

**BRIAR COVE PAIRED COTTAGE ASSOCIATION INC**

**CASH FLOW STATEMENT  
SEPTEMBER 2008**

CURRENT MONTH                      YEAR-TO-DATE                      12-MONTH BUDGET

**INCOME**

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ASSESSMENTS	27,667.43	248,024.30	293,760.00
SPECIAL ASSESMENTS	420.00	66,841.00	0.00
SERVICE CALL REIMBURSE.	87.60	797.61	0.00
INTEREST INCOME	3.57	36.58	0.00
LATE/LEGAL FEE INCOME	42.99	1,341.77	0.00
OTHER INCOME	0.00	75.00	0.00
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TOTAL INCOME	28,221.59	317,116.26	293,760.00
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**EXPENSES**

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DEBT SERVICE			
CAPITAL RESERVE DEPOSITS	3,000.00	27,000.00	36,000.00
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TOTAL DEBT SERVICE	3,000.00	27,000.00	36,000.00

TAXES & INSURANCE			
REAL ESTATE TAXES	0.00	0.00	2,200.00
PROPERTY INSURANCE	0.00	1,833.21	2,600.00
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TOTAL TAXES & INSURANCE	0.00	1,833.21	4,800.00

PROFESSIONAL SERVICES			
LEGAL & ACCOUNTING	0.00	2,890.75	2,000.00
ADMINISTRATIVE	437.05	3,977.22	3,700.00
MANAGEMENT FEES	1,980.16	17,764.32	23,533.44
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TOTAL PROFESSIONAL	2,417.21	24,632.29	29,233.44

MAINTENANCE			
SUPPLIES	48.05	980.13	1,200.00
SNOW REMOVAL	0.00	33,645.00	45,000.00
TREATMENT	4,391.40	31,189.40	0.00
GROUNDS CARE	0.00	133,269.93	95,000.00
GENERAL MAINTENANCE	0.00	5,365.68	10,000.00
SPRINKLER SYSTEM EXPENSE	67.00	17,314.96	5,000.00
PUMP MAINTENANCE	0.00	665.16	1,000.00
POND TREATMENT	0.00	2,327.26	3,000.00
POND MAINTENANCE	0.00	0.00	1,500.00
OTHER MAINTENANCE	0.00	3,015.18	0.00
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TOTAL MAINTENANCE	4,506.45	227,772.70	161,700.00

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	CURRENT MONTH	YEAR-TO-DATE	12-MONTH BUDGET
<b>UTILITIES/OTHER SERVICES</b>			
ELECTRIC, COMMON	783.84	4,258.42	7,000.00
WATER, COMMON	13,700.94	31,471.55	50,000.00
EXTERMINATING	455.70	8,881.13	5,000.00
<b>TOTAL UTIL./OTHER SERVICE</b>	<b>14,940.48</b>	<b>44,611.10</b>	<b>62,000.00</b>
<b>MISCELLANEOUS</b>			
NSF/BANK SERVICE CHARGES	0.00	25.00	0.00
<b>TOTAL MISCELLANEOUS</b>	<b>0.00</b>	<b>25.00</b>	<b>0.00</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>24,864.14</b>	<b>325,874.30</b>	<b>293,733.44</b>
<b>NET OPERATING INCOME</b>	<b>3,357.45</b>	<b>(8,758.04)</b>	<b>26.56</b>
<b>CURRENT BALANCES</b>			
CHECKING ACCOUNT BALANCE	6,397.72	6,397.72	
CAPITAL RESERVE BALANCE	43,882.18	43,882.18	
ACCOUNTS PAYABLE	47,634.14	47,634.14	
CAPITAL RES.-DEPOSITS	3,000.00	27,000.00	
CAPITAL RES.-WITHDRAWALS	0.00	(23,815.00)	