

Brook Run
 Income/Expense Statement
 Period: 12/01/09 to 12/31/09

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06310	Assessment Income	1,950.00	1,950.00	.00	23,415.00	23,400.00	15.00	23,400.00
06311	Cap Contrib Reserve Income	325.00	325.00	.00	3,898.50	3,900.00	(1.50)	3,900.00
06340	Late Fee Income	(115.00)	.00	(115.00)	547.50	.00	547.50	.00
06360	Misc. Owner Income	50.00	.00	50.00	84.00	.00	84.00	.00
06911	Interest Income - MMR	.51	3.75	(3.24)	8.72	45.00	(36.28)	45.00
	Subtotal Income	2,210.51	2,278.75	(68.24)	27,953.72	27,345.00	608.72	27,345.00
EXPENSES								
General & Administrative								
07010	Management Fees	500.00	500.00	.00	6,000.00	6,000.00	.00	6,000.00
07020	Accounting Fees	.00	41.74	41.74	550.00	500.00	(50.00)	500.00
07160	Legal Fees	.00	20.87	20.87	.00	250.00	250.00	250.00
07165	Collection Fees Expense	25.00	.00	(25.00)	75.00	.00	(75.00)	.00
07250	Bank Charges	37.73	37.12	(.61)	507.65	445.00	(62.65)	445.00
07260	Postage & Mail	98.13	10.49	(87.64)	284.35	125.00	(159.35)	125.00
07280	Insurance	.00	70.00	70.00	750.00	840.00	90.00	840.00
07320	Office Supplies	143.35	20.87	(122.48)	324.10	250.00	(74.10)	250.00
07500	Residential Activities	229.94	16.74	(213.20)	1,420.46	200.00	(1,220.46)	200.00
07890	Misc. G & A	.00	.00	.00	60.00	.00	(60.00)	.00
07990	Bad Debt Expense	.00	20.87	20.87	.00	250.00	250.00	250.00
	General & Administrative	1,034.15	738.70	(295.45)	9,971.56	8,860.00	(1,111.56)	8,860.00
Building								
08320	Repairs	35.00	41.74	6.74	245.51	500.00	254.49	500.00
	Building	35.00	41.74	6.74	245.51	500.00	254.49	500.00
Utilities								
08910	Electricity	114.54	120.00	5.46	1,620.03	1,440.00	(180.03)	1,440.00
	Utilities	114.54	120.00	5.46	1,620.03	1,440.00	(180.03)	1,440.00
Maintenance								
09020	Grounds Maint. - Pine Needles	.00	20.87	20.87	110.50	250.00	139.50	250.00
09025	Grounds (new & replacements)	206.25	166.74	(39.51)	1,615.32	2,000.00	384.68	2,000.00
09200	Pond Maintenance	.00	41.74	41.74	780.61	500.00	(280.61)	500.00
09580	Misc. Maintenance	100.00	20.87	(79.13)	100.00	250.00	150.00	250.00

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			Budget	Variance		Budget	Variance	
	Maintenance	306.25	250.22	(56.03)	2,606.43	3,000.00	393.57	3,000.00
Contract Services								
09610	Lawn Maint. & Landscaping	761.00	761.25	.25	9,096.00	9,135.00	39.00	9,135.00
	Contract Services	761.00	761.25	.25	9,096.00	9,135.00	39.00	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	1,911.08	.00	(1,911.08)	2,896.13	.00	(2,896.13)	.00
	Reserves	1,911.08	.00	(1,911.08)	5,881.13	.00	(5,881.13)	.00
	TOTAL EXPENSES	4,162.02	1,911.91	(2,250.11)	29,420.66	22,935.00	(6,485.66)	22,935.00
	Current Year Net Income/(loss)	(1,951.51)	366.84	(2,318.35)	(1,466.94)	4,410.00	(5,876.94)	4,410.00