



**BRAN Brandon Ridge HOA
BUDGET COMPARISON
08/31/2009**

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	777.83	5,608	(4,830.17)	58,225.32	44,864	13,361.32	67,295
Architectural Review Application Fe	4550	0.00	0	0.00	30.00	0	30.00	0
NET ASSOCIATION INCOME		777.83	5,608	(4,830.17)	58,255.32	44,864	13,391.32	67,295
OTHER INCOME								
Fine Income	5710	0.00	0	0.00	(1,311.00)	0	(1,311.00)	0
Late Fee	5800	960.11	0	960.11	960.11	0	960.11	0
Late Interest Income	5801	83.44	0	83.44	861.80	0	861.80	0
NSF Fee	5802	35.00	0	35.00	35.00	0	35.00	0
TOTAL OTHER INCOME		1,078.55	0	1,078.55	545.91	0	545.91	0
Reserve Transfer from Operating	7000	(608.33)	(608)	(0.33)	(4,866.64)	(4,864)	(2.64)	(7,300)
TOTAL OPERATING INCOME		1,248.05	5,000	(3,751.95)	53,934.59	40,000	13,934.59	59,995
OPERATING EXPENSES								
COMMUNITY FUNCTIONS								
Community Functions for Residents	6110	0.00	83	83.00	351.27	664	312.73	1,000
Website	6113	0.00	0	0.00	12.00	15	3.00	15
Newsletter/Kiosk Communication	6114	0.00	17	17.00	11.73	136	124.27	200
TOTAL COMMUNITY FUNCTIONS		0.00	100	100.00	375.00	815	440.00	1,215
BUILDING MAINTENANCE & REPAIRS								
Lighting	6235	0.00	23	23.00	153.51	184	30.49	270
Street Signs	6270	0.00	0	0.00	85.70	0	(85.70)	0
TOTAL MAINTENANCE & REPAIRS		0.00	23	23.00	239.21	184	(55.21)	270
PROFESSIONAL SERVICES								
Administrative Fees	6301	73.50	292	218.50	727.60	2,336	1,608.40	3,500
Management Contract	6302	1,776.50	1,713	(63.50)	14,151.50	13,704	(447.50)	20,558
Legal Fees	6303	3,826.47	292	(3,534.47)	8,405.16	2,336	(6,069.16)	3,500
Accounting Fees	6304	0.00	0	0.00	500.00	430	(70.00)	430
TOTAL PROFESSIONAL SERVICES		5,676.47	2,297	(3,379.47)	23,784.26	18,806	(4,978.26)	27,988
LANDSCAPE								
Landscape - Contract	6311	2,075.00	2,266	191.00	16,187.50	17,898	1,710.50	26,962
Landscape - Janitorial	6314	0.00	42	42.00	0.00	336	336.00	500
Landscape - Supplies	6317	0.00	0	0.00	30.00	0	(30.00)	0
TOTAL LANDSCAPE		2,075.00	2,308	233.00	16,217.50	18,234	2,016.50	27,462
CLUBHOUSE								
Playground Equip/Repairs	6355	0.00	63	63.00	91.98	504	412.02	750



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TOTAL CLUBHOUSE		<u>0.00</u>	<u>63</u>	<u>63.00</u>	<u>91.98</u>	<u>504</u>	<u>412.02</u>	<u>750</u>
OFFICE EXPENSE								
Office - Misc	6371	0.00	0	0.00	177.78	0	(177.78)	0
Office Postage and Printing	6372	<u>129.98</u>	<u>100</u>	<u>(29.98)</u>	<u>2,039.65</u>	<u>800</u>	<u>(1,239.65)</u>	<u>1,200</u>
TOTAL OFFICE EXPENSE		<u>129.98</u>	<u>100</u>	<u>(29.98)</u>	<u>2,217.43</u>	<u>800</u>	<u>(1,417.43)</u>	<u>1,200</u>
INSURANCE								
Insurance Policy and Premiums	6381	<u>872.00</u>	<u>68</u>	<u>(804.00)</u>	<u>1,278.00</u>	<u>544</u>	<u>(734.00)</u>	<u>810</u>
TOTAL INSURANCE		<u>872.00</u>	<u>68</u>	<u>(804.00)</u>	<u>1,278.00</u>	<u>544</u>	<u>(734.00)</u>	<u>810</u>
UTILITIES								
Electricity	6402	<u>22.85</u>	<u>0</u>	<u>(22.85)</u>	<u>22.85</u>	<u>0</u>	<u>(22.85)</u>	<u>0</u>
TOTAL UTILITIES		<u>22.85</u>	<u>0</u>	<u>(22.85)</u>	<u>22.85</u>	<u>0</u>	<u>(22.85)</u>	<u>0</u>
CAPITAL IMPROVEMENTS								
Capital Improvements-Front Entrance	6352	<u>0.00</u>	<u>25</u>	<u>25.00</u>	<u>0.00</u>	<u>200</u>	<u>200.00</u>	<u>300</u>
TOTAL CAPITAL IMPROVEMENTS		<u>0.00</u>	<u>25</u>	<u>25.00</u>	<u>0.00</u>	<u>200</u>	<u>200.00</u>	<u>300</u>
TOTAL OPERATING EXPENSES		<u>8,776.30</u>	<u>4,984</u>	<u>(3,792.30)</u>	<u>44,226.23</u>	<u>40,087</u>	<u>(4,139.23)</u>	<u>59,995</u>
NET OPERATING INCOME/LOSS		<u>(7,528.25)</u>	<u>16</u>	<u>(7,544.25)</u>	<u>9,708.36</u>	<u>(87)</u>	<u>9,795.36</u>	<u>0</u>
CASH FLOW								
Cash Flow from Operations		<u>(7,528.25)</u>	<u>16</u>	<u>7,544.25</u>	<u>9,708.36</u>	<u>(87)</u>	<u>(9,795.36)</u>	<u>0</u>
RESERVE BUDGET								
Reserve Transfer from Operating	7000	608.33	608	(0.33)	4,866.64	4,864	(2.64)	7,300
Reserve Inrst - Current	5720	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>20.31</u>	<u>0</u>	<u>(20.31)</u>	<u>0</u>
TOTAL RESERVE INCOME		<u>608.33</u>	<u>608</u>	<u>(0.33)</u>	<u>4,886.95</u>	<u>4,864</u>	<u>(22.95)</u>	<u>7,300</u>
RESERVE INCOME/LOSS		<u>608.33</u>	<u>608</u>	<u>(0.33)</u>	<u>4,886.95</u>	<u>4,864</u>	<u>(22.95)</u>	<u>7,300</u>