



**BRAN Brandon Ridge HOA  
BUDGET COMPARISON  
01/31/2009**

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
<b>OPERATING INCOME</b>								
<b>ASSESSMENT AND FEE INCOME</b>								
Association Assessment	4500	11,006.30	5,608	5,398.30	11,006.30	5,608	5,398.30	67,295
<b>NET ASSOCIATION INCOME</b>		<b>11,006.30</b>	<b>5,608</b>	<b>5,398.30</b>	<b>11,006.30</b>	<b>5,608</b>	<b>5,398.30</b>	<b>67,295</b>
<b>OTHER INCOME</b>								
Fine Income	5710	(700.00)	0	(700.00)	(700.00)	0	(700.00)	0
Late Fee	5800	20.00	0	20.00	20.00	0	20.00	0
Late Interest Income	5801	14.34	0	14.34	14.34	0	14.34	0
<b>TOTAL OTHER INCOME</b>		<b>(665.66)</b>	<b>0</b>	<b>(665.66)</b>	<b>(665.66)</b>	<b>0</b>	<b>(665.66)</b>	<b>0</b>
Reserve Transfer from Operating	7000	(608.33)	(608)	(0.33)	(608.33)	(608)	(0.33)	(7,300)
<b>TOTAL OPERATING INCOME</b>		<b>9,732.31</b>	<b>5,000</b>	<b>4,732.31</b>	<b>9,732.31</b>	<b>5,000</b>	<b>4,732.31</b>	<b>59,995</b>
<b>OPERATING EXPENSES</b>								
<b>COMMUNITY FUNCTIONS</b>								
Community Functions for Residents	6110	0.00	83	83.00	0.00	83	83.00	1,000
Website	6113	0.00	0	0.00	0.00	0	0.00	15
Newsletter/Kiosk Communication	6114	0.00	17	17.00	0.00	17	17.00	200
<b>TOTAL COMMUNITY FUNCTIONS</b>		<b>0.00</b>	<b>100</b>	<b>100.00</b>	<b>0.00</b>	<b>100</b>	<b>100.00</b>	<b>1,215</b>
<b>BUILDING MAINTENANCE &amp; REPAIRS</b>								
Lighting	6235	21.93	23	1.07	21.93	23	1.07	270
<b>TOTAL MAINTENANCE &amp; REPAIRS</b>		<b>21.93</b>	<b>23</b>	<b>1.07</b>	<b>21.93</b>	<b>23</b>	<b>1.07</b>	<b>270</b>
<b>PROFESSIONAL SERVICES</b>								
Administrative Fees	6301	3.25	292	288.75	3.25	292	288.75	3,500
Management Contract	6302	1,749.00	1,713	(36.00)	1,749.00	1,713	(36.00)	20,558
Legal Fees	6303	3,784.25	292	(3,492.25)	3,784.25	292	(3,492.25)	3,500
Accounting Fees	6304	0.00	0	0.00	0.00	0	0.00	430
<b>TOTAL PROFESSIONAL SERVICES</b>		<b>5,536.50</b>	<b>2,297</b>	<b>(3,239.50)</b>	<b>5,536.50</b>	<b>2,297</b>	<b>(3,239.50)</b>	<b>27,988</b>
<b>LANDSCAPE</b>								
Landscape - Contract	6311	2,200.00	2,220	20.00	2,200.00	2,220	20.00	26,962
Landscape - Janitorial	6314	0.00	42	42.00	0.00	42	42.00	500
<b>TOTAL LANDSCAPE</b>		<b>2,200.00</b>	<b>2,262</b>	<b>62.00</b>	<b>2,200.00</b>	<b>2,262</b>	<b>62.00</b>	<b>27,462</b>
<b>CLUBHOUSE</b>								
Playground Equip/Repairs	6355	0.00	63	63.00	0.00	63	63.00	750
<b>TOTAL CLUBHOUSE</b>		<b>0.00</b>	<b>63</b>	<b>63.00</b>	<b>0.00</b>	<b>63</b>	<b>63.00</b>	<b>750</b>
<b>OFFICE EXPENSE</b>								
Office Postage and Printing	6372	19.64	100	80.36	19.64	100	80.36	1,200



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<b>TOTAL OFFICE EXPENSE</b>		19.64	100	80.36	19.64	100	80.36	1,200
<b>INSURANCE</b>								
Insurance Policy and Premiums	6381	0.00	68	68.00	0.00	68	68.00	810
<b>TOTAL INSURANCE</b>		0.00	68	68.00	0.00	68	68.00	810
<b>CAPITAL IMPROVEMENTS</b>								
Capital Improvements-Front Entrance	6352	0.00	25	25.00	0.00	25	25.00	300
<b>TOTAL CAPITAL IMPROVEMENTS</b>		0.00	25	25.00	0.00	25	25.00	300
<b>TOTAL OPERATING EXPENSES</b>		7,778.07	4,938	(2,840.07)	7,778.07	4,938	(2,840.07)	59,995
<b>NET OPERATING INCOME/LOSS</b>		1,954.24	62	1,892.24	1,954.24	62	1,892.24	0
<b>CASH FLOW</b>								
Cash Flow from Operations		1,954.24	62	(1,892.24)	1,954.24	62	(1,892.24)	0
<b>RESERVE BUDGET</b>								
Reserve Transfer from Operating	7000	608.33	608	(0.33)	608.33	608	(0.33)	7,300
Reserve Intrst - Current	5720	1.02	0	(1.02)	1.02	0	(1.02)	0
<b>TOTAL RESERVE INCOME</b>		609.35	608	(1.35)	609.35	608	(1.35)	7,300
<b>RESERVE INCOME/LOSS</b>		609.35	608	(1.35)	609.35	608	(1.35)	7,300