



**FirstService**  
RESIDENTIAL

351S

## **Briar Chapel-Serenity Hill**

10/31/2021

## **Monthly Financial Reports**



**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

**March 2021**

No reportable variance this month

**April 2021**

No reportable variance this month

**May 2021**

No reportable variance this month

**June 2021**

No reportable variance this month

**July 2021**

No reportable variance this month

**August 2021**

No reportable variance this month

**September 2021**

No reportable variance this month

**October 2021**

No reportable variance this month



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	10,075	0	10,075
	-----	--	-----
	10,075	0	10,075
<b>Other Receivables</b>			
Due from Master	5,708	0	5,708
	-----	--	-----
	5,708	0	5,708
	-----	--	-----
<b>TOTAL ASSETS</b>	<b>15,784</b>	<b>0</b>	<b>15,784</b>
	=====	==	=====
<b>LIABILITIES</b>			
<b>Accounts Payable</b>			
A/P - Trade	12,374	0	12,374
	-----	--	-----
	12,374	0	12,374
<b>Prepaid Assessments</b>			
Prepaid - Residential	1,423	0	1,423
	-----	--	-----
	1,423	0	1,423
	-----	--	-----
<b>TOTAL LIABILITIES</b>	<b>13,797</b>	<b>0</b>	<b>13,797</b>
<b>FUND BALANCES</b>			
	<b>1,986</b>	<b>0</b>	<b>1,986</b>
	-----	--	-----
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>15,784</b>	<b>0</b>	<b>15,784</b>
	=====	==	=====



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

	Operating Fund	Reserve Funds	Total
Residential Assessments	6,529	0	6,529
<b>TOTAL REVENUES</b>	<b>6,529</b>	<b>0</b>	<b>6,529</b>
<b>EXPENSES</b>			
Landscaping	6,187	0	6,187
Other Expenses	300	0	300
<b>TOTAL EXPENSES</b>	<b>6,487</b>	<b>0</b>	<b>6,487</b>
<b>EXCESS OF REVENUES OVER EXPENSES</b>	<b>42</b>	<b>0</b>	<b>42</b>
Beginning Fund Balances	1,944	0	1,944
<b>ENDING FUND BALANCES</b>	<b>1,986</b>	<b>0</b>	<b>1,986</b>



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

	Operating Fund	Reserve Funds	Total
Residential Assessments	65,292	0	65,292
	-----	--	-----
<b>TOTAL REVENUES</b>	<b>65,292</b>	<b>0</b>	<b>65,292</b>
	-----	--	-----
<b>EXPENSES</b>			
Landscaping	61,870	0	61,870
Other Expenses	3,000	0	3,000
	-----	--	-----
<b>TOTAL EXPENSES</b>	<b>64,870</b>	<b>0</b>	<b>64,870</b>
	-----	--	-----
<b>EXCESS OF REVENUES OVER EXPENSES</b>	<b>422</b>	<b>0</b>	<b>422</b>
	-----	--	-----
Beginning Fund Balances	1,564	0	1,564
	-----	--	-----
<b>ENDING FUND BALANCES</b>	<b>1,986</b>	<b>0</b>	<b>1,986</b>
	=====	==	=====



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

GL Code		Oct Actual	Oct Budget	Oct Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget
411106	Service Area Assessment	6,529	6,529	0	65,292	65,290	2	78,348
	<b>TOTAL OPERATING REVENUES</b>	<b>6,529</b>	<b>6,529</b>	<b>0</b>	<b>65,292</b>	<b>65,290</b>	<b>2</b>	<b>78,348</b>
	<b>OPERATING EXPENSES</b>							
	<b>LANDSCAPING/IRRIGATION</b>							
711100	Landscaping Maintenance Contract	6,187	6,187	0	61,870	61,870	0	74,244
	<b>TOTAL LANDSCAPING/IRRIGATION EXPENSES</b>	<b>6,187</b>	<b>6,187</b>	<b>0</b>	<b>61,870</b>	<b>61,870</b>	<b>0</b>	<b>74,244</b>
	<b>OTHER INCOME &amp; EXPENSES</b>							
911110	Service Area Fees	300	300	0	3,000	3,000	0	3,600
749000	Contingency	0	42	42	0	420	420	504
	<b>TOTAL OTHER INCOME &amp; EXPENSES</b>	<b>300</b>	<b>342</b>	<b>42</b>	<b>3,000</b>	<b>3,420</b>	<b>420</b>	<b>4,104</b>
	<b>TOTAL OPERATING EXPENSES</b>	<b>6,487</b>	<b>6,529</b>	<b>42</b>	<b>64,870</b>	<b>65,290</b>	<b>420</b>	<b>78,348</b>
	<b>EXCESS OF REVENUES OVER EXPENSES</b>	<b>42</b>	<b>0</b>	<b>42</b>	<b>422</b>	<b>0</b>	<b>422</b>	<b>0</b>

