



2200 HILLSBORO ROAD • SUITE 200 • NASHVILLE, TN 37212

(615) 383-1777 • FAX (615) 383-2260

http://www.timmonsprop.com

e-mail: timmons@timmonsprop.com

Professional Property Management



MEMORANDUM

TO: Board of Directors
Brentwood Pointe II Homeowners' Association

FROM: Tabbetha T. Muller *TM*
Community Association Manager

DATE: December 29, 2005

RE: **Operating Report Period Ending December 31, 2005**

Total income collected for this reporting period is **\$21,680.00**.

Total operating expenses for this reporting period were **\$18,133.00**.

Net operating income for this reporting period is **\$3,547.00**.

Total ending cash position indicated by the attached report for this operating period is **\$71,506.52**. This is broken down as follows:

Operating Account:	\$ 13,894.51
Savings	\$ 57,612.00

Notes: 5130 – included payment envelopes - \$182.01
5550 – See check register
5611 – Fire extinguisher inspection

If there are any questions regarding this statement, please do not hesitate to contact me.

Attachments

MONTH TO DATE DATA.....ACTUAL vs BUDGET.	FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.		..CURR BUDGET TOTALS..					
	Dec 05	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	Remaining
INCOME										
4137 INTEREST INCOME	145	10	135	1354.5	661	120	541	450.7	120	-541
4140 CLUBHOUSE	105	80	25	31.3	900	960	-60	-6.2	960	60
4144 TRANSFER FEE	100	0	100	N/A	2,035	0	2,035	N/A	0	-2,035
4145 HOMEOWNERS FEES	20,860	21,120	-260	-1.2	253,215	253,440	-226	-0.1	253,440	226
4148 PREPAID INCOME	394	0	394	N/A	-254	0	-254	N/A	0	254
4150 LATE CHARGES/NSF	76	100	-24	-24.0	1,381	1,200	181	15.1	1,200	-181
4200 POOL/T CT KEY	0	0	0	N/A	110	0	110	N/A	0	-110
TOTAL INCOME	21,680	21,310	370	1.7	258,048	255,720	2,328	0.9	255,720	-2,328
ADMINISTRATIVE EXPENSE										
5120 MANAGEMENT FEE	1,800	1,800	0	0.0	21,600	21,600	0	0.0	21,600	0
5121 PROFESSIONAL FEE	391	100	291	291.4	3,050	1,200	1,850	154.2	1,200	-1,850
5130 OFFICE EXPENSE	394	185	209	113.1	2,121	2,220	-99	-4.5	2,220	99
5190 TELEPHONE	0	65	-65	N/A	711	780	-69	-8.9	780	69
GENERAL EXPENSE	2,586	2,150	436	20.3	27,481	25,800	1,681	6.5	25,800	-1,681
5400 ELECTRICITY	877	680	197	28.9	8,478	8,160	318	3.9	8,160	-318
5410 WATER/SEWER	45	100	-55	-55.2	607	1,200	-593	-49.4	1,200	593
5420 GAS-UTILITY	61	95	-34	-36.0	879	1,140	-261	-22.9	1,140	261
5430 PEST CONTROL	210	200	10	5.0	2,690	2,400	290	12.1	2,400	-290
5431 TERMITTE CONTRACT	0	1,650	-1,650	N/A	19,508	19,800	-292	-1.5	19,800	292
5440 TRASH REMOVAL	1,550	1,450	100	6.9	17,675	17,400	275	1.6	17,400	-275
MAINTENANCE EXPENSE	2,742	4,175	-1,433	-34.3	49,837	50,100	-263	-0.5	50,100	263
5506 CLUBHOUSE REPAIR	0	150	-150	N/A	600	1,800	-1,200	-66.7	1,800	1,200
5511 INTERIOR CLEAN	0	150	-150	N/A	2,600	1,800	800	44.4	1,800	-800
5550 GEN MAINT/LABOR	2,603	1,600	1,003	62.7	16,610	19,200	-2,590	-13.5	19,200	2,590
5571 POOL LABOR	620	550	70	12.7	7,708	6,600	1,108	16.8	6,600	-1,108
5580 LAWN/CARE	2,575	2,415	160	6.6	35,064	28,980	6,084	21.0	28,980	-6,084
5581 LANDSCAPING	0	0	0	N/A	3,808	0	3,808	N/A	0	-3,808
TOTAL MAINTENANCE EXPENSE	5,798	4,865	933	19.2	66,390	58,380	8,010	13.7	58,380	-8,010

