

BRIAR COVE PAIRED COTTAGE ASSOCIATION INC

CASH FLOW STATEMENT  
DECEMBER 2009

CURRENT MONTH                      YEAR-TO-DATE                      12-MONTH BUDGET

INCOME

	CURRENT MONTH	YEAR-TO-DATE	12-MONTH BUDGET
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ASSESSMENTS	26,396.37	350,606.44	375,360.00
SPECIAL ASSESSEMENTS	0.00	1,040.47	0.00
SERVICE CALL REIMBURSE.	0.00	355.00	0.00
INTEREST INCOME	0.19	10.15	0.00
LATE/LEGAL FEE INCOME	132.55	2,547.70	0.00
OTHER INCOME	50.00	150.00	0.00
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TOTAL INCOME	26,579.11	354,709.76	375,360.00

EXPENSES

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DEBT SERVICE			
CAPITAL RESERVE DEPOSITS	4,000.00	48,000.00	48,000.00
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TOTAL DEBT SERVICE	4,000.00	48,000.00	48,000.00
TAXES & INSURANCE			
REAL ESTATE TAXES	0.00	602.00	2,200.00
PROPERTY INSURANCE	0.00	2,029.95	2,600.00
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TOTAL TAXES & INSURANCE	0.00	2,631.95	4,800.00
PROFESSIONAL SERVICES			
LEGAL & ACCOUNTING	0.00	3,781.00	6,150.00
ADMINISTRATIVE	619.46	7,156.84	4,000.00
MANAGEMENT FEES	2,040.00	24,420.16	24,480.00
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TOTAL PROFESSIONAL	2,659.46	35,358.00	34,630.00
MAINTENANCE			
SUPPLIES	86.12	1,584.27	1,200.00
SNOW REMOVAL	6,929.75	35,871.75	45,000.00
TREATMENT	0.00	25,754.90	27,028.40
GROUNDS CARE	17,113.00	140,502.86	91,800.00
GROUNDS CARE-VACANT	0.00	2,588.00	19,398.00
GENERAL MAINTENANCE	248.92	1,759.34	15,000.00
SPRINKLER SYSTEM EXPENSE	258.00	16,624.00	18,500.00
PUMP MAINTENANCE	0.00	7,660.00	1,500.00
POND TREATMENT	0.00	2,327.26	3,000.00
POND MAINTENANCE	0.00	0.00	2,000.00
OTHER MAINTENANCE	0.00	500.00	0.00
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TOTAL MAINTENANCE	24,635.79	235,172.38	224,426.40

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UTILITIES/OTHER SERVICES			
ELECTRIC, COMMON	1,198.14	6,299.02	6,000.00
WATER, COMMON	182.96	36,478.83	45,000.00
EXTERMINATING	107.00	3,070.90	10,000.00
TOTAL UTIL./OTHER SERVICE	1,488.10	45,848.75	61,000.00
MISCELLANEOUS			
NSF/BANK SERVICE CHARGES	0.00	89.30	0.00
MISC. EXPENSE	0.00	0.00	2,500.00
TOTAL MISCELLANEOUS	0.00	89.30	2,500.00
TOTAL OPERATING EXPENSE	32,783.35	367,100.38	375,356.40
NET OPERATING INCOME	(6,204.24)	(12,390.62)	3.60
CURRENT BALANCES			
CHECKING ACCOUNT BALANCE	4,213.37	4,213.37	
CAPITAL RESERVE BALANCE	22,276.68	22,276.68	
CAPITAL RES.-DEPOSITS	4,000.00	48,000.00	
CAPITAL RES.-WITHDRAWALS	0.00	(72,625.00)	
SUPPLEMENTARY INFORMATION			
CAPITAL IMPROVEMENT COST	0.00	72,250.00	