



**BRAN Brandon Ridge HOA
BUDGET COMPARISON
04/30/2009**

919 Norland Road
Charlotte NC 28205

Henderson Properties
919 Norland Road
Charlotte, NC 28205

	Acct. Num.	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
OPERATING INCOME								
ASSESSMENT AND FEE INCOME								
Association Assessment	4500	11,919.37	5,608	6,311.37	38,936.65	22,432	16,504.65	67,295
NET ASSOCIATION INCOME		11,919.37	5,608	6,311.37	38,936.65	22,432	16,504.65	67,295
OTHER INCOME								
Fine Income	5710	0.00	0	0.00	(700.00)	0	(700.00)	0
Late Interest Income	5801	37.99	0	37.99	253.61	0	253.61	0
TOTAL OTHER INCOME		37.99	0	37.99	(446.39)	0	(446.39)	0
Reserve Transfer from Operating	7000	(608.33)	(608)	(0.33)	(2,433.32)	(2,432)	(1.32)	(7,300)
TOTAL OPERATING INCOME		11,349.03	5,000	6,349.03	36,056.94	20,000	16,056.94	59,995
OPERATING EXPENSES								
COMMUNITY FUNCTIONS								
Community Functions for Residents	6110	0.00	83	83.00	203.87	332	128.13	1,000
Newsletter Printing & Distribution	6112	0.00	0	0.00	11.73	0	(11.73)	0
Website	6113	0.00	0	0.00	12.00	15	3.00	15
Newsletter/Kiosk Communication	6114	0.00	17	17.00	0.00	68	68.00	200
TOTAL COMMUNITY FUNCTIONS		0.00	100	100.00	227.60	415	187.40	1,215
BUILDING MAINTENANCE & REPAIRS								
Lighting	6235	21.93	23	1.07	87.72	92	4.28	270
TOTAL MAINTENANCE & REPAIRS		21.93	23	1.07	87.72	92	4.28	270
PROFESSIONAL SERVICES								
Administrative Fees	6301	(365.01)	292	657.01	195.10	1,168	972.90	3,500
Management Contract	6302	1,776.50	1,713	(63.50)	7,045.50	6,852	(193.50)	20,558
Legal Fees	6303	1,462.76	292	(1,170.76)	4,674.63	1,168	(3,506.63)	3,500
Accounting Fees	6304	500.00	430	(70.00)	500.00	430	(70.00)	430
TOTAL PROFESSIONAL SERVICES		3,374.25	2,727	(647.25)	12,415.23	9,618	(2,797.23)	27,988
LANDSCAPE								
Landscape - Contract	6311	2,200.00	2,220	20.00	8,800.00	8,880	80.00	26,962
Landscape - Janitorial	6314	0.00	42	42.00	0.00	168	168.00	500
Landscape - Supplies	6317	0.00	0	0.00	30.00	0	(30.00)	0
TOTAL LANDSCAPE		2,200.00	2,262	62.00	8,830.00	9,048	218.00	27,462
CLUBHOUSE								
Playground Equip/Repairs	6355	84.00	63	(21.00)	91.98	252	160.02	750
TOTAL CLUBHOUSE		84.00	63	(21.00)	91.98	252	160.02	750
OFFICE EXPENSE								
Office - Misc	6371	0.00	0	0.00	177.78	0	(177.78)	0

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Office Postage and Printing	6372	676.44	100	(576.44)	1,116.92	400	(716.92)	1,200
TOTAL OFFICE EXPENSE		676.44	100	(576.44)	1,294.70	400	(894.70)	1,200
INSURANCE								
Insurance Policy and Premiums	6381	0.00	68	68.00	0.00	272	272.00	810
TOTAL INSURANCE		0.00	68	68.00	0.00	272	272.00	810
CAPITAL IMPROVEMENTS								
Capital Improvements-Front Entrance	6352	0.00	25	25.00	0.00	100	100.00	300
TOTAL CAPITAL IMPROVEMENTS		0.00	25	25.00	0.00	100	100.00	300
TOTAL OPERATING EXPENSES		6,356.62	5,368	(988.62)	22,947.23	20,197	(2,750.23)	59,995
NET OPERATING INCOME/LOSS		4,992.41	(368)	5,360.41	13,109.71	(197)	13,306.71	0
CASH FLOW								
Cash Flow from Operations		4,992.41	(368)	(5,360.41)	13,109.71	(197)	(13,306.71)	0
RESERVE BUDGET								
Reserve Transfer from Operating	7000	608.33	608	(0.33)	2,433.32	2,432	(1.32)	7,300
Reserve Intrst - Current	5720	4.48	0	(4.48)	9.31	0	(9.31)	0
TOTAL RESERVE INCOME		612.81	608	(4.81)	2,442.63	2,432	(10.63)	7,300
RESERVE INCOME/LOSS		612.81	608	(4.81)	2,442.63	2,432	(10.63)	7,300