



## **Briar Chapel-Great Ridge Parkway**

09/30/2021

### **Monthly Financial Reports**



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

**351 Great Ridge**

**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**

711200 – Landscaping Repairs – Monthly Variance \$908  
The overage was related to pruning overgrown trees and cutting back plants.

**June 2021**

712200 Irrigation Repairs and Maint – Monthly Variance (\$269)  
Irrigation Repairs (Spray head repairs)

**July 2021**

No reportable variance this month

**August 2021**

748000 – Water – Monthly Variance \$185  
The monthly budget was higher than actual expense for August.

**September 2021**

690000 – Bad Debt Expense – Monthly Variance (\$2,974)  
The monthly variance is due to reversal of Allowance for Doubtful Accounts. Owner paid account in full.

748000 – Water – Monthly Variance \$575  
The monthly budget was higher than actual expense for September.



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

	Operating Fund	Reserve Fund	Total
<b>ASSETS</b>			
<b>Cash &amp; Cash Equivalents</b>			
Cash - Alliance Operating	7,060	0	7,060
Cash - Alliance Reserve	0	1,121	1,121
Sterling Bank Reserve MMkt	0	51,068	51,068
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	7,060	52,189	59,249
<b>Other Receivables</b>			
Due from Master	2,344	0	2,344
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	2,344	0	2,344
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<b>TOTAL ASSETS</b>	<b>9,404</b>	<b>52,189</b>	<b>61,593</b>
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<b>LIABILITIES</b>			
<b>Prepaid Assessments</b>			
Prepaid - Residential	751	0	751
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	751	0	751
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<b>TOTAL LIABILITIES</b>	<b>751</b>	<b>0</b>	<b>751</b>
<b>FUND BALANCES</b>	<b>8,653</b>	<b>52,189</b>	<b>60,842</b>
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<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>9,404</b>	<b>52,189</b>	<b>61,593</b>
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FirstService Residential, Inc.  
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	Operating Fund	Reserve Funds	Total
Residential Assessments	1,803	0	1,803
Investment Interest	0	8	8
Reserve Contribution	(720)	720	0
<b>TOTAL REVENUES</b>	<b>1,083</b>	<b>728</b>	<b>1,811</b>
<b>EXPENSES</b>			
Administrative	(2,974)	0	(2,974)
Landscaping	656	0	656
Utilities	45	0	45
Other Expenses	60	0	60
<b>TOTAL EXPENSES</b>	<b>(2,212)</b>	<b>0</b>	<b>(2,212)</b>
<b>EXCESS OF REVENUES OVER EXPENSES</b>	<b>3,295</b>	<b>728</b>	<b>4,024</b>
Beginning Fund Balances	5,357	51,460	56,818
<b>ENDING FUND BALANCES</b>	<b>8,653</b>	<b>52,189</b>	<b>60,842</b>



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	Operating Fund	Reserve Funds	Total
Residential Assessments	16,227	0	16,227
Investment Interest	0	101	101
Reserve Contribution	(6,480)	6,480	0
<b>TOTAL REVENUES</b>	<b>9,747</b>	<b>6,581</b>	<b>16,328</b>
<b>EXPENSES</b>			
Administrative	(2,974)	0	(2,974)
Landscaping	7,126	0	7,126
Utilities	449	0	449
Other Expenses	540	34,911	35,451
<b>TOTAL EXPENSES</b>	<b>5,141</b>	<b>34,911</b>	<b>40,052</b>
<b>EXCESS OF REVENUES OVER EXPENSES</b>	<b>4,606</b>	<b>(28,330)</b>	<b>(23,723)</b>
Beginning Fund Balances	4,046	80,519	84,565
<b>ENDING FUND BALANCES</b>	<b>8,653</b>	<b>52,189</b>	<b>60,842</b>



