



**BRAN Brandon Ridge HOA
BUDGET COMPARISON
07/31/2009**

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	3,357.30	5,608	(2,250.70)	57,447.49	39,256	18,191.49	67,295
Architectural Review Application Fe	4550	0.00	0	0.00	30.00	0	30.00	0
NET ASSOCIATION INCOME		3,357.30	5,608	(2,250.70)	57,477.49	39,256	18,221.49	67,295
OTHER INCOME								
Fine Income	5710	(210.00)	0	(210.00)	(1,311.00)	0	(1,311.00)	0
Late Interest Income	5801	251.07	0	251.07	778.36	0	778.36	0
TOTAL OTHER INCOME		41.07	0	41.07	(532.64)	0	(532.64)	0
Reserve Transfer from Operating	7000	(608.33)	(608)	(0.33)	(4,258.31)	(4,256)	(2.31)	(7,300)
TOTAL OPERATING INCOME		2,790.04	5,000	(2,209.96)	52,686.54	35,000	17,686.54	59,995
OPERATING EXPENSES								
COMMUNITY FUNCTIONS								
Community Functions for Residents	6110	0.00	83	83.00	351.27	581	229.73	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	119	107.27	200
TOTAL COMMUNITY FUNCTIONS		0.00	100	100.00	375.00	715	340.00	1,215
BUILDING MAINTENANCE & REPAIRS								
Lighting	6235	21.93	23	1.07	153.51	161	7.49	270
Street Signs	6270	0.00	0	0.00	85.70	0	(85.70)	0
TOTAL MAINTENANCE & REPAIRS		21.93	23	1.07	239.21	161	(78.21)	270
PROFESSIONAL SERVICES								
Administrative Fees	6301	307.50	292	(15.50)	654.10	2,044	1,389.90	3,500
Management Contract	6302	1,776.50	1,713	(63.50)	12,375.00	11,991	(384.00)	20,558
Legal Fees	6303	(1,169.02)	292	1,461.02	4,578.69	2,044	(2,534.69)	3,500
Accounting Fees	6304	0.00	0	0.00	500.00	430	(70.00)	430
TOTAL PROFESSIONAL SERVICES		914.98	2,297	1,382.02	18,107.79	16,509	(1,598.79)	27,988
LANDSCAPE								
Landscape - Contract	6311	3,112.50	2,266	(846.50)	14,112.50	15,632	1,519.50	26,962
Landscape - Janitorial	6314	0.00	42	42.00	0.00	294	294.00	500
Landscape - Supplies	6317	0.00	0	0.00	30.00	0	(30.00)	0
TOTAL LANDSCAPE		3,112.50	2,308	(804.50)	14,142.50	15,926	1,783.50	27,462
CLUBHOUSE								
Playground Equip/Repairs	6355	0.00	63	63.00	91.98	441	349.02	750
TOTAL CLUBHOUSE		0.00	63	63.00	91.98	441	349.02	750



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OFFICE EXPENSE								
Office - Misc	6371	0.00	0	0.00	177.78	0	(177.78)	0
Office Postage and Printing	6372	442.02	100	(342.02)	1,909.67	700	(1,209.67)	1,200
TOTAL OFFICE EXPENSE		442.02	100	(342.02)	2,087.45	700	(1,387.45)	1,200
INSURANCE								
Insurance Policy and Premiums	6381	305.45	68	(237.45)	406.00	476	70.00	810
TOTAL INSURANCE		305.45	68	(237.45)	406.00	476	70.00	810
CAPITAL IMPROVEMENTS								
Capital Improvements-Front Entrance	6352	0.00	25	25.00	0.00	175	175.00	300
TOTAL CAPITAL IMPROVEMENTS		0.00	25	25.00	0.00	175	175.00	300
TOTAL OPERATING EXPENSES		4,796.88	4,984	187.12	35,449.93	35,103	(346.93)	59,995
NET OPERATING INCOME/LOSS		(2,006.84)	16	(2,022.84)	17,236.61	(103)	17,339.61	0
CASH FLOW								
Cash Flow from Operations		(2,006.84)	16	2,022.84	17,236.61	(103)	(17,339.61)	0
RESERVE BUDGET								
Reserve Transfer from Operating	7000	608.33	608	(0.33)	4,258.31	4,256	(2.31)	7,300
Reserve Intrst - Current	5720	3.01	0	(3.01)	20.31	0	(20.31)	0
TOTAL RESERVE INCOME		611.34	608	(3.34)	4,278.62	4,256	(22.62)	7,300
RESERVE INCOME/LOSS		611.34	608	(3.34)	4,278.62	4,256	(22.62)	7,300