

Brook Run
Income/Expense Statement
Period: 11/01/09 to 11/30/09

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	21,465.00	21,450.00	15.00	23,400.00
06311	Cap Contrib Reserve Income	325.00	325.00	.00	3,573.50	3,575.00	(1.50)	3,900.00
06340	Late Fee Income	60.00	.00	60.00	662.50	.00	662.50	.00
06360	Misc. Owner Income	.00	.00	.00	34.00	.00	34.00	.00
06911	Interest Income - MMR	.63	3.75	(3.12)	8.21	41.25	(33.04)	45.00
	Subtotal Income	2,335.63	2,278.75	56.88	25,743.21	25,066.25	676.96	27,345.00
EXPENSES								
General & Administrative								
07010	Management Fees	500.00	500.00	.00	5,500.00	5,500.00	.00	6,000.00
07020	Accounting Fees	.00	41.66	41.66	550.00	458.26	(91.74)	500.00
07160	Legal Fees	.00	20.83	20.83	.00	229.13	229.13	250.00
07165	Collection Fees Expense	.00	.00	.00	50.00	.00	(50.00)	.00
07250	Bank Charges	37.86	37.08	(.78)	469.92	407.88	(62.04)	445.00
07260	Postage & Mail	.00	10.41	10.41	186.22	114.51	(71.71)	125.00
07280	Insurance	187.50	70.00	(117.50)	750.00	770.00	20.00	840.00
07320	Office Supplies	.00	20.83	20.83	180.75	229.13	48.38	250.00
07500	Residential Activities	.00	16.66	16.66	1,190.52	183.26	(1,007.26)	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	229.13	229.13	250.00
	General & Administrative	725.36	738.30	12.94	8,937.41	8,121.30	(816.11)	8,860.00
Building								
08320	Repairs	90.51	41.66	(48.85)	210.51	458.26	247.75	500.00
	Building	90.51	41.66	(48.85)	210.51	458.26	247.75	500.00
Utilities								
08910	Electricity	145.12	120.00	(25.12)	1,505.49	1,320.00	(185.49)	1,440.00
	Utilities	145.12	120.00	(25.12)	1,505.49	1,320.00	(185.49)	1,440.00
Maintenance								
09020	Grounds Maint. - Pine Needles	.00	20.83	20.83	110.50	229.13	118.63	250.00
09025	Grounds (new & replacements)	403.36	166.66	(236.70)	1,409.07	1,833.26	424.19	2,000.00
09200	Pond Maintenance	.00	41.66	41.66	780.61	458.26	(322.35)	500.00
09580	Misc. Maintenance	.00	20.83	20.83	.00	229.13	229.13	250.00

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Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	Maintenance	403.36	249.98	(153.38)	2,300.18	2,749.78	449.60	3,000.00
Contract Services								
09610	Lawn Maint. & Landscaping	761.00	761.25	.25	8,335.00	8,373.75	38.75	9,135.00
	Contract Services	761.00	761.25	.25	8,335.00	8,373.75	38.75	9,135.00
Reserves								
09985	Reserves - Drainage Imp	.00	.00	.00	2,075.00	.00	(2,075.00)	.00
09986	Reserves - Pond	.00	.00	.00	910.00	.00	(910.00)	.00
09990	Reserves - Entrance Sign Imp	985.05	.00	(985.05)	985.05	.00	(985.05)	.00
	Reserves	985.05	.00	(985.05)	3,970.05	.00	(3,970.05)	.00
	TOTAL EXPENSES	3,110.40	1,911.19	(1,199.21)	25,258.64	21,023.09	(4,235.55)	22,935.00
	Current Year Net Income/(loss)	(774.77)	367.56	(1,142.33)	484.57	4,043.16	(3,558.59)	4,410.00