MONTH TO DATE DATA.....ACTUAL vs BUDGET.	FISCAL YEAR TO DATE DATA.....ACTUAL vs BUDGET.		..CURR BUDGET TOTALS..					
	Dec 05	Budget	\$Diff	%Diff	Curr Ytd	Budget	\$Diff	%Diff	Annual	.Remaining
SUPPLIES EXPENSE										
5610 LIGHTING SUPPLY	0	0	0	N/A	509	0	509	N/A	0	-509
5611 FIRE ALARMS/EXT	56	0	56	N/A	56	0	56	N/A	0	-56
5650 MAINT SUPPLY	-567	200	-767	-383.4	2,919	2,400	519	21.6	2,400	-519
5680 POOL SUPPLY	64	225	-161	-71.4	2,592	2,700	-108	-4.0	2,700	108
	-446	425	-871	-205.0	6,075	5,100	975	19.1	5,100	-975
TAXES/INSURANCE EXPENSE										
5720 INSURANCE PROP	4,108	3,330	778	23.4	48,137	39,960	8,177	20.5	39,960	-8,177
5731 LICENSES	0	30	-30	N/A	360	360	0	0.0	360	0
5805 PRINCIPAL-INS	1,455	1,339	116	8.7	16,942	16,068	874	5.4	16,068	-874
5860 INTEREST-INSUROR	290	407	-117	-28.6	4,003	4,884	-881	-18.0	4,884	881
	5,853	5,106	747	14.6	69,442	61,272	8,170	13.3	61,272	-8,170
NET EXPENSES	16,533	16,721	-188	-1.1	219,226	200,652	18,574	9.3	200,652	-18,574
EARNINGS BEFORE ADJUSTMENTS	5,147	4,589	558	12.2	38,822	55,068	-16,246	-29.5	55,068	16,246
RESERVE EXPENDITURES										
5891 UNAPPRO. RESERVE	1,600	0	1,600	N/A	7,415	0	7,415	N/A	0	-7,415
TOTAL EXPENSES	18,133	16,721	1,412	8.4	226,641	200,652	25,989	13.0	200,652	-25,989
NET EARNINGS/LOSS	3,547	4,589	-1,042	-22.7	31,407	55,068	-23,661	-43.0	55,068	23,661

A S S E T S

1100	CASH	13,894.51
1101	TEMP CASH	0.00
1113	FIRST CAPITAL	0.00
1121	CASH RESERVE	0.00
1122	SAVINGS	57,612.01
1130	ROOF ASSESS RES	0.00
1275	PREPAID FED TAX	0.00
1280	PREPAID EXPENSES	0.00
1301	UTILITY DEPOSITS	0.00
1302	CERT OF DEPOSIT	0.00
1400	FUNDS IN TSF	0.00

	TOTAL CURRENT ASSETS	71,506.52
	TOTAL ASSETS	71,506.52

L I A B I L I T I E S

2110	LINE OF CREDIT	55,662.71
	TOTAL CURRENT LIABILITIES	55,662.71
2125	ACCOUNTS PAYABLE	0.00
	TOTAL LIABILITIES	0.00
	TOTAL LIABILITIES	55,662.71

O W N E R S E Q U I T Y

3350	RETAINED EARN	0.00
	TOTAL	0.00
3175	BEG CAPITAL	0.00
3257	FENCE RESERVE	0.00
3271	PAINTING RESERVE	0.00
3272	ROOFING RESERVE	0.00
3273	PAV/CONC RESERVE	0.00
3276	SWIM POOL RESERV	0.00
3279	UNAPPROP RESERVE	15,843.81
3288	SPRINKLER RESERV	0.00
3289	CLUBHOUSE RESERV	0.00
	TOTAL CAPITAL	15,843.81
3101	RETAINED EARN	0.00
	TOTAL RETAINED EARNINGS	0.00
	TOTAL OWNERS EQUITY	15,843.81
	TOTAL LIABILITIES & OWNERS EQUITY	71,506.52

NOTE: PREPARED WITHOUT AUDIT