$8,556.60	\$7,380.00	\$1,176.60	\$15,324.41	\$14,760.00	\$564.41	\$88,560.00
EXPENSES							
Landscape							
70-7010 Landscape - Contract - Serenity Hill	7,080.00	7,080.00	-	14,160.00	14,160.00	-	84,960.00
TOTAL Landscape	\$7,080.00	\$7,080.00	\$-	\$14,160.00	\$14,160.00	\$-	\$84,960.00
Other Expenses							
98-9805 Service Area Fees - Serenity Hill	300.00	300.00	-	600.00	600.00	-	3,600.00
TOTAL Other Expenses	\$300.00	\$300.00	\$-	\$600.00	\$600.00	\$-	\$3,600.00
TOTAL EXPENSES	\$7,380.00	\$7,380.00	\$-	\$14,760.00	\$14,760.00	\$-	\$88,560.00
Serenity Hill - Operating NET INCREASE (DECREASE)	\$1,176.60	\$-	\$1,176.60	\$564.41	\$-	\$564.41	\$-

Balance Sheet

Briar Chapel Community Association, Inc.
Tobacco Farm - Operating
End Date: 02/29/2024

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Assets

Operating Cash			
10-1010-28	NSB - Operating - Tobacco Farm Way	\$8,306.01	
Total Operating Cash:			\$8,306.01
Other Assets			
12-1235-28	Prepaid Expenses - Tobacco Farm Way	40.11	
Total Other Assets:			\$40.11
Total Assets:			\$8,346.12

Liabilities & Equity

Liabilities			
20-2010-28	Accounts Payable	33.94	
20-2030-28	Accrued Expense	75.00	
20-2100-28	Prepaid Assessments - Tobacco Farm	1,717.99	
Total Liabilities:			\$1,826.93
Members Equity			
35-3500-28	Prior Year(S) Profits/(Losses)	5,529.97	
Total Members Equity:			\$5,529.97
	Net Income Gain / Loss	989.22	
Total Liabilities & Equity:			\$989.22
			\$8,346.12

Balance Sheet

Briar Chapel Community Association, Inc.
Tobacco Farm - Reserve
End Date: 02/29/2024

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Assets

Reserve Cash			
11-1170-29	NSB - Reserve - Tobacco Farm Way	\$7,017.13	
Total Reserve Cash:			\$7,017.13
Other Assets			
14-1404-29	NSB - ICS Reserve - Tobacco Farm Way	66,504.79	
Total Other Assets:			\$66,504.79
Total Assets:			\$73,521.92

Liabilities & Equity

Capital Reserves			
30-3010-29	Reserves - General	60,858.79	
Total Capital Reserves:			\$60,858.79
Members Equity			
35-3500-29	Prior Year(S) Profits/(Losses)	12,663.13	
Total Members Equity:			\$12,663.13
	Net Income Gain / Loss	0.00	
			\$0.00
Total Liabilities & Equity:			\$73,521.92

