

BRIAR COVE PAIRED COTTAGE ASSOCIATION INC

CASH FLOW STATEMENT

OCTOBER 2009

	CURRENT MONTH	YEAR-TO-DATE	12-MONTH BUDGET
INCOME			

ASSESSMENTS	28,968.90	300,593.79	375,360.00
SPECIAL ASSESSEMENTS	0.00	1,040.47	0.00
SERVICE CALL REIMBURSE.	0.00	355.00	0.00
INTEREST INCOME	0.14	9.81	0.00
LATE/LEGAL FEE INCOME	1,540.72	2,348.15	0.00
OTHER INCOME	0.00	100.00	0.00
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TOTAL INCOME	30,509.76	304,447.22	375,360.00
EXPENSES			

DEBT SERVICE			
CAPITAL RESERVE DEPOSITS	4,000.00	40,000.00	48,000.00
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TOTAL DEBT SERVICE	4,000.00	40,000.00	48,000.00
TAXES & INSURANCE			
REAL ESTATE TAXES	602.00	602.00	2,200.00
PROPERTY INSURANCE	0.00	1,554.96	2,600.00
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TOTAL TAXES & INSURANCE	602.00	2,156.96	4,800.00
PROFESSIONAL SERVICES			
LEGAL & ACCOUNTING	937.00	3,141.00	6,150.00
ADMINISTRATIVE	800.56	5,506.11	4,000.00
MANAGEMENT FEES	2,040.00	20,340.16	24,480.00
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TOTAL PROFESSIONAL	3,777.56	28,987.27	34,630.00
MAINTENANCE			
SUPPLIES	0.00	1,293.49	1,200.00
SNOW REMOVAL	0.00	28,942.00	45,000.00
TREATMENT	0.00	25,112.90	27,028.40
GROUNDS CARE	14,688.00	123,389.86	91,800.00
GROUNDS CARE-VACANT	525.00	1,275.00	19,398.00
GENERAL MAINTENANCE	19.57	1,420.59	15,000.00
SPRINKLER SYSTEM EXPENSE	0.00	7,948.00	18,500.00
PUMP MAINTENANCE	0.00	6,910.00	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	15,232.57	199,119.10	224,426.40

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UTILITIES/OTHER SERVICES			
ELECTRIC, COMMON	340.34	4,971.08	6,000.00
WATER, COMMON	8,407.09	27,527.54	45,000.00
EXTERMINATING	171.20	2,899.70	10,000.00
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TOTAL UTIL./OTHER SERVICE	8,918.63	35,398.32	61,000.00
MISCELLANEOUS			
NSF/BANK SERVICE CHARGES	10.00	69.30	0.00
MISC. EXPENSE	0.00	0.00	2,500.00
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TOTAL MISCELLANEOUS	10.00	69.30	2,500.00
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TOTAL OPERATING EXPENSE	32,540.76	305,730.95	375,356.40
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NET OPERATING INCOME	(2,031.00)	(1,283.73)	3.60
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CURRENT BALANCES

CHECKING ACCOUNT BALANCE	14,045.60	14,045.60	
CAPITAL RESERVE BALANCE	17,476.34	17,476.34	
ACCOUNTS PAYABLE	8,418.00	8,418.00	
CAPITAL RES.-DEPOSITS	4,000.00	40,000.00	
CAPITAL RES.-WITHDRAWALS	0.00	(69,425.00)	

SUPPLEMENTARY INFORMATION

CAPITAL IMPROVEMENT COST	0.00	69,050.00	