



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	6,324.24	5,608	716.24	17,330.54	11,216	6,114.54	67,295
<b>NET ASSOCIATION INCOME</b>		<b>6,324.24</b>	<b>5,608</b>	<b>716.24</b>	<b>17,330.54</b>	<b>11,216</b>	<b>6,114.54</b>	<b>67,295</b>
<b>OTHER INCOME</b>								
Fine Income	5710	0.00	0	0.00	(700.00)	0	(700.00)	0
Late Fee	5800	(20.00)	0	(20.00)	0.00	0	0.00	0
Late Interest Income	5801	105.89	0	105.89	120.23	0	120.23	0
<b>TOTAL OTHER INCOME</b>		<b>85.89</b>	<b>0</b>	<b>85.89</b>	<b>(579.77)</b>	<b>0</b>	<b>(579.77)</b>	<b>0</b>
Reserve Transfer from Operating	7000	(608.33)	(608)	(0.33)	(1,216.66)	(1,216)	(0.66)	(7,300)
<b>TOTAL OPERATING INCOME</b>		<b>5,801.80</b>	<b>5,000</b>	<b>801.80</b>	<b>15,534.11</b>	<b>10,000</b>	<b>5,534.11</b>	<b>59,995</b>
<b>OPERATING EXPENSES</b>								
<b>COMMUNITY FUNCTIONS</b>								
Community Functions for Residents	6110	203.87	83	(120.87)	203.87	166	(37.87)	1,000
Newsletter Printing & Distribution	6112	11.73	0	(11.73)	11.73	0	(11.73)	0
Website	6113	12.00	15	3.00	12.00	15	3.00	15
Newsletter/Kiosk Communication	6114	0.00	17	17.00	0.00	34	34.00	200
<b>TOTAL COMMUNITY FUNCTIONS</b>		<b>227.60</b>	<b>115</b>	<b>(112.60)</b>	<b>227.60</b>	<b>215</b>	<b>(12.60)</b>	<b>1,215</b>
<b>BUILDING MAINTENANCE &amp; REPAIRS</b>								
Lighting	6235	21.93	23	1.07	43.86	46	2.14	270
<b>TOTAL MAINTENANCE &amp; REPAIRS</b>		<b>21.93</b>	<b>23</b>	<b>1.07</b>	<b>43.86</b>	<b>46</b>	<b>2.14</b>	<b>270</b>
<b>PROFESSIONAL SERVICES</b>								
Administrative Fees	6301	551.61	292	(259.61)	554.86	584	29.14	3,500
Management Contract	6302	1,776.50	1,713	(63.50)	3,525.50	3,426	(99.50)	20,558
Legal Fees	6303	343.70	292	(51.70)	4,127.95	584	(3,543.95)	3,500
Accounting Fees	6304	0.00	0	0.00	0.00	0	0.00	430
<b>TOTAL PROFESSIONAL SERVICES</b>		<b>2,671.81</b>	<b>2,297</b>	<b>(374.81)</b>	<b>8,208.31</b>	<b>4,594</b>	<b>(3,614.31)</b>	<b>27,988</b>
<b>LANDSCAPE</b>								
Landscape - Contract	6311	2,200.00	2,220	20.00	4,400.00	4,440	40.00	26,962
Landscape - Janitorial	6314	0.00	42	42.00	0.00	84	84.00	500
Landscape - Supplies	6317	30.00	0	(30.00)	30.00	0	(30.00)	0
<b>TOTAL LANDSCAPE</b>		<b>2,230.00</b>	<b>2,262</b>	<b>32.00</b>	<b>4,430.00</b>	<b>4,524</b>	<b>94.00</b>	<b>27,462</b>
<b>CLUBHOUSE</b>								
Playground Equip/Repairs	6355	7.98	63	55.02	7.98	126	118.02	750
<b>TOTAL CLUBHOUSE</b>		<b>7.98</b>	<b>63</b>	<b>55.02</b>	<b>7.98</b>	<b>126</b>	<b>118.02</b>	<b>750</b>
<b>OFFICE EXPENSE</b>								



**BRAN Brandon Ridge HOA  
BUDGET COMPARISON  
02/28/2009**

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
Office - Misc	6371	177.78	0	(177.78)	177.78	0	(177.78)	0
Office Postage and Printing	6372	97.00	100	3.00	116.64	200	83.36	1,200
<b>TOTAL OFFICE EXPENSE</b>		<b>274.78</b>	<b>100</b>	<b>(174.78)</b>	<b>294.42</b>	<b>200</b>	<b>(94.42)</b>	<b>1,200</b>
<b>INSURANCE</b>								
Insurance Policy and Premiums	6381	0.00	68	68.00	0.00	136	136.00	810
<b>TOTAL INSURANCE</b>		<b>0.00</b>	<b>68</b>	<b>68.00</b>	<b>0.00</b>	<b>136</b>	<b>136.00</b>	<b>810</b>
<b>CAPITAL IMPROVEMENTS</b>								
Capital Improvements-Front Entrance	6352	0.00	25	25.00	0.00	50	50.00	300
<b>TOTAL CAPITAL IMPROVEMENTS</b>		<b>0.00</b>	<b>25</b>	<b>25.00</b>	<b>0.00</b>	<b>50</b>	<b>50.00</b>	<b>300</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>5,434.10</b>	<b>4,953</b>	<b>(481.10)</b>	<b>13,212.17</b>	<b>9,891</b>	<b>(3,321.17)</b>	<b>59,995</b>
<b>NET OPERATING INCOME/LOSS</b>		<b>367.70</b>	<b>47</b>	<b>320.70</b>	<b>2,321.94</b>	<b>109</b>	<b>2,212.94</b>	<b>0</b>
<b>CASH FLOW</b>								
Cash Flow from Operations		367.70	47	(320.70)	2,321.94	109	(2,212.94)	0
<b>RESERVE BUDGET</b>								
Reserve Transfer from Operating	7000	608.33	608	(0.33)	1,216.66	1,216	(0.66)	7,300
Reserve Intrst - Current	5720	1.09	0	(1.09)	2.11	0	(2.11)	0
<b>TOTAL RESERVE INCOME</b>		<b>609.42</b>	<b>608</b>	<b>(1.42)</b>	<b>1,218.77</b>	<b>1,216</b>	<b>(2.77)</b>	<b>7,300</b>
<b>RESERVE INCOME/LOSS</b>		<b>609.42</b>	<b>608</b>	<b>(1.42)</b>	<b>1,218.77</b>	<b>1,216</b>	<b>(2.77)</b>	<b>7,300</b>