Income Statement

Briar Chapel Community Association, Inc.
Tobacco Farm - Operating
End Date: 02/29/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Tobacco Farm - Operating							
INCOME							
Income							
40-4030 Service Area Assessment - Tobacco Farm Way	\$2,882.30	\$2,882.30	\$-	\$5,764.60	\$5,764.60	\$-	\$34,587.60
40-4045 Assessments To Reserves - Tobacco Farm Way	(1,575.00)	(1,575.00)	-	(3,150.00)	(3,150.00)	-	(18,900.00)
TOTAL Income	\$1,307.30	\$1,307.30	\$-	\$2,614.60	\$2,614.60	\$-	\$15,687.60
TOTAL INCOME	\$1,307.30	\$1,307.30	\$-	\$2,614.60	\$2,614.60	\$-	\$15,687.60
EXPENSES							
Building							
60-6126 Pest Control - Tobacco Farm Way	-	-	-	-	-	-	360.00
60-6400 Pressure Washing - Tobacco Farm Way	-	75.00	75.00	75.00	150.00	75.00	900.00
60-6550 Repair & Maintenance - Tobacco Farm Way	-	-	-	-	250.00	250.00	1,000.00
TOTAL Building	\$-	\$75.00	\$75.00	\$75.00	\$400.00	\$325.00	\$2,260.00
Landscape							
70-7010 Landscape - Contract - Tobacco Farm Way	655.40	655.40	-	1,310.82	1,310.80	(0.02)	7,864.80
TOTAL Landscape	\$655.40	\$655.40	\$-	\$1,310.82	\$1,310.80	(\$0.02)	\$7,864.80
Special Projects							
88-8801 Tobacco Farm Enhancement	-	-	-	-	-	-	4,212.80
TOTAL Special Projects	\$-	\$-	\$-	\$-	\$-	\$-	\$4,212.80
Utilities							
90-9010 Electric- Tobacco Farm Way	33.94	-	(33.94)	57.56	-	(57.56)	375.00
90-9020 Water - Tobacco Farm Way	10.00	-	(10.00)	82.00	-	(82.00)	375.00
TOTAL Utilities	\$43.94	\$-	(\$43.94)	\$139.56	\$-	(\$139.56)	\$750.00
Other Expenses							
98-9805 Service Area Fees - Tobacco Farm Way	50.00	50.00	-	100.00	100.00	-	600.00
TOTAL Other Expenses	\$50.00	\$50.00	\$-	\$100.00	\$100.00	\$-	\$600.00
TOTAL EXPENSES	\$749.34	\$780.40	\$31.06	\$1,625.38	\$1,810.80	\$185.42	\$15,687.60
Tobacco Farm - Operating NET INCREASE (DECREASE)	\$557.96	\$526.90	\$31.06	\$989.22	\$803.80	\$185.42	\$-

Income Statement
 Briar Chapel Community Association, Inc.
 Tobacco Farm - Reserve
 End Date: 02/29/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Tobacco Farm - Reserve							
RESERVE FUND							
Income							
40-4045 Assessments To Reserves - Tobacco Farm Way	\$1,575.00	\$1,575.00	\$-	\$3,150.00	\$3,150.00	\$-	\$18,900.00
40-4161 Interest Income - RES/CC	7.52	-	7.52	12.67	-	12.67	-
40-4163 Interest Income - Investment(s)	118.77	-	118.77	245.19	-	245.19	-
TOTAL Income	<u>\$1,701.29</u>	<u>\$1,575.00</u>	<u>\$126.29</u>	<u>\$3,407.86</u>	<u>\$3,150.00</u>	<u>\$257.86</u>	<u>\$18,900.00</u>
RESERVE EXPENSE							
Current Year Reserves							
99-9910 Reserves - General	1,701.29	-	(1,701.29)	3,407.86	-	(3,407.86)	-
TOTAL Current Year Reserves	<u>\$1,701.29</u>	<u>\$-</u>	<u>(\$1,701.29)</u>	<u>\$3,407.86</u>	<u>\$-</u>	<u>(\$3,407.86)</u>	<u>\$-</u>
Tobacco Farm - Reserve NET INCREASE (DECREASE)	<u>\$-</u>	<u>\$1,575.00</u>	<u>(\$1,575.00)</u>	<u>\$-</u>	<u>\$3,150.00</u>	<u>(\$3,150.00)</u>	<u>\$18,900.00</u>

Balance Sheet

Briar Chapel Community Association, Inc.
Winkler Way - Operating
End Date: 02/29/2024

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Assets

Operating Cash			
10-1010-30	NSB - Operating - Winkler Way	\$4,365.58	
Total Operating Cash:			\$4,365.58
Other Assets			
12-1200-30	Accounts Receivable - Winkler Way	1,264.38	
12-1235-30	Prepaid Expenses - Winkler Way	10.46	
Total Other Assets:			\$1,274.84
Total Assets:			\$5,640.42

Liabilities & Equity

Liabilities			
20-2010-30	Accounts Payable	33.46	
20-2030-30	Accrued Expense	105.00	
Total Liabilities:			\$138.46
Members Equity			
35-3500-30	Prior Year(S) Profits/(Losses)	5,166.28	
Total Members Equity:			\$5,166.28
	Net Income Gain / Loss	335.68	
Total Liabilities & Equity:			\$5,640.42

Balance Sheet

Briar Chapel Community Association, Inc.
Winkler Way - Reserve
End Date: 02/29/2024

