



Briar Chapel-Winkler Way

12/31/2020

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.



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

	Operating Fund	Reserve Fund	Total
ASSETS			
Cash & Cash Equivalents			
Cash - Alliance Operating	4,040	0	4,040
Cash - Alliance Reserve	0	1,358	1,358
Sterling Bank Reserve MMkt	<u>0</u>	<u>14,467</u>	<u>14,467</u>
	<u>4,040</u>	<u>15,824</u>	<u>19,864</u>
TOTAL ASSETS	<u>4,040</u>	<u>15,824</u>	<u>19,864</u>
LIABILITIES			
Accounts Payable			
Accrued Expenses	188	0	188
A/P Trade - Reserve	<u>0</u>	<u>7,701</u>	<u>7,701</u>
	188	7,701	7,889
Prepaid Assessments			
Prepaid - Residential	<u>392</u>	<u>0</u>	<u>392</u>
	<u>392</u>	<u>0</u>	<u>392</u>
TOTAL LIABILITIES	580	7,701	8,282
FUND BALANCES	<u>3,459</u>	<u>8,123</u>	<u>11,582</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>4,040</u>	<u>15,824</u>	<u>19,864</u>



FirstService Residential, Inc.
 5970 Fairview Road
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	Operating Fund	Reserve Funds	Total
Residential Assessments	2,662	0	2,662
Investment Interest	0	2	2
Reserve Contribution	<u>(1,260)</u>	<u>1,260</u>	<u>0</u>
TOTAL REVENUES	<u>1,402</u>	<u>1,262</u>	<u>2,665</u>
EXPENSES			
Landscaping	654	0	654
Repairs & Maintenance	679	0	679
Utilities	47	0	47
Other Expenses	<u>70</u>	<u>7,701</u>	<u>7,771</u>
TOTAL EXPENSES	<u>1,450</u>	<u>7,701</u>	<u>9,152</u>
EXCESS OF REVENUES OVER EXPENSES	<u>(48)</u>	<u>(6,439)</u>	<u>(6,487)</u>
Beginning Fund Balances	<u>3,507</u>	<u>14,562</u>	<u>18,069</u>
ENDING FUND BALANCES	<u><u>3,459</u></u>	<u><u>8,123</u></u>	<u><u>11,582</u></u>



FirstService Residential, Inc.
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	Operating Fund	Reserve Funds	Total
Residential Assessments	31,945	0	31,945
Investment Interest	1	74	75
Reserve Contribution	<u>(15,120)</u>	<u>15,120</u>	<u>0</u>
TOTAL REVENUES	<u>16,826</u>	<u>15,194</u>	<u>32,020</u>
EXPENSES			
Landscaping	8,183	0	8,183
Repairs & Maintenance	2,604	0	2,604
Utilities	1,753	0	1,753
Other Expenses	<u>840</u>	<u>23,098</u>	<u>23,938</u>
TOTAL EXPENSES	<u>13,380</u>	<u>23,098</u>	<u>36,478</u>
EXCESS OF REVENUES OVER EXPENSES	<u>3,446</u>	<u>(7,904)</u>	<u>(4,458)</u>
Beginning Fund Balances	13	16,027	16,040
ENDING FUND BALANCES	<u><u>3,459</u></u>	<u><u>8,123</u></u>	<u><u>11,582</u></u>



FirstService Residential, Inc.
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GL Code		Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget
411106	Service Area Assessment	2,662	2,662	0	31,945	31,944	1	31,944
417100	Interest Income Operating	0	0	0	1	0	1	0
941000	Reserve Contributions	(1,260)	(1,260)	0	(15,120)	(15,120)	0	(15,120)
	TOTAL OPERATING REVENUES	1,402	1,402	0	16,826	16,824	2	16,824
	OPERATING EXPENSES							
	LANDSCAPING/IRRIGATION							
711100	Landscaping Maintenance Contract	654	654	0	7,849	7,848	(1)	7,848
711200	Landscaping Repairs	0	0	0	0	500	500	500
712200	Irrigation Repairs & Maint	0	0	0	334	400	66	400
	TOTAL LANDSCAPING/IRRIGATION EXPENSES	654	654	0	8,183	8,748	565	8,748
	REPAIRS & MAINTENANCE							
721600	R & M Painting/Pressure Cleaning	0	2,660	2,660	0	2,660	2,660	2,660
721900	R & M Other	0	500	500	1,925	500	(1,425)	500
724200	Pest Control Special Services	679	0	(679)	679	1,248	569	1,248
	TOTAL REPAIRS & MAINTENANCE EXPENSES	679	3,160	2,481	2,604	4,408	1,804	4,408
	UTILITIES							
742100	Electric General	32	32	0	386	384	(2)	384
748000	Water	15	15	0	1,367	1,600	234	1,600
	TOTAL UTILITIES EXPENSES	47	47	0	1,753	1,984	231	1,984
	OTHER INCOME & EXPENSES							
911110	Service Area Fees	70	70	0	840	840	0	840
749000	Contingency	0	851	851	0	851	851	851
	TOTAL OTHER INCOME & EXPENSES	70	921	851	840	1,691	851	1,691
	TOTAL OPERATING EXPENSES	1,450	4,782	3,332	13,380	16,831	3,451	16,831
	EXCESS OF REVENUES OVER EXPENSES	(48)	(3,380)	3,332	3,446	(7)	3,453	(7)



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GL Code		Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget
RESERVE REVENUE								
417200	Interest Income Reserve	2	12	(10)	74	71	3	71
451000	Reserve Contribution	<u>1,260</u>	<u>0</u>	<u>1,260</u>	<u>15,120</u>	<u>0</u>	<u>15,120</u>	<u>0</u>
	TOTAL RESERVE REVENUES	<u>1,262</u>	<u>12</u>	<u>1,250</u>	<u>15,194</u>	<u>71</u>	<u>15,123</u>	<u>71</u>
RESERVE EXPENSES								
981000	General Reserve Expenses	0	0	0	0	0	0	0
981205	Building Exterior	<u>7,701</u>	<u>0</u>	<u>(7,701)</u>	<u>23,098</u>	<u>0</u>	<u>(23,098)</u>	<u>0</u>
	TOTAL RESERVE EXPENSES	<u>7,701</u>	<u>0</u>	<u>(7,701)</u>	<u>23,098</u>	<u>0</u>	<u>(23,098)</u>	<u>0</u>
	EXCESS OF REVENUES OVER EXPENSES	<u><u>(6,439)</u></u>	<u><u>12</u></u>	<u><u>(6,451)</u></u>	<u><u>(7,904)</u></u>	<u><u>71</u></u>	<u><u>(7,975)</u></u>	<u><u>71</u></u>