

Briar Chapel-Winkler Way

09/30/2019

Monthly Financial Reports

FirstService RESIDENTIAL

Briar Chapel Community Association, Inc.

Manager Comments to Financials

351 Winkler Way

September 2019

748000 - Water - Monthly Variance - (\$241)

Irrigation was turned off due to higher than average water usage during July, August, and September (months listed are the period of performance, bills received a month later). The next bill for the October reports (September period of performance) will also be higher than budgeted. In October we have begun a weekly monitoring program to track meter usage.

August 2019

712200 Irrigation Repair & Maintenance –Monthly Variance (\$194) Irrigation repairs from winter completed in spring just invoiced in August.

748000 Irrigation Water-Monthly Variance (\$156)

Water usage for the month of July service period was considerably higher than the same period last year. Myatt is investigating for leaks or problems with the timer.

July 2019

711200 – Landscaping Repairs – Monthly Variance (\$421) Replaced damaged tree that fell in storm.

June 2019

No reportable variance this month.

May 2019

No reportable variance this month.

April 2019

No reportable variance this month.

March 2019

No reportable variance this month.

February 2019

No reportable variance this month.

January 2019

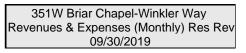
No reportable variance this month.



351W Briar Chapel-Winkler Way Balance Sheet 09/30/2019

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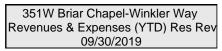
	Operating Fund	Reserve Fund	Total
ASSETS			
Cash & Cash Equivalents		_	
Cash - Operating Cash Reserve	2,968 0	0 5,959	2,968 5,959
NorthEast Bank- Reserve CDs	0	35,449	35,449
Assessments Receivables	2,968	41,407	44,375
A/R - Residential Assessments	141	0	141
Other Receivables	141	0	141
Due From	2,505	0	2,505
			2.505
	2,505 	0	2,505
TOTAL ASSETS	5,613	41,407	47,021
LIABILITIES			
Duranid Accessments			
Prepaid Assessments Prepaid - Residential	541	0	541
	541 		541
TOTAL LIABILITIES	541	0	541
FUND BALANCES	5,073	41,407	46,480
TOTAL LIABILITIES			
AND FUND BALANCES	5,613	41,407	47,021
			



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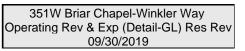
	Operating Fund	Reserve Funds	Total
Residential Assessments	1,969	0	1,969
Investment Interest Reserve Contribution	0 (567)	75 567	75 0
TOTAL REVENUES	1,402 	642	2,044
EXPENSES			
Landscaping Utilities	654 597	0	654 597
Other Expenses	70 	0	70
TOTAL EXPENSES	1,321	0	1,321
EXCESS OF REVENUES OVER EXPENSES	81 	642 	723
Beginning Fund Balances	4,992	40,765	45,757
ENDING FUND BALANCES	5,073	41,407	46,480



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	Operating Fund	Reserve Funds	Total
Residential Assessments Investment Interest	17,723 0	0 507	17,723 507
Reserve Contribution	(5,103)	5,103 	
TOTAL REVENUES	12,620	5,610	18 ,230
EXPENSES			
Landscaping Renaire & Maintenance	6,607	0	6,607
Repairs & Maintenance Utilities	1,248 1,680	0	1,248 1,680
Other Expenses	630	0	630
TOTAL EXPENSES	10,165	0	10,165
EXCESS OF REVENUES OVER EXPENSES	2,456 	5,610 	8,065
Beginning Fund Balances	2,617	35,798	38,414
ENDING FUND BALANCES	5,073	41,407	46,480



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GL Code		Sep Actual	Sep Budget	Sep Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget
411106 941000	Service Area Assessment Reserve Contributions	1,969 (567)	1,969 (567)	0	17,723 (5,103)	17,721 (5,103)	2 0	23,628 (6,804)
	TOTAL OPERATING REVENUES	1,402	1,402	0	12,620	12,618	2	16,824
	OPERATING EXPENSES							
	LANDSCAPING/IRRIGATION							
711100	Landscaping Maintenance Contract	654	654	0	5,887	5,886	(1)	7,848
711200 712200	Landscaping Repairs Irrigation Repairs & Maint	0	0 105	0 105	421 299	0 945	(421) 646	0 1,260
7 12200								
	TOTAL LANDSCAPING/IRRIGATION EXPENSES	654	759	105	6,607	6,831	224	9,108
	REPAIRS & MAINTENANCE							
722120	R&M Exterior	0	4,382	4,382	0	4,382	4,382	4,382
724200	Pest Control Special Services	0	0	0	1,248	1,248	0	1,248
	TOTAL REPAIRS & MAINTENANCE EXPENSES	0	4,382	4,382	1,248	5,630	4,382	5,630
	UTILITIES							
742100	Electric General	32	30	(2)	295	270	(25)	360
748000	Water	566	325	(241)	1,385	1,110	(275)	1,600
	TOTAL UTILITIES EXPENSES	597	355	(242)	1,680	1,380	(300)	1,960
	OTHER INCOME & EXPENSES							
911110	Service Area Fees	70	70	0	630	630	0	840
	TOTAL OTHER INCOME & EXPENSES	70	70	0	630	630	0	840
	TOTAL OPERATING EXPENSES	1,321	5,566	4,245	10,165	14,471	4,306	17,538
	EXCESS OF REVENUES OVER EXPENSES	81	(4,164)	4,245	2,456	(1,853)	4,309	(714)



351W Briar Chapel-Winkler Way Reserve Rev & Exp (Detail-GL) Res Rev 09/30/2019

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GL Code		Sep Actual	Sep Budget	Sep Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget
	RESERVE REVENUE							
417200	Interest Income Reserve	2	0	2	58	0	58	0
417700	Int Inc - CD's	73	0	73	449	0	449	0
451000	Reserve Contribution	567	567	0	5,103	5,103	0	6,804
	TOTAL RESERVE REVENUES	642	567	75	5,610	5,103	507	6,804
	EXCESS OF REVENUES OVER EXPENSES	642	567	75	5,610	5,103	507	6,804