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Assets

Reserve Cash			
11-1170-31	NSB - Reserve - Winkler Way	\$23,953.79	
Total Reserve Cash:			\$23,953.79
Total Assets:			\$23,953.79

Liabilities & Equity

Capital Reserves			
30-3010-31	Reserves - General	25,160.49	
Total Capital Reserves:			\$25,160.49
Members Equity			
35-3500-31	Prior Year(S) Profits/(Losses)	(1,206.70)	
Total Members Equity:			(\$1,206.70)
	Net Income Gain / Loss	0.00	
			\$0.00
Total Liabilities & Equity:			\$23,953.79

Income Statement
 Briar Chapel Community Association, Inc.
 Winkler Way - Operating
 End Date: 02/29/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Winkler Way - Operating							
INCOME							
Income							
40-4030 Service Area Assessment - Winkler Way	\$2,950.22	\$2,950.22	\$-	\$5,900.44	\$5,900.44	\$-	\$35,402.64
40-4045 Assessments To Reserves - Winkler Way	(1,524.23)	(1,524.23)	-	(3,048.46)	(3,048.40)	(0.06)	(18,290.70)
TOTAL Income	\$1,425.99	\$1,425.99	\$-	\$2,851.98	\$2,852.04	(\$0.06)	\$17,111.94
TOTAL INCOME	\$1,425.99	\$1,425.99	\$-	\$2,851.98	\$2,852.04	(\$0.06)	\$17,111.94
EXPENSES							
Building							
60-6126 Pest Control - Winkler Way	-	-	-	-	-	-	504.00
60-6400 Pressure Washing - Winkler Way	-	105.00	105.00	105.00	210.00	105.00	1,260.00
60-6550 Repair & Maintenance - Winkler Way	-	-	-	-	250.00	250.00	1,000.00
TOTAL Building	\$-	\$105.00	\$105.00	\$105.00	\$460.00	\$355.00	\$2,764.00
Landscape							
70-7010 Landscape - Contract - Winkler Way	917.56	917.56	-	1,835.14	1,835.12	(0.02)	11,010.72
TOTAL Landscape	\$917.56	\$917.56	\$-	\$1,835.14	\$1,835.12	(\$0.02)	\$11,010.72
Special Projects							
88-8801 Winkler Enhancement	-	-	-	-	-	-	1,597.22
TOTAL Special Projects	\$-	\$-	\$-	\$-	\$-	\$-	\$1,597.22
Utilities							
90-9010 Electricity - Winkler Way	33.46	-	(33.46)	55.66	-	(55.66)	450.00
90-9020 Water - Winkler Way	-	-	-	380.50	-	(380.50)	450.00
TOTAL Utilities	\$33.46	\$-	(\$33.46)	\$436.16	\$-	(\$436.16)	\$900.00
Other Expenses							
98-9805 Service Area Fees - Winkler Way	70.00	70.00	-	140.00	140.00	-	840.00
TOTAL Other Expenses	\$70.00	\$70.00	\$-	\$140.00	\$140.00	\$-	\$840.00
TOTAL EXPENSES	\$1,021.02	\$1,092.56	\$71.54	\$2,516.30	\$2,435.12	(\$81.18)	\$17,111.94
Winkler Way - Operating NET INCREASE (DECREASE)	\$404.97	\$333.43	\$71.54	\$335.68	\$416.92	(\$81.24)	\$-

Income Statement
 Briar Chapel Community Association, Inc.
 Winkler Way - Reserve
 End Date: 02/29/2024

