Brier Creek Cottages Condominium Owners' Association, Inc.

08/31/2026

Monthly Financial Reports

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

	Operating Fund	Reserve Fund	Total
ASSETS			
Cash & Cash Equivalents			
Cash - Operating Alliance	129,400	0	129,400
Cash - CIBC Operating	150,168	0	150,168
Cash - TriState Bank	0	220,563	220,563
Cash - Alliance Reserve	0	83,135	83,135
Financial Northeastern Companies	0	250,281	250,281
Certificate of Deposit	0	255,230	255,230
FVC Bank- Reserve CD	0	244,100	244,100
	279,568	1,053,310	1,332,877
Assessments Receivables			
A/R - Residential Assessments	17,388	0	17,388
	17,388	0	17,388
Other Receivables			
Due From Operating	0	64,702	64,702
	0	64,702	64,702
Prepaid Expenses			
Prepaid Insurance - Operating	59,536	0	59,536
	59,536	0	59,536
TOTAL ASSETS	**356,491**	**1,118,011**	**1,474,503**
LIABILITIES			
Accounts Payable			
A/P - Trade	823	0	823
	823	0	823
Other Liabilities			
Due To Reserves	64,702	0	64,702
	64,702	0	64,702
Prepaid Assessments			
Prepaid - Residential	21,373	0	21,373
	21,373	0	21,373
TOTAL LIABILITIES	**86,898**	**0**	**86,898**
Prior Year Fund Balance	25,188	982,926	1,008,114
Net Income	244,406	135,085	379,491

FirstService Residential, Inc.
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	Operating Fund	Reserve Fund	Total
Total Fund Balance	**269,594**	**1,118,011**	**1,387,605**
TOTAL LIABILITIES AND FUND BALANCES	**356,491**	**1,118,011**	**1,474,503**

