



Briar Chapel-Serenity Hill

02/28/2021

Monthly Financial Reports



FirstService
RESIDENTIAL

Briar Chapel Community Association, Inc.
Manager Comments to Financials

351 Serenity Hill

January 2021

No reportable variance this month

February 2021

No reportable variance this month



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

	Operating Fund	Reserve Fund	Total
ASSETS			
Cash & Cash Equivalents			
Cash - Alliance Operating	<u>10,293</u>	<u>0</u>	<u>10,293</u>
	10,293	0	10,293
Other Receivables			
Due from Master	<u>5,903</u>	<u>0</u>	<u>5,903</u>
	<u>5,903</u>	<u>0</u>	<u>5,903</u>
TOTAL ASSETS	<u>16,196</u>	<u>0</u>	<u>16,196</u>
LIABILITIES			
Accounts Payable			
A/P - Trade	<u>12,374</u>	<u>0</u>	<u>12,374</u>
	12,374	0	12,374
Prepaid Assessments			
Prepaid - Residential	<u>2,173</u>	<u>0</u>	<u>2,173</u>
	<u>2,173</u>	<u>0</u>	<u>2,173</u>
TOTAL LIABILITIES	<u>14,547</u>	<u>0</u>	<u>14,547</u>
FUND BALANCES	<u>1,648</u>	<u>0</u>	<u>1,648</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>16,196</u>	<u>0</u>	<u>16,196</u>



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

	Operating Fund	Reserve Funds	Total
Residential Assessments	<u>6,529</u>	<u>0</u>	<u>6,529</u>
TOTAL REVENUES	<u>6,529</u>	<u>0</u>	<u>6,529</u>
EXPENSES			
Landscaping	6,187	0	6,187
Other Expenses	<u>300</u>	<u>0</u>	<u>300</u>
TOTAL EXPENSES	<u>6,487</u>	<u>0</u>	<u>6,487</u>
EXCESS OF REVENUES OVER EXPENSES	<u>42</u>	<u>0</u>	<u>42</u>
Beginning Fund Balances	1,606	0	1,606
	—	—	—
ENDING FUND BALANCES	<u><u>1,648</u></u>	<u><u>0</u></u>	<u><u>1,648</u></u>



FirstService Residential, Inc.
 5970 Fairview Road
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	Operating Fund	Reserve Funds	Total
Residential Assessments	<u>13,058</u>	<u>0</u>	<u>13,058</u>
TOTAL REVENUES	<u>13,058</u>	<u>0</u>	<u>13,058</u>
EXPENSES			
Landscaping	12,374	0	12,374
Other Expenses	<u>600</u>	<u>0</u>	<u>600</u>
TOTAL EXPENSES	<u>12,974</u>	<u>0</u>	<u>12,974</u>
EXCESS OF REVENUES OVER EXPENSES	<u>84</u>	<u>0</u>	<u>84</u>
Beginning Fund Balances	<u>1,564</u>	<u>0</u>	<u>1,564</u>
ENDING FUND BALANCES	<u><u>1,648</u></u>	<u><u>0</u></u>	<u><u>1,648</u></u>



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	<u>6,529</u>	<u>6,529</u>	<u>0</u>	<u>13,058</u>	<u>13,058</u>	<u>0</u>	<u>78,348</u>
	TOTAL OPERATING REVENUES	<u>6,529</u>	<u>6,529</u>	<u>0</u>	<u>13,058</u>	<u>13,058</u>	<u>0</u>	<u>78,348</u>
	OPERATING EXPENSES							
	LANDSCAPING/IRRIGATION							
711100	Landscaping Maintenance Contract	<u>6,187</u>	<u>6,187</u>	<u>0</u>	<u>12,374</u>	<u>12,374</u>	<u>0</u>	<u>74,244</u>
	TOTAL LANDSCAPING/IRRIGATION EXPENSES	<u>6,187</u>	<u>6,187</u>	<u>0</u>	<u>12,374</u>	<u>12,374</u>	<u>0</u>	<u>74,244</u>
	OTHER INCOME & EXPENSES							
911110	Service Area Fees	300	300	0	600	600	0	3,600
749000	Contingency	<u>0</u>	<u>42</u>	<u>42</u>	<u>0</u>	<u>84</u>	<u>84</u>	<u>504</u>
	TOTAL OTHER INCOME & EXPENSES	300	342	42	600	684	84	4,104
	TOTAL OPERATING EXPENSES	6,487	6,529	42	12,974	13,058	84	78,348
	EXCESS OF REVENUES OVER EXPENSES	<u>42</u>	<u>0</u>	<u>42</u>	<u>84</u>	<u>0</u>	<u>84</u>	<u>0</u>



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GL Code	Feb Actual	Feb Budget	Feb Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget
	—	—	—	—	—	—	—
	—	—	—	—	—	—	—
EXCESS OF REVENUES OVER EXPENSES	0	0	0	0	0	0	0
	=	=	=	=	=	=	=