



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
INCOME								
ASSESSMENT AND FEE INCOME								
Association Assessment	4500	633.84	5,333	(4,699.16)	57,813.76	58,663	(849.24)	64,000
Architectural Review Application Fe	4550	0.00	0	0.00	105.00	0	105.00	0
NET ASSOCIATION INCOME		633.84	5,333	(4,699.16)	57,918.76	58,663	(744.24)	64,000
OTHER INCOME								
Fine Income	5710	0.00	0	0.00	1,391.00	0	1,391.00	0
Late Interest Income	5801	60.00	0	60.00	684.30	0	684.30	0
TOTAL OTHER INCOME		60.00	0	60.00	2,075.30	0	2,075.30	0
TOTAL INCOME		693.84	5,333	(4,639.16)	59,994.06	58,663	1,331.06	64,000
EXPENSES								
COMMUNITY FUNCTIONS								
Community Functions for Residents	6110	0.00	200	200.00	1,217.50	2,200	982.50	2,400
CAI Expense	6111	0.00	0	0.00	199.00	0	(199.00)	0
Website	6113	0.00	8	8.00	437.80	88	(349.80)	100
TOTAL COMMUNITY FUNCTIONS		0.00	208	208.00	1,854.30	2,288	433.70	2,500
BUILDING MAINTENANCE & REPAIRS								
Lighting	6235	21.93	25	3.07	241.56	275	33.44	300
TOTAL MAINTENANCE & REPAIRS		21.93	25	3.07	241.56	275	33.44	300
PROFESSIONAL SERVICES								
Administrative Fees	6301	188.40	100	(88.40)	5,979.90	1,100	(4,879.90)	1,200
Management Contract	6302	1,648.40	1,663	14.60	18,783.60	18,293	(490.60)	19,960
Legal Fees	6303	(1,352.04)	55	1,407.04	10,441.32	605	(9,836.32)	665
Accounting Fees	6304	0.00	39	39.00	0.00	429	429.00	470
TOTAL PROFESSIONAL SERVICES		484.76	1,857	1,372.24	35,204.82	20,427	(14,777.82)	22,295
LANDSCAPE								
Landscape - Contract	6311	2,200.00	2,150	(50.00)	23,970.00	23,650	(320.00)	25,800
Landscape - Improvements	6312	0.00	0	0.00	450.00	0	(450.00)	0
Landscape - Janitorial	6314	(1,085.70)	0	1,085.70	200.00	0	(200.00)	0
TOTAL LANDSCAPE		1,114.30	2,150	1,035.70	24,620.00	23,650	(970.00)	25,800
CLUBHOUSE								
Playground Equip/Repairs	6355	0.00	42	42.00	863.06	462	(401.06)	500
TOTAL CLUBHOUSE		0.00	42	42.00	863.06	462	(401.06)	500
OFFICE EXPENSE								
Office - Misc	6371	0.00	0	0.00	315.51	0	(315.51)	0
Office Postage and Printing	6372	389.60	74	(315.60)	4,725.66	814	(3,911.66)	890



**BRAN Brandon Ridge HOA
BUDGET COMPARISON
11/30/2008**

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TOTAL OFFICE EXPENSE		389.60	74	(315.60)	5,041.17	814	(4,227.17)	890
INSURANCE								
Insurance Policy and Premiums	6381	0.00	80	80.00	1,055.00	880	(175.00)	960
TOTAL INSURANCE		0.00	80	80.00	1,055.00	880	(175.00)	960
SECURITY								
Security Patrol	6505	0.00	83	83.00	889.57	913	23.43	1,000
TOTAL SECURITY		0.00	83	83.00	889.57	913	23.43	1,000
CAPITAL IMPROVEMENTS								
Capital Improvements-Front Entrance	6352	0.00	25	25.00	0.00	275	275.00	300
TOTAL CAPITAL IMPROVEMENTS		0.00	25	25.00	0.00	275	275.00	300
TOTAL EXPENSES		2,010.59	4,544	2,533.41	69,769.48	49,984	(19,785.48)	54,545
NET INCOME/LOSS		(1,316.75)	789	(2,105.75)	(9,775.42)	8,679	(18,454.42)	9,455
CASH FLOW								
Cash Flow from Operations		(1,316.75)	789	2,105.75	(9,775.42)	8,679	18,454.42	9,455
Reserve Transfer from Operating	7000	(787.92)	(788)	(0.08)	(7,870.87)	(8,668)	(797.13)	(9,455)
Reserve Intrst - Current	5720	0.00	0	0.00	19.46	0	(19.46)	0
TOTAL CASH FLOW		(2,104.67)	1	2,105.67	(17,626.83)	11	17,637.83	0