FirstService RESIDENTIAL

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

GL Code		Aug Actual	Aug Budget	Aug Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget
	OPERATING REVENUES							
411100	Residential Assessments	0	0	0	1,248,300	1,248,300	0	1,664,400
411330	Operating Capital Contributions	5,000	2,917	2,083	35,000	23,336	11,664	35,000
411333	Access Revenue	0	0	0	400	0	400	0
411410	Late Fees & Interest	733	0	733	5,437	0	5,437	0
411601	Rental Admin Fee	800	917	(117)	5,550	7,336	(1,786)	11,000
411940	Parking Passes Reimbursements	0	0	0	250	0	250	0
417001	Lot Maintenance - Mowing	389	0	389	4,135	0	4,135	0
417100	Interest Income Operating	6	0	6	70	0	70	0
941000	Reserve Contribution	(20,667)	(20,667)	0	(165,336)	(165,336)	0	(248,000)
	TOTAL OPERATING REVENUES	**(13,740)**	**(16,833)**	**3,093**	**1,133,806**	**1,113,636**	**20,170**	**1,462,400**
	OPERATING EXPENSES							
	ADMINISTRATIVE							
521000	Management Fees - Contract	12,439	12,500	61	83,355	100,000	16,645	150,000
533000	Professional Services Legal	1,635	3,000	1,365	12,562	24,000	11,438	36,000
533100	Professional Services Collections	1,147	83	(1,064)	6,590	664	(5,926)	1,000
534000	Professional Services Accounting	0	83	83	425	664	239	1,000
534300	Professional Services Special Mgmt	0	653	653	5,865	5,224	(641)	7,831
541000	Office Supplies - General	481	1,250	769	1,196	10,000	8,804	15,000
592100	Building Access Devices	0	167	167	(200)	1,336	1,536	2,000
601000	Insurance - General	26,139	30,250	4,111	158,951	242,000	83,049	363,000
612000	Board Meetings	0	125	125	(248)	1,000	1,248	1,500
614000	Social Events	298	125	(173)	552	1,000	448	1,500
	TOTAL ADMINISTRATIVE EXPENSES	**42,141**	**48,236**	**6,095**	**269,047**	**385,888**	**116,841**	**578,831**
	LANDSCAPING/IRRIGATION							
711100	Landscaping Maintenance Contract	7,599	7,600	1	60,792	60,800	8	91,200
711305	Landscaping Extra	0	0	0	7,014	0	(7,014)	0
711404	Tree Trimming	0	2,500	2,500	21,898	20,000	(1,898)	30,000
711503	Landscaping Flowers	1,950	583	(1,367)	6,095	4,664	(1,431)	7,000
711507	Mulch & Straw	0	1,650	1,650	13,600	13,200	(400)	19,800
711700	Holiday Decorations	0	42	42	0	336	336	500
711800	Snow Removal	0	208	208	7,578	1,664	(5,914)	2,500
712200	R & M Irrigation	0	1,667	1,667	10,817	13,336	2,519	20,000
712903	Storm Water System Maintenance	0	902	902	0	7,216	7,216	10,819
	TOTAL LANDSCAPING/IRRIGATION EXPENSES	**9,549**	**15,152**	**5,603**	**127,794**	**121,216**	**(6,578)**	**181,819**
	REPAIRS & MAINTENANCE							
721100	R & M General	6,866	5,000	(1,866)	58,145	40,000	(18,145)	60,000
721116	R & M Special Projects	0	417	417	7,534	3,336	(4,198)	5,000
721524	R & M Plumbing	0	0	0	15,365	0	(15,365)	0
721600	R & M Painting/Pressure Cleaning	0	4,500	4,500	53,260	36,000	(17,260)	54,000
721610	R&M Lighting	0	1,000	1,000	15,516	8,000	(7,516)	12,000
721700	R & M Roof	(7,200)	3,333	10,533	6,786	26,664	19,878	40,000
721719	Gutters	395	417	22	1,445	3,336	1,891	5,000
722700	R & M Common Area Signage	0	83	83	0	664	664	1,000
723100	Cleaning Contract	515	521	6	4,120	4,168	48	6,250
723200	Cleaning Special Services	0	42	42	0	336	336	500
723300	Cleaning Supplies	40	42	2	171	336	165	500
724100	Pest Control Contract	267	833	566	16,106	6,664	(9,442)	10,000
726122	Pool - Service Contract	827	1,250	423	15,976	10,000	(5,976)	15,000
726133	R & M Pond	0	0	0	10,766	0	(10,766)	0
726141	Pool - Repairs	0	417	417	3,547	3,336	(211)	5,000
726151	Pool - Supplies	0	83	83	558	664	106	1,000
726175	Pool - Inspection	0	0	0	775	0	(775)	0
728310	Fitness Center Equipment	0	92	92	1,181	736	(445)	1,100
	TOTAL REPAIRS & MAINTENANCE EXPENSES	**1,709**	**18,030**	**16,321**	**211,252**	**144,240**	**(67,012)**	**216,350**
	SAFETY							
730003	Sprinkler Inspections	0	1,333	1,333	13,417	10,664	(2,753)	16,000
730005	Sprinkler Repairs	5,725	1,167	(4,558)	35,728	9,336	(26,392)	14,000
730006	Alarm Repairs	0	1,167	1,167	21,424	9,336	(12,088)	14,000
733102	Life Safety Work Orders	0	4,667	4,667	0	37,336	37,336	56,000
733109	Fire Safety	0	0	0	177	0	(177)	0

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GL Code		Aug Actual	Aug Budget	Aug Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget
733115	Fire Monitor/Inspection	0	833	833	(3,916)	6,664	10,580	10,000
733120	Life Safety Access Equipment Repairs	0	0	0	108	0	(108)	0
735010	Security & Access - Clubhouse	0	0	0	1,906	0	(1,906)	0
739000	Contingency	0	0	0	3,556	0	(3,556)	0
	TOTAL SAFETY EXPENSES	**5,725**	**9,167**	**3,442**	**72,400**	**73,336**	**936**	**110,000**
	UTILITIES							
742100	Electric General	3,052	4,167	1,115	27,869	33,336	5,467	50,000
743000	Natural Gas	0	42	42	279	336	57	500
747000	Trash Removal	5,581	5,550	(31)	44,651	44,400	(251)	66,600
748000	Water	20,889	18,333	(2,556)	116,747	146,664	29,918	220,000
748032	Phone & Cable - Clubhouse	132	125	(7)	1,028	1,000	(28)	1,500
	TOTAL UTILITIES EXPENSES	**29,653**	**28,217**	**(1,436)**	**190,574**	**225,736**	**35,162**	**338,600**
	OTHER INCOME & EXPENSES							
910000	Master Association Assessments	7,856	1,567	(6,289)	18,333	12,536	(5,797)	18,800
924000	Fed/St/Local Taxes	0	667	667	0	5,336	5,336	8,000
749000	Contingency	0	833	833	0	6,664	6,664	10,000
	TOTAL OTHER INCOME & EXPENSES	**7,856**	**3,067**	**(4,789)**	**18,333**	**24,536**	**6,203**	**36,800**
	TOTAL OPERATING EXPENSES	**96,633**	**121,869**	**25,236**	**889,400**	**974,952**	**85,552**	**1,462,400**
	EXCESS OF REVENUES OVER EXPENSES	**(110,372)**	**(138,702)**	**28,330**	**244,406**	**138,684**	**105,722**	**0**