FirstService Residential, Inc.  
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GL Code		Sep Actual	Sep Budget	Sep Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget
411106	Service Area Assessment	1,803	1,803	0	16,227	16,227	0	21,636
411151	Prior Year Surplus	0	555	(555)	0	1,100	(1,100)	1,680
417100	Interest Income Operating	0	0	0	0	0	0	0
941000	Reserve Contributions	(720)	(720)	0	(6,480)	(6,480)	0	(8,640)
	<b>TOTAL OPERATING REVENUES</b>	<b>1,083</b>	<b>1,638</b>	<b>(555)</b>	<b>9,747</b>	<b>10,847</b>	<b>(1,100)</b>	<b>14,676</b>
	<b>OPERATING EXPENSES</b>							
	<b>ADMINISTRATIVE</b>							
690000	Bad Debt Expense	(2,974)	0	2,974	(2,974)	0	2,974	0
	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>(2,974)</b>	<b>0</b>	<b>2,974</b>	<b>(2,974)</b>	<b>0</b>	<b>2,974</b>	<b>0</b>
	<b>LANDSCAPING/IRRIGATION</b>							
711100	Landscaping Maintenance Contract	656	656	0	5,908	5,904	(4)	7,872
711200	Landscaping Repairs	0	42	42	950	378	(572)	504
712200	Irrigation Repairs & Maint	0	0	0	269	400	131	400
	<b>TOTAL LANDSCAPING/IRRIGATION EXPENSES</b>	<b>656</b>	<b>698</b>	<b>42</b>	<b>7,126</b>	<b>6,682</b>	<b>(444)</b>	<b>8,776</b>
	<b>REPAIRS &amp; MAINTENANCE</b>							
721600	R & M Painting/Pressure Cleaning	0	127	127	0	1,143	1,143	1,524
721900	R & M Other	0	42	42	0	378	378	504
724200	Pest Control Special Services	0	89	89	0	801	801	1,068
	<b>TOTAL REPAIRS &amp; MAINTENANCE EXPENSES</b>	<b>0</b>	<b>258</b>	<b>258</b>	<b>0</b>	<b>2,322</b>	<b>2,322</b>	<b>3,096</b>
	<b>UTILITIES</b>							
742100	Electric General	30	32	2	275	288	13	384
748000	Water	15	590	575	174	895	721	1,700
	<b>TOTAL UTILITIES EXPENSES</b>	<b>45</b>	<b>622</b>	<b>577</b>	<b>449</b>	<b>1,183</b>	<b>734</b>	<b>2,084</b>
	<b>OTHER INCOME &amp; EXPENSES</b>							
911110	Service Area Fees	60	60	0	540	540	0	720
	<b>TOTAL OTHER INCOME &amp; EXPENSES</b>	<b>60</b>	<b>60</b>	<b>0</b>	<b>540</b>	<b>540</b>	<b>0</b>	<b>720</b>
	<b>TOTAL OPERATING EXPENSES</b>	<b>(2,212)</b>	<b>1,638</b>	<b>3,850</b>	<b>5,141</b>	<b>10,727</b>	<b>5,586</b>	<b>14,676</b>
	<b>EXCESS OF REVENUES OVER EXPENSES</b>	<b>3,295</b>	<b>0</b>	<b>3,295</b>	<b>4,606</b>	<b>120</b>	<b>4,486</b>	<b>0</b>



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GL Code		Sep Actual	Sep Budget	Sep Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget
<b>RESERVE REVENUE</b>								
417200	Interest Income Reserve	8	0	8	101	0	101	0
451000	Reserve Contribution	720	720	0	6,480	6,480	0	8,640
	<b>TOTAL RESERVE REVENUES</b>	<b>728</b>	<b>720</b>	<b>8</b>	<b>6,581</b>	<b>6,480</b>	<b>101</b>	<b>8,640</b>
<b>RESERVE EXPENSES</b>								
981205	Building Exterior	0	0	0	34,911	36,960	2,049	36,960
	<b>TOTAL RESERVE EXPENSES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>34,911</b>	<b>36,960</b>	<b>2,049</b>	<b>36,960</b>
	<b>EXCESS OF REVENUES OVER EXPENSES</b>	<b>728</b>	<b>720</b>	<b>8</b>	<b>(28,330)</b>	<b>(30,480)</b>	<b>2,150</b>	<b>(28,320)</b>