Date: 3/15/2024
 Time: 7:46 am
 Page: 14

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Winkler Way - Reserve							
RESERVE FUND							
Income							
40-4045 Assessments To Reserves - Winkler Way	\$1,524.23	\$1,524.23	\$-	\$3,048.46	\$3,048.46	\$-	\$18,290.76
40-4161 Interest Income - RES/CC	34.53	-	34.53	68.73	-	68.73	-
TOTAL Income	<u>\$1,558.76</u>	<u>\$1,524.23</u>	<u>\$34.53</u>	<u>\$3,117.19</u>	<u>\$3,048.46</u>	<u>\$68.73</u>	<u>\$18,290.76</u>
RESERVE EXPENSE							
Current Year Reserves							
99-9910 Reserves - General	1,558.76	-	(1,558.76)	3,117.19	-	(3,117.19)	-
TOTAL Current Year Reserves	<u>\$1,558.76</u>	<u>\$-</u>	<u>(\$1,558.76)</u>	<u>\$3,117.19</u>	<u>\$-</u>	<u>(\$3,117.19)</u>	<u>\$-</u>
Winkler Way - Reserve NET INCREASE (DECREASE)	<u>\$-</u>	<u>\$1,524.23</u>	<u>(\$1,524.23)</u>	<u>\$-</u>	<u>\$3,048.46</u>	<u>(\$3,048.46)</u>	<u>\$18,290.76</u>
NET INCREASE (DECREASE)	<u>(\$57,615.67)</u>	<u>(\$31,112.70)</u>	<u>(\$26,502.97)</u>	<u>(\$22,068.38)</u>	<u>(\$73,153.14)</u>	<u>\$51,084.76</u>	<u>(\$27,830.24)</u>

Monthly Variances over \$300

GL	Monthly Expense	Month Var.	YTD Expense	Budget Remaining	Comment - Red indicates areas of concern
5112-00 Mgt Co Admin Fees	\$112	\$388	\$112	\$5,888	This is a favorable variance and is a variable number each month as it's based on random needs throughout the year.
5115-00 Website Fees	\$119	\$681	\$474	\$9,126	Favorable variance. Currently for web admin only. We don't appear to be receiving the AndiSites invoices as of yet for February.
5120-00 Bulk Mailings/Newsletter Expense	\$467	(\$467)	\$5,336	\$6,764	Nothing was budgeted for the current month in the spread. Annual budget should still be sufficient.
5122-00 Social Events	\$30,067	(\$20,152)	\$41,852	\$33,148	20k fireworks payment was made to the vendor for the June event in addition to the normal monthly expenses.
5123-00 Ticketed Social Event Expense	\$1,613	(\$590)	\$4,314	\$7,686	Largest expense was for the gaming night. This item should still balance out for the year. If trending over budget then we can adjust later in the year.
5124-00 Legal Services	\$17,097	(\$13,097)	\$19,097	\$30,903	This budget is relatively even spread over the year. These bills will be variable throughout the year.
5125-00 Legal/Collection Fees	\$50	\$322	\$501	\$5,499	This is a favorable variance and will vary throughout the year the largest amount is December so this may show up throughout the year.
5127-00 Audit/Tax Preparation	\$390	(\$390)	-	\$18,500	This 390 is actually a final bill from 2023. The budget line item is primarily set for April Sept and December
5129-00 Professional Fees	\$2,216	(\$916)	\$4,081	\$13,519	appears I need to reclass pool permit and figure out what is CMIT router issue.
5190-00 DRC Expenses	-	\$2,207	\$1,238	\$46,763	No billing received as of yet.
5203-00 Equipment	-	\$1,500	\$542	\$14,158	No expenses this month.
5350-00 Onsite Community Staff	\$54,319	(\$4,401)	\$107,135	\$625,390	The budget allocations monthly appear to be random which is part of what drives this I will look at a reallocation of the monthly amounts still in the annual total.
6175-00 Access Control	-	\$5,000	-	\$20,000	Budgeted for February but no invoices received yet.
6240-01 Deck - Repair & Maintenance	\$87,232	(\$87,232)	\$132,082	(\$132,082)	Invoices for Decking project. Bills received in different month.
6377-00 Pond - Repair & Maint.	-	\$20,000	-	\$30,500	No expenses this month.

