

Brook Run Association
Income/Expense Statement
Period: 10/01/11 to 10/31/11

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	19,410.00	19,500.00	(90.00)	23,400.00
06311	Cap Contrib Reserve Income	325.00	325.00	00	3,250.00	3,250.00	00	3,900.00
06340	Late Fee Income	52.50	00	52.50	559.50	00	559.50	00
06360	Misc. Owner Income	00	00	00	25.00	00	25.00	00
06911	Interest Income - MMR	.22	2.08	(1.86)	5.13	20.80	(15.67)	25.00
	Subtotal Income	2,327.72	2,277.08	50.64	23,249.63	22,770.80	478.83	27,325.00

EXPENSES

General & Administrative

07010	Management Fees	525.00	525.00	00	5,250.00	5,250.00	00	6,300.00
07020	Accounting Fees	00	45.83	45.83	550.00	458.30	(91.70)	550.00
07160	Legal Fees	00	20.83	20.83	00	208.30	208.30	250.00
07165	Collection Fees Expense	00	00	00	25.00	00	(25.00)	00
07260	Postage & Mail	60.28	10.41	(49.87)	173.93	104.10	(69.83)	125.00
07260	Insurance	00	75.00	75.00	904.00	750.00	(154.00)	900.00
07320	Office Supplies	71.45	20.83	(50.62)	156.70	208.30	51.60	250.00
07500	Residential Activities	00	50.00	50.00	565.85	500.00	(65.85)	600.00
07890	Misc. G & A	00	12.50	12.50	215.50	125.00	(90.50)	150.00
07990	Bad Debt Expense	00	00	00	147.50	00	(147.50)	00
	General & Administrative	656.73	760.40	103.67	7,988.48	7,604.00	(384.48)	9,125.00

Building

08320	Repairs	92.49	50.00	(42.49)	543.05	500.00	(43.05)	600.00
	Building	92.49	50.00	(42.49)	543.05	500.00	(43.05)	600.00

Utilities

08910	Electricity	171.78	166.66	(5.12)	1,645.16	1,666.60	21.44	2,000.00
	Utilities	171.78	166.66	(5.12)	1,645.16	1,666.60	21.44	2,000.00

Maintenance

09020	Grounds Maint. - Pine Needles	00	25.00	25.00	00	250.00	250.00	300.00
09025	Grounds (new & replacements)	175.00	83.33	(91.67)	986.11	833.30	(152.81)	1,000.00
09200	Pond Maintenance	00	25.00	25.00	531.00	250.00	(281.00)	300.00
09260	Sign Maintenance	00	00	00	226.28	00	(226.28)	00
09580	Misc. Maintenance	00	8.33	8.33	00	83.30	83.30	100.00

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			Budget	Variance		Budget	Variance	
	Maintenance	175.00	141.66	(33.34)	1,743.39	1,416.60	(326.79)	1,700.00
Contract Services								
09610	Lawn Maint. & Landscaping	761.00	761.25	.25	7,610.00	7,612.50	2.50	9,135.00
	Contract Services	761.00	761.25	.25	7,610.00	7,612.50	2.50	9,135.00
Reserves								
09905	Reserve - Park Benches	.00	.00	.00	422.73	.00	(422.73)	.00
09966	Reserves - Pond	.00	41.66	41.66	.00	416.60	416.60	500.00
	Reserves	.00	41.66	41.66	422.73	416.60	(6.13)	500.00
	TOTAL EXPENSES	1,857.00	1,921.63	64.63	19,952.81	19,216.30	(736.51)	23,060.00
	Current Year Net Income/(loss)	470.72	355.45	115.27	3,296.82	3,554.50	(257.68)	4,265.00