



Briar Chapel-Tobacco Farm Way

02/28/2019

Monthly Financial Reports



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

	Operating Fund	Reserve Fund	Total
ASSETS			
Cash & Cash Equivalents			
Cash - Operating	2,541	0	2,541
Cash Reserve	0	78,091	78,091
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	2,541	78,091	80,632
Other Receivables			
Due From Operating	0	3,000	3,000
Due From Reserves	(3,000)	0	(3,000)
Due From	4,416	0	4,416
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	1,416	3,000	4,416
Prepaid Expenses			
Prepaid Expenses	250	0	250
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	250	0	250
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TOTAL ASSETS	4,207	81,091	85,298
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LIABILITIES			
Accounts Payable			
A/P - Trade	3,000	0	3,000
Accrued Expenses	(3,000)	0	(3,000)
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	0	0	0
Prepaid Assessments			
Prepaid - Residential	2,888	0	2,888
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	2,888	0	2,888
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TOTAL LIABILITIES	2,888	0	2,888
FUND BALANCES	1,318	81,091	82,410
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TOTAL LIABILITIES AND FUND BALANCES	4,207	81,091	85,298
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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	41	41
Reserve Contribution	(1,500)	1,500	0
TOTAL REVENUES	743	1,541	2,284
EXPENSES			
Landscaping	615	0	615
Utilities	46	0	46
Other Expenses	50	0	50
TOTAL EXPENSES	712	0	712
EXCESS OF REVENUES OVER EXPENSES	31	1,541	1,573
Beginning Fund Balances	1,287	79,550	80,837
ENDING FUND BALANCES	1,318	81,091	82,410



FirstService Residential, Inc.
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	Operating Fund	Reserve Funds	Total
Residential Assessments	4,486	0	4,486
Investment Interest	0	86	86
Reserve Contribution	(3,000)	3,000	0
TOTAL REVENUES	1,486	3,086	4,572
EXPENSES			
Landscaping	1,082	0	1,082
Utilities	92	0	92
Other Expenses	100	0	100
TOTAL EXPENSES	1,274	0	1,274
EXCESS OF REVENUES OVER EXPENSES	212	3,086	3,298
Beginning Fund Balances	1,107	78,005	79,112
ENDING FUND BALANCES	1,318	81,091	82,410



FirstService Residential, Inc.
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GL Code		Feb Actual	Feb Budget	Feb Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget
411106	Service Area Assessment	2,243	2,243	0	4,486	4,486	0	26,916
941000	Reserve Contributions	(1,500)	(1,500)	0	(3,000)	(3,000)	0	(18,000)
	TOTAL OPERATING REVENUES	743	743	0	1,486	1,486	0	8,916
	OPERATING EXPENSES							
	LANDSCAPING/IRRIGATION							
711100	Landscaping Maintenance Contract	615	467	(148)	1,082	934	(148)	5,604
712200	Irrigation Repairs & Maint	0	75	75	0	150	150	900
	TOTAL LANDSCAPING/IRRIGATION EXPENSES	615	542	(73)	1,082	1,084	2	6,504
	REPAIRS & MAINTENANCE							
724200	Pest Control Special Services	0	0	0	0	0	0	892
	TOTAL REPAIRS & MAINTENANCE EXPENSES	0	0	0	0	0	0	892
	UTILITIES							
742100	Electric General	31	27	(4)	62	54	(8)	324
748000	Water	15	15	0	30	30	0	1,100
	TOTAL UTILITIES EXPENSES	46	42	(4)	92	84	(8)	1,424
	OTHER INCOME & EXPENSES							
911110	Service Area Fees	50	50	0	100	100	0	600
	TOTAL OTHER INCOME & EXPENSES	50	50	0	100	100	0	600
	TOTAL OPERATING EXPENSES	712	634	(78)	1,274	1,268	(6)	9,420
	EXCESS OF REVENUES OVER EXPENSES	31	109	(78)	212	218	(6)	(504)



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GL Code		Feb Actual	Feb Budget	Feb Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget
	RESERVE REVENUE							
417200	Interest Income Reserve	41	0	41	86	0	86	0
451000	Reserve Contribution	1,500	1,500	0	3,000	3,000	0	18,000
	TOTAL RESERVE REVENUES	<u>1,541</u>	<u>1,500</u>	<u>41</u>	<u>3,086</u>	<u>3,000</u>	<u>86</u>	<u>18,000</u>
	RESERVE EXPENSES							
981000	General Reserve Expenses	0	0	0	0	0	0	66,883
	TOTAL RESERVE EXPENSES	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>66,883</u>
	EXCESS OF REVENUES OVER EXPENSES	<u>1,541</u>	<u>1,500</u>	<u>41</u>	<u>3,086</u>	<u>3,000</u>	<u>86</u>	<u>(48,883)</u>