



Briar Chapel-Tobacco Farm Way

08/31/2021

Monthly Financial Reports



Briar Chapel Community Association, Inc.
Manager Comments to Financials

351 Tobacco Farm

January 2021

No reportable variance this month

February 2021

No reportable variance this month

March 2021

721600 – R & M Painting and pressure washing– Variance Amount \$106

No painting or pressure washing has occurred to date.

721900 – R & M Other – Variance Amount (\$733)

Gutter Roof and Soffit repairs 187 tobacco Farm Rd.

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 (\$311)

Irrigation use more in the month of July than budgeted.

August 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	3,560.10	0.00	3,560.10
Cash - Alliance Reserve	0.00	1,862.73	1,862.73
Sterling Bank Reserve MMkt	0.00	61,683.26	61,683.26
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	3,560.10	63,545.99	67,106.09
Other Receivables			
Due from Master	2,448.00	0.00	2,448.00
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	2,448.00	0.00	2,448.00
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TOTAL ASSETS	6,008.10	63,545.99	69,554.09
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LIABILITIES			
Prepaid Assessments			
Prepaid - Residential	1,370.89	0.00	1,370.89
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	1,370.89	0.00	1,370.89
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TOTAL LIABILITIES	1,370.89	0.00	1,370.89
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FUND BALANCES	4,637.21	63,545.99	68,183.20
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TOTAL LIABILITIES AND FUND BALANCES	6,008.10	63,545.99	69,554.09
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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	10	11
Reserve Contribution	(1,350)	1,350	0
TOTAL REVENUES	893	1,360	2,254
EXPENSES			
Landscaping	547	0	547
Utilities	326	0	326
Other Expenses	50	0	50
TOTAL EXPENSES	923	0	923
EXCESS OF REVENUES OVER EXPENSES	(30)	1,360	1,331
Beginning Fund Balances	4,667	62,186	66,853
ENDING FUND BALANCES	4,637	63,546	68,183



FirstService Residential, Inc.
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	Operating Fund	Reserve Funds	Total
Residential Assessments	17,944	0	17,944
Investment Interest	1	76	76
Reserve Contribution	(10,800)	10,800	0
TOTAL REVENUES	7,145	10,876	18,020
EXPENSES			
Landscaping	4,376	0	4,376
Repairs & Maintenance	775	0	775
Utilities	958	0	958
Other Expenses	400	0	400
TOTAL EXPENSES	6,509	0	6,509
EXCESS OF REVENUES OVER EXPENSES	636	10,876	11,511
Beginning Fund Balances	4,002	52,670	56,672
ENDING FUND BALANCES	4,637	63,546	68,183



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	2,243	2,243	0	17,944	17,944	0	26,916
411151	Prior Year Surplus	0	159	(159)	0	533	(533)	1,496
417100	Interest Income Operating	0	0	0	1	0	1	0
941000	Reserve Contributions	(1,350)	(1,350)	0	(10,800)	(10,800)	0	(16,200)
	TOTAL OPERATING REVENUES	893	1,052	(159)	7,145	7,677	(532)	12,212
OPERATING EXPENSES								
LANDSCAPING/IRRIGATION								
711100	Landscaping Maintenance Contract	547	547	0	4,376	4,376	0	6,564
711200	Landscaping Repairs	0	42	42	0	336	336	504
712200	Irrigation Repairs & Maint	0	0	0	0	400	400	400
	TOTAL LANDSCAPING/IRRIGATION EXPENSES	547	589	42	4,376	5,112	736	7,468
REPAIRS & MAINTENANCE								
721600	R & M Painting/Pressure Cleaning	0	106	106	0	848	848	1,272
721900	R & M Other	0	42	42	775	336	(439)	504
724200	Pest Control Special Services	0	33	33	0	264	264	396
	TOTAL REPAIRS & MAINTENANCE EXPENSES	0	181	181	775	1,448	673	2,172
UTILITIES								
742100	Electric General	30	32	2	227	256	29	384
748000	Water	296	200	(96)	731	305	(426)	1,600
	TOTAL UTILITIES EXPENSES	326	232	(94)	958	561	(397)	1,984
OTHER INCOME & EXPENSES								
911110	Service Area Fees	50	50	0	400	400	0	600
	TOTAL OTHER INCOME & EXPENSES	50	50	0	400	400	0	600
	TOTAL OPERATING EXPENSES	923	1,052	129	6,509	7,521	1,012	12,224
	EXCESS OF REVENUES OVER EXPENSES	(30)	0	(30)	636	156	480	(12)



FirstService Residential, Inc.
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GL Code		Aug Actual	Aug Budget	Aug Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget
	RESERVE REVENUE							
417200	Interest Income Reserve	10	0	10	76	0	76	0
451000	Reserve Contribution	1,350	1,350	0	10,800	10,800	0	16,200
	TOTAL RESERVE REVENUES	1,360	1,350	10	10,876	10,800	76	16,200
	EXCESS OF REVENUES OVER EXPENSES	1,360	1,350	10	10,876	10,800	76	16,200