



## **Briar Chapel-Endor Drive**

08/31/2020

## **Monthly Financial Reports**



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

**351 Endor**

**January 2020**

No reportable variance this month

**February 2020**

No reportable variance this month

**March 2020**

**712200 – Irrigation Repairs & Maintenance - Monthly Variance \$400**

No repairs made during March.

**April 2020**

**711200 – Landscaping Repairs - Monthly Variance \$200**

No repairs made during April.

**May 2020**

**724200 – Pest Control Contract - Monthly Variance \$357**

Contract with Terminix was not renewed. New contract signed with Kil-Mor

**June 2020**

No reportable variance this month

**July 2020**

No reportable variance this month

**August 2020**

**748000 – Water - Monthly Variance \$285**

Adequate rain irrigation not running.



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

	Operating Fund	Reserve Fund	Total
<b>ASSETS</b>			
<b>Cash &amp; Cash Equivalents</b>			
Cash - Operating	2,081	0	2,081
Cash - Reserve	0	3,574	3,574
Sterling Bank Reserve MMkt	0	12,675	12,675
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	2,081	16,249	18,331
<b>Other Receivables</b>			
Due from Master	672	0	672
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	672	0	672
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<b>TOTAL ASSETS</b>	<b>2,753</b>	<b>16,249</b>	<b>19,003</b>
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<b>LIABILITIES</b>			
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<b>TOTAL LIABILITIES</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>FUND BALANCES</b>	<b>2,753</b>	<b>16,249</b>	<b>19,003</b>
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<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>2,753</b>	<b>16,249</b>	<b>19,003</b>
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FirstService Residential, Inc.  
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	Operating Fund	Reserve Funds	Total
Residential Assessments	692	0	692
Investment Interest	0	10	10
Reserve Contribution	(320)	320	0
<b>TOTAL REVENUES</b>	<b>372</b>	<b>330</b>	<b>702</b>
<b>EXPENSES</b>			
Landscaping	187	0	187
Utilities	46	0	46
Other Expenses	20	0	20
<b>TOTAL EXPENSES</b>	<b>253</b>	<b>0</b>	<b>253</b>
<b>EXCESS OF REVENUES OVER EXPENSES</b>	<b>119</b>	<b>330</b>	<b>449</b>
Beginning Fund Balances	2,635	15,920	18,554
<b>ENDING FUND BALANCES</b>	<b>2,753</b>	<b>16,249</b>	<b>19,003</b>



FirstService Residential, Inc.  
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	Operating Fund	Reserve Funds	Total
Residential Assessments	5,536	0	5,536
Investment Interest	0	110	110
Reserve Contribution	(2,560)	2,560	0
Transfer To/From Reserves	2,703	0	2,703
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<b>TOTAL REVENUES</b>	<b>5,679</b>	<b>2,670</b>	<b>8,349</b>
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<b>EXPENSES</b>			
Landscaping	1,495	0	1,495
Utilities	379	0	379
Other Expenses	160	2,703	2,863
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<b>TOTAL EXPENSES</b>	<b>2,034</b>	<b>2,703</b>	<b>4,737</b>
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<b>EXCESS OF REVENUES OVER EXPENSES</b>	<b>3,646</b>	<b>(33)</b>	<b>3,613</b>
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Beginning Fund Balances	(892)	16,283	15,390
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<b>ENDING FUND BALANCES</b>	<b>2,753</b>	<b>16,249</b>	<b>19,003</b>
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FirstService Residential, Inc.  
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GL Code		Aug Actual	Aug Budget	Aug Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget
411106	Service Area Assessment	692	692	0	5,536	5,536	0	8,304
411139	Reserves Transfer to Operating	0	0	0	2,703	0	2,703	0
417100	Interest Income Operating	0	0	0	0	0	0	0
941000	Reserve Contributions	(320)	(320)	0	(2,560)	(2,560)	0	(3,840)
	<b>TOTAL OPERATING REVENUES</b>	<u>372</u>	<u>372</u>	<u>0</u>	<u>5,679</u>	<u>2,976</u>	<u>2,703</u>	<u>4,464</u>
<b>OPERATING EXPENSES</b>								
<b>LANDSCAPING/IRRIGATION</b>								
711100	Landscaping Maintenance Contract	187	187	0	1,495	1,496	1	2,244
711200	Landscaping Repairs	0	0	0	0	200	200	400
712200	Irrigation Repairs & Maint	0	0	0	0	400	400	400
	<b>TOTAL LANDSCAPING/IRRIGATION EXPENSES</b>	<u>187</u>	<u>187</u>	<u>0</u>	<u>1,495</u>	<u>2,096</u>	<u>601</u>	<u>3,044</u>
<b>REPAIRS &amp; MAINTENANCE</b>								
721600	R & M Painting/Pressure Cleaning	0	0	0	0	0	0	760
721900	R & M Other	0	0	0	0	0	0	400
724200	Pest Control Special Services	0	0	0	0	357	357	357
	<b>TOTAL REPAIRS &amp; MAINTENANCE EXPENSES</b>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>357</u>	<u>357</u>	<u>1,517</u>
<b>UTILITIES</b>								
742100	Electric General	31	30	(1)	252	240	(12)	360
748000	Water	15	300	285	127	725	598	1,200
	<b>TOTAL UTILITIES EXPENSES</b>	<u>46</u>	<u>330</u>	<u>284</u>	<u>379</u>	<u>965</u>	<u>586</u>	<u>1,560</u>
<b>OTHER INCOME &amp; EXPENSES</b>								
911110	Service Area Fees	20	20	0	160	160	0	240
	<b>TOTAL OTHER INCOME &amp; EXPENSES</b>	<u>20</u>	<u>20</u>	<u>0</u>	<u>160</u>	<u>160</u>	<u>0</u>	<u>240</u>
	<b>TOTAL OPERATING EXPENSES</b>	<u>253</u>	<u>537</u>	<u>284</u>	<u>2,034</u>	<u>3,578</u>	<u>1,544</u>	<u>6,361</u>
	<b>EXCESS OF REVENUES OVER EXPENSES</b>	<u>119</u>	<u>(165)</u>	<u>284</u>	<u>3,646</u>	<u>(602)</u>	<u>4,248</u>	<u>(1,897)</u>



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GL Code		Aug Actual	Aug Budget	Aug Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget
	<b>RESERVE REVENUE</b>							
417200	Interest Income Reserve	10	16	(6)	110	119	(9)	186
451000	Reserve Contribution	320	0	320	2,560	0	2,560	0
	<b>TOTAL RESERVE REVENUES</b>	<u>330</u>	<u>16</u>	<u>314</u>	<u>2,670</u>	<u>119</u>	<u>2,551</u>	<u>186</u>
	<b>RESERVE EXPENSES</b>							
984300	Reserves Transfer to Operating	0	0	0	2,703	0	(2,703)	0
	<b>TOTAL RESERVE EXPENSES</b>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,703</u>	<u>0</u>	<u>(2,703)</u>	<u>0</u>
	<b>EXCESS OF REVENUES OVER EXPENSES</b>	<u>330</u>	<u>16</u>	<u>314</u>	<u>(33)</u>	<u>119</u>	<u>(152)</u>	<u>186</u>