FirstService RESIDENTIAL

489 Brier Creek Cottages Condominium Owners' Assoc
Operating 12mnth Actual & Budget
08/31/2026

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

	GL Code	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	June Actual	Jul Actual	Aug Actual	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Total
OPERATING REVENUES														
Residential Assessments	411100	416,100	0	0	416,100	0	0	416,100	0	0	416,100	0	0	1,664,400
Operating Capital Contributions	411330	5,000	5,000	7,500	2,000	2,500	8,000	0	5,000	2,917	2,917	2,917	2,913	46,664
Access Revenue	411333	0	(100)	100	0	150	50	200	0	0	0	0	0	400
Late Fees & Interest	411410	0	1,341	1,045	447	1,039	574	258	733	0	0	0	0	5,437
ARC Fees	411600	1,874	0	(1,874)	0	0	0	0	0	0	0	0	0	0
Rental Admin Fee	411601	0	0	1,150	0	600	800	2,200	800	917	917	917	913	9,214
Building Access	411930	0	50	(50)	0	0	0	0	0	0	0	0	0	0
Parking Passes Reimbursements	411940	0	0	100	0	100	50	0	0	0	0	0	0	250
Lot Maintenance - Mowing	417001	0	0	0	0	0	3,746	0	389	0	0	0	0	4,135
Interest Income Operating	417100	22	13	6	7	6	3	8	6	0	0	0	0	70
Reserve Contribution	941000	(20,667)	(20,667)	(20,667)	(20,667)	(20,667)	(20,667)	(20,667)	(20,667)	(20,667)	(20,667)	(20,667)	(20,663)	(248,000)
TOTAL OPERATING REVENUES		**402,329**	**(14,363)**	**(12,690)**	**397,887**	**(16,272)**	**(7,444)**	**398,098**	**(13,740)**	**(16,833)**	**399,267**	**(16,833)**	**(16,837)**	**1,482,570**
OPERATING EXPENSES														
ADMINISTRATIVE														
Management Fees - Contract	521000	4,395	4,275	16,044	12,121	12,121	12,121	9,840	12,439	12,500	12,500	12,500	12,500	133,355
Professional Services Legal	533000	0	2,420	2,664	405	2,412	1,385	1,641	1,635	3,000	3,000	3,000	3,000	24,562
Professional Services Collections	533100	(25)	100	(1,899)	1,970	700	4,393	204	1,147	83	83	83	87	6,926
Professional Services Accounting	534000	0	0	0	0	0	425	0	0	83	83	83	87	761
Professional Services Special Mgmt	534300	0	0	0	5,865	0	0	0	0	653	653	653	648	8,472
Office Supplies - General	541000	0	0	207	81	140	287	0	481	1,250	1,250	1,250	1,250	6,196
Building Access Devices	592100	0	0	0	0	0	(200)	0	0	167	167	167	163	464
Insurance - General	601000	29,398	25	0	0	49,943	27,307	26,139	26,139	30,250	30,250	30,250	30,250	279,951
Board Meetings	612000	(265)	0	(195)	(63)	375	0	(100)	0	125	125	125	125	253
Social Events	614000	0	0	159	0	0	94	0	298	125	125	125	125	1,052
TOTAL ADMINISTRATIVE EXPENSES		**33,503**	**6,820**	**16,979**	**20,379**	**65,691**	**45,812**	**37,724**	**42,141**	**48,236**	**48,236**	**48,236**	**48,235**	**461,990**
LANDSCAPING/IRRIGATION														
Landscaping Maintenance Contract	711100	7,599	7,599	7,599	7,599	7,599	7,599	7,599	7,599	7,600	7,600	7,600	7,600	91,192
Landscaping Extra	711305	0	0	3,270	0	0	1,112	2,632	0	0	0	0	0	7,014
Tree Trimming	711404	8,280	0	11,188	0	0	1,040	1,390	0	2,500	2,500	2,500	2,500	31,898
Landscaping Flowers	711503	0	0	0	0	4,145	0	0	1,950	583	583	583	587	8,431
Mulch & Straw	711507	0	0	0	0	13,600	0	0	0	1,650	1,650	1,650	1,650	20,200
Holiday Decorations	711700	0	0	0	0	0	0	0	0	42	42	42	38	164
Snow Removal	711800	1,935	4,243	1,400	0	0	0	0	0	208	208	208	212	8,414
R & M Irrigation	712200	0	0	2,142	0	0	4,917	3,758	0	1,667	1,667	1,667	1,663	17,481