6525-01 Drainage - Repair & Maintenance	-	\$5,000	-	\$20,000	No expenses this month.
6547-00 Repairs & Maint - Street Signs	\$161	\$339	\$484	\$5,516	Positive Variance. This will be random by the year. Annual Budget should be fine
6549-00 Repair & Maint. - Supplies	\$3,146	(\$1,896)	\$3,883	\$11,117	This was for the purchase of numerous items such as lights, and other materials needed for certain jobs.
6550-00 Repair & Maint - General	\$2,001	\$1,999	\$6,058	\$41,942	Positive Variance. This will be random by the year. Annual Budget should be fine
6551-01 Building Interior	\$660	(\$660)	\$3,885	(\$3,885)	Gym paint
6554-01 SC Lighting Repair	-	\$2,500	-	\$5,000	No spend this month.
7010-00 Landscape - Contract	\$84,240	(\$907)	\$168,999	\$831,001	This variance is based on the allocation of the total contract to the various areas. This has been fixed now
7032-00 Landscape - Tree/Shrub Contract	\$13,575	(\$8,229)	\$27,600	\$137,400	Expenses will vary throughout the year. Still well within contract
7035-00 Landscape - Repair & Maintenance	\$290	\$4,710	\$7,063	\$52,937	Minor work done during February
7035-01 Landscape - Repair & Main	\$10,548	(\$10,548)	\$10,548	(\$548)	Exceeded annual budget. Replacement of Raised Bed Timers
7050-00 Snow Removal	-	\$13,333	-	\$40,000	No Snow
7055-00 Yard Waste Expense	\$756	(\$756)	\$852	\$22,188	No budgeted expense during February although work continues. Project likely canceling so annual budget not in danger.
7060-00 Sinkhole Repairs	-	\$15,000	-	\$45,000	No sinkholes in February. However heads up that there are lots of them popping up. We will be over budget on this for the year. Likely a significant overage
8201-01 Amenities	(\$3,104)	\$3,104	\$22,604	(\$22,604)	Corrections/reclasses being removed from this line after previous period close
8220-00 Water Amenities - Repair & Maint.	\$7,976	(\$7,976)	\$7,976	\$9,524	No budgeted expenses until March.
8220-01 Pool - Repair & Maintenance	\$9,764	(\$9,764)	\$9,764	(\$9,764)	Nothing budgeted for this GL for 2024. 6 pool valve replacements
8302-00 Athletic Court - Improvement	\$527	\$473	\$527	\$11,473	Nothing but this spent year to date. 1k per month budgeted.
8305-01 HD Pball Nets	\$11,798	(\$11,798)	\$11,798	\$1,203	purchase of 6 pickleball nets. Under budget. Should last for the year.
8403-01 Clubhouse Playground	-	\$50,000	-	\$100,000	No expense as of yet. Project still being investigated.
8503-01 Exercise Equipment	\$980	(\$980)	\$980	(\$980)	Not able to find this transaction. Will have to follow up with accounting before the meeting.

8504-00 Janitorial - Contract	\$1,965	\$335	\$5,470	\$22,130	Monthly contract is less currently than budgeted for. That will increase in the summer.
8505-00 Janitorial - Supplies	\$1,146	(\$896)	\$1,638	\$2,362	Bulk purchase of some of our products. This will ebb and flow throughout the year. Based on the budget though, it appears we are on track to exceed.
8508-00 Footbridge Repairs	-	\$2,500	-	\$10,000	no money spent. 2500 quarterly. There will be expense in March which will be a variance also, just due to timing of budget vs. expense coding.
8834-00 Radar Signs	\$6,584	(\$6,584)	\$6,584	\$13,416	This was the initial purchase. 5k was budgeted for January. 6500 used on February.
8837-00 NRAC Projects	-	\$2,500	-	\$10,000	Nothing spent to date
8839-00 Site Vehicle	\$14,121	\$1,879	\$14,121	\$1,879	positive variance. Vehicle was less than expected.
8840-00 Landscape Improvements	-	\$15,000	-	\$100,000	Nothing paid YTD on any projects.
9010-00 Electricity - General Usage	\$11,812	(\$3,534)	\$24,232	\$96,518	February budget anticipated less expense. January was under budget by a significant amount, more than this month is over budget. Between the two, we balance to a positive variance.
9020-00 Water - General Usage	\$2,816	(\$2,007)	\$6,518	\$33,483	The water bill is running consistently in the 2k range but the monthly amount was budged much less for some reason. Will continue to monitor.
9050-00 Trash Removal	\$49,437	(\$2,354)	\$95,885	\$469,115	There is an invoice with almost no information on it for the same company for this amount. I need to do research on it. I'm sure JM knew exactly what it was.
9800-00 Contingency	\$84	\$6,734	\$2,915	\$78,902	Nothing to be coded here.