

Brook Run
Income/Expense Statement
Period: 08/01/09 to 08/31/09

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06310	Assessment Income	1,950.00	1,950.00	.00	15,615.00	15,600.00	15.00	23,400.00
06311	Cap Contrib Reserve Income	325.00	325.00	.00	2,598.50	2,600.00	(1.50)	3,900.00
06340	Late Fee Income	90.00	.00	90.00	403.50	.00	403.50	.00
06360	Misc. Owner Income	.00	.00	.00	34.00	.00	34.00	.00
06911	Interest Income - MMR	.63	3.75	(3.12)	6.34	30.00	(23.66)	45.00
	Subtotal Income	2,365.63	2,278.75	86.88	18,657.34	18,230.00	427.34	27,345.00
EXPENSES								
General & Administrative								
07010	Management Fees	500.00	500.00	.00	4,000.00	4,000.00	.00	6,000.00
07020	Accounting Fees	.00	41.66	41.66	550.00	333.28	(216.72)	500.00
07160	Legal Fees	.00	20.83	20.83	.00	166.64	166.64	250.00
07165	Collection Fees Expense	.00	.00	.00	50.00	.00	(50.00)	.00
07250	Bank Charges	44.86	37.08	(7.78)	316.88	296.64	(20.24)	445.00
07260	Postage & Mail	65.12	10.41	(54.71)	111.69	83.28	(28.41)	125.00
07280	Insurance	187.50	70.00	(117.50)	562.50	560.00	(2.50)	840.00
07320	Office Supplies	38.90	20.83	(18.07)	95.00	166.64	71.64	250.00
07500	Residential Activities	237.52	16.66	(220.86)	1,190.52	133.28	(1,057.24)	200.00
07890	Misc. G & A	.00	.00	.00	60.00	.00	(60.00)	.00
07990	Bad Debt Expense	.00	20.83	20.83	.00	166.64	166.64	250.00
	General & Administrative	1,073.90	738.30	(335.60)	6,936.59	5,906.40	(1,030.19)	8,860.00
Building								
08320	Repairs	.00	41.66	41.66	120.00	333.28	213.28	500.00
	Building	.00	41.66	41.66	120.00	333.28	213.28	500.00
Utilities								
08910	Electricity	110.72	120.00	9.28	1,088.10	960.00	(128.10)	1,440.00
	Utilities	110.72	120.00	9.28	1,088.10	960.00	(128.10)	1,440.00
Maintenance								
09020	Grounds Maint. - Pine Needles	.00	20.83	20.83	110.50	166.64	56.14	250.00
09025	Grounds (new & replacements)	150.00	166.66	16.66	827.71	1,333.28	505.57	2,000.00
09200	Pond Maintenance	.00	41.66	41.66	780.61	333.28	(447.33)	500.00
09580	Misc. Maintenance	.00	20.83	20.83	.00	166.64	166.64	250.00

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Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	Maintenance	150.00	249.98	99.98	1,718.82	1,999.84	281.02	3,000.00
Contract Services								
09610	Lawn Maint. & Landscaping	761.00	761.25	.25	6,052.00	6,090.00	38.00	9,135.00
	Contract Services	761.00	761.25	.25	6,052.00	6,090.00	38.00	9,135.00
Reserves								
09985	Reserves - Drainage Imp	.00	.00	.00	2,075.00	.00	(2,075.00)	.00
09986	Reserves - Pond	910.00	.00	(910.00)	910.00	.00	(910.00)	.00
	Reserves	910.00	.00	(910.00)	2,985.00	.00	(2,985.00)	.00
TOTAL EXPENSES		3,005.62	1,911.19	(1,094.43)	18,900.51	15,289.52	(3,610.99)	22,935.00
Current Year Net Income/(loss)		(639.99)	367.56	(1,007.55)	(243.17)	2,940.48	(3,183.65)	4,410.00
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