Storm Water System Maintenance	712903	0	0	0	0	0	0	0	0	902	902	902	897	3,603
TOTAL LANDSCAPING/IRRIGATION EXPENSES		**17,814**	**11,842**	**25,599**	**7,599**	**25,344**	**14,668**	**15,379**	**9,549**	**15,152**	**15,152**	**15,152**	**15,147**	**188,397**
REPAIRS & MAINTENANCE														
R & M General	721100	2,277	16,455	12,381	(6,189)	4,672	7,900	13,782	6,866	5,000	5,000	5,000	5,000	78,145
R & M Special Projects	721116	0	0	0	7,534	0	0	0	0	417	417	417	413	9,198
R & M Plumbing	721524	0	0	0	12,217	0	0	3,148	0	0	0	0	0	15,365
R & M Painting/Pressure Cleaning	721600	0	0	40,750	8,900	(600)	210	4,000	0	4,500	4,500	4,500	4,500	71,260
R&M Lighting	721610	0	5,257	5,775	479	3,872	(507)	640	0	1,000	1,000	1,000	1,000	19,516
R & M Roof	721700	1,833	0	1,533	1,822	0	754	8,044	(7,200)	3,333	3,333	3,333	3,337	20,122
Gutters	721719	0	0	0	0	0	0	1,050	395	417	417	417	413	3,109
R & M Common Area Signage	722700	0	0	0	0	0	0	0	0	83	83	83	87	336
Cleaning Contract	723100	515	515	515	515	515	515	515	515	521	521	521	519	6,202
Cleaning Special Services	723200	0	0	0	0	0	0	0	0	42	42	42	38	164
Cleaning Supplies	723300	0	0	0	0	0	132	0	40	42	42	42	38	335
Pest Control Contract	724100	0	200	0	0	10,128	536	4,975	267	833	833	833	837	19,442
Pool - Service Contract	726122	752	1,504	0	3,871	0	7,518	1,504	827	1,250	1,250	1,250	1,250	20,976
R & M Pond	726133	0	0	0	0	0	10,766	0	0	0	0	0	0	10,766
Pool - Repairs	726141	0	0	0	1,448	2,099	0	0	0	417	417	417	413	5,211
Pool - Supplies	726151	0	0	0	0	0	558	0	0	83	83	83	87	894
Pool - Inspection	726175	0	0	0	775	0	0	0	0	0	0	0	0	775
Fitness Room Amenities	728001	0	220	(220)	0	0	0	0	0	0	0	0	0	0
Fitness Center Equipment	728310	0	0	892	0	290	0	0	0	92	92	92	88	1,545
TOTAL REPAIRS & MAINTENANCE EXPENSES		**5,378**	**24,151**	**61,627**	**31,373**	**20,975**	**28,381**	**37,657**	**1,709**	**18,030**	**18,030**	**18,030**	**18,020**	**283,362**
SAFETY														
Sprinkler Inspections	730003	0	0	4,095	8,502	0	820	0	0	1,333	1,333	1,333	1,337	18,753
Sprinkler Repairs	730005	3,322	3,426	1,446	5,848	3,991	5,889	6,082	5,725	1,167	1,167	1,167	1,163	40,392
Alarm Repairs	730006	812	3,500	7,313	0	2,666	7,133	0	0	1,167	1,167	1,167	1,163	26,088
Life Safety Work Orders	733102	0	0	0	0	0	0	0	0	4,667	4,667	4,667	4,663	18,664
Fire Safety	733109	0	0	0	0	0	177	0	0	0	0	0	0	177
Fire Monitor/Inspection	733115	3,298	0	(14,870)	6,954	142	245	315	0	833	833	833	837	(580)
Life Safety Access Equipment Repairs	733120	0	108	0	0	0	0	0	0	0	0	0	0	108
Security & Access - Clubhouse	735010	0	0	1,906	0	0	0	0	0	0	0	0	0	1,906
Contingency	739000	0	0	0	0	0	0	3,556	0	0	0	0	0	3,556
TOTAL SAFETY EXPENSES		**7,432**	**7,034**	**(109)**	**21,304**	**6,799**	**14,263**	**9,953**	**5,725**	**9,167**	**9,167**	**9,167**	**9,163**	**109,064**
UTILITIES														
Electric General	742100	3,297	4,268	6,315	2,400	1,403	5,733	1,403	3,052	4,167	4,167	4,167	4,163	44,533
Natural Gas	743000	33	0	0	38	38	0	170	0	42	42	42	38	443
Trash Removal	747000	5,581	5,581	5,581	5,567	5,598	5,581	5,581	5,581	5,550	5,550	5,550	5,550	66,851
Water	748000	2,900	8,047	16,232	16,888	15,546	17,940	18,305	20,889	18,333	18,333	18,333	18,337	190,083
Phone & Cable - Clubhouse	748032	125	120	132	131	126	131	131	132	125	125	125	125	1,528

