

Brook Run Association
 Income/Expense Statement
 Period: 04/01/11 to 04/30/11

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	7,800.00	7,800.00	.00	23,400.00
06311	Cap Contrib Reserve Income	325.00	325.00	.00	1,300.00	1,300.00	.00	3,900.00
06340	Late Fee Income	49.50	.00	49.50	177.00	.00	177.00	.00
06360	Misc. Owner Income	.00	.00	.00	25.00	.00	25.00	.00
06911	Interest Income - MMR	.36	2.08	(1.72)	1.34	8.32	(6.98)	25.00
	Subtotal Income	2,324.86	2,277.08	47.78	9,303.34	9,108.32	195.02	27,325.00
EXPENSES								
General & Administrative								
07010	Management Fees	525.00	525.00	.00	2,100.00	2,100.00	.00	6,300.00
07020	Accounting Fees	.00	45.83	45.83	550.00	183.32	(366.68)	550.00
07160	Legal Fees	.00	20.83	20.83	.00	83.32	83.32	250.00
07165	Collection Fees Expense	.00	.00	.00	25.00	.00	(25.00)	.00
07260	Postage & Mail	5.01	10.41	5.40	36.86	41.64	4.78	125.00
07280	Insurance	.00	75.00	75.00	.00	300.00	300.00	900.00
07320	Office Supplies	3.85	20.83	16.98	32.15	83.32	51.17	250.00
07500	Residential Activities	365.00	50.00	(315.00)	438.44	200.00	(238.44)	600.00
07890	Misc. G & A	.00	12.50	12.50	75.50	50.00	(25.50)	150.00
07990	Bad Debt Expense	.00	.00	.00	140.00	.00	(140.00)	.00
	General & Administrative	898.86	760.40	(138.46)	3,397.95	3,041.60	(356.35)	9,125.00
Building								
08320	Repairs	.00	50.00	50.00	409.05	200.00	(209.05)	600.00
	Building	.00	50.00	50.00	409.05	200.00	(209.05)	600.00
Utilities								
08910	Electricity	167.27	166.66	(.61)	672.27	666.64	(5.63)	2,000.00
	Utilities	167.27	166.66	(.61)	672.27	666.64	(5.63)	2,000.00
Maintenance								
09020	Grounds Maint. - Pine Needles	.00	25.00	25.00	.00	100.00	100.00	300.00
09025	Grounds (new & replacements)	.00	83.33	83.33	272.00	333.32	61.32	1,000.00
09200	Pond Maintenance	.00	25.00	25.00	113.00	100.00	(13.00)	300.00
09260	Sign Maintenance	.00	.00	.00	226.28	.00	(226.28)	.00
09580	Misc. Maintenance	.00	8.33	8.33	.00	33.32	33.32	100.00

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			Budget	Variance		Budget	Variance	
	Maintenance	.00	141.66	141.66	611.28	566.64	(44.64)	1,700.00
Contract Services								
09610	Lawn Maint. & Landscaping	761.00	761.25	.25	3,044.00	3,045.00	1.00	9,135.00
	Contract Services	761.00	761.25	.25	3,044.00	3,045.00	1.00	9,135.00
Reserves								
09986	Reserves - Pond	.00	41.66	41.66	.00	166.64	166.64	500.00
	Reserves	.00	41.66	41.66	.00	166.64	166.64	500.00
TOTAL EXPENSES		1,827.13	1,921.63	94.50	8,134.55	7,686.52	(448.03)	23,060.00
Current Year Net Income/(loss)		497.73	355.45	142.28	1,168.79	1,421.80	(253.01)	4,265.00