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	GL Code	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	June Actual	Jul Actual	Aug Actual	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Total
TOTAL UTILITIES EXPENSES		**11,935**	**18,016**	**28,260**	**25,024**	**22,711**	**29,385**	**25,590**	**29,653**	**28,217**	**28,217**	**28,217**	**28,213**	**303,438**
OTHER INCOME & EXPENSES														
Master Association Assessments	910000	10,477	0	0	0	0	0	0	7,856	1,567	1,567	1,567	1,563	24,597
Fed/St/Local Taxes	924000	0	0	0	0	0	0	0	0	667	667	667	663	2,664
Contingency	749000	0	0	0	0	0	0	0	0	833	833	833	837	3,336
TOTAL OTHER INCOME & EXPENSES		**10,477**	**0**	**0**	**0**	**0**	**0**	**0**	**7,856**	**3,067**	**3,067**	**3,067**	**3,063**	**30,597**
TOTAL OPERATING EXPENSES		**86,539**	**67,863**	**132,355**	**105,679**	**141,520**	**132,509**	**126,303**	**96,633**	**121,869**	**121,869**	**121,869**	**121,841**	**1,376,848**
EXCESS OF REVENUES OVER EXPENSES		**315,790**	**(82,225)**	**(145,045)**	**292,208**	**(157,792)**	**(139,953)**	**271,795**	**(110,372)**	**(138,702)**	**277,398**	**(138,702)**	**(138,678)**	**105,722**

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GL Code		Aug Actual	Aug Budget	Aug Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget
	RESERVE REVENUE							
492000	Miscellaneous Reserve	0	0	0	4,237	0	4,237	0
417200	Interest - Reserve	2,132	0	2,132	17,854	0	17,854	0
417700	Int Inc - CD's	0	0	0	375	0	375	0
451000	Reserve Contribution	20,667	0	20,667	165,336	0	165,336	0
	TOTAL RESERVE REVENUES	**22,799**	**0**	**22,799**	**187,802**	**0**	**187,802**	**0**
	RESERVE EXPENSES							
981000	General Reserve Expenses	8,044	0	(8,044)	52,717	0	(52,717)	0
	TOTAL RESERVE EXPENSES	**8,044**	**0**	**(8,044)**	**52,717**	**0**	**(52,717)**	**0**
	EXCESS OF REVENUES OVER EXPENSES	**14,756**	**0**	**14,756**	**135,085**	**0**	**135,085**	**0**