

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

| Account                  | Description                   | Actual   | Current Period |          | Actual    | Year-To-Date |          | Yearly Budget |
|--------------------------|-------------------------------|----------|----------------|----------|-----------|--------------|----------|---------------|
|                          |                               |          | Budget         | Variance |           | Budget       | Variance |               |
| INCOME:                  |                               |          |                |          |           |              |          |               |
| 06310                    | Assessment Income             | 1,860.00 | 1,950.00       | (90.00)  | 17,460.00 | 17,550.00    | (90.00)  | 23,400.00     |
| 06311                    | Cap Contrib Reserve Income    | 325.00   | 325.00         | .00      | 2,925.00  | 2,925.00     | .00      | 3,900.00      |
| 06340                    | Late Fee Income               | 142.50   | .00            | 142.50   | 507.00    | .00          | 507.00   | .00           |
| 06360                    | Misc. Owner Income            | .00      | .00            | .00      | 25.00     | .00          | 25.00    | .00           |
| 06911                    | Interest Income - MMR         | 2.00     | 2.08           | (.08)    | 4.91      | 18.72        | (13.81)  | 25.00         |
|                          | Subtotal Income               | 2,329.50 | 2,277.08       | 52.42    | 20,921.91 | 20,493.72    | 428.19   | 27,325.00     |
| EXPENSES                 |                               |          |                |          |           |              |          |               |
| General & Administrative |                               |          |                |          |           |              |          |               |
| 07010                    | Management Fees               | 525.00   | 525.00         | .00      | 4,725.00  | 4,725.00     | .00      | 6,300.00      |
| 07020                    | Accounting Fees               | .00      | 45.83          | 45.83    | 550.00    | 412.47       | (137.53) | 550.00        |
| 07160                    | Legal Fees                    | .00      | 20.83          | 20.83    | .00       | 187.47       | 187.47   | 250.00        |
| 07165                    | Collection Fees Expense       | .00      | .00            | .00      | 25.00     | .00          | (25.00)  | .00           |
| 07260                    | Postage & Mail                | 5.28     | 10.41          | 5.13     | 113.65    | 93.69        | (19.96)  | 125.00        |
| 07280                    | Insurance                     | .00      | 75.00          | 75.00    | 904.00    | 675.00       | (229.00) | 900.00        |
| 07320                    | Office Supplies               | 7.70     | 20.83          | 13.13    | 85.25     | 187.47       | 102.22   | 250.00        |
| 07500                    | Residential Activities        | .00      | 50.00          | 50.00    | 566.85    | 450.00       | (115.85) | 600.00        |
| 07890                    | Misc. G & A                   | .00      | 12.50          | 12.50    | 215.50    | 112.50       | (103.00) | 150.00        |
| 07990                    | Bad Debt Expense              | .00      | .00            | .00      | 147.50    | .00          | (147.50) | .00           |
|                          | General & Administrative      | 537.98   | 760.40         | 222.42   | 7,331.75  | 6,843.60     | (488.15) | 9,125.00      |
| Building                 |                               |          |                |          |           |              |          |               |
| 08320                    | Repairs                       | .00      | 50.00          | 50.00    | 450.56    | 450.00       | (.56)    | 600.00        |
|                          | Building                      | .00      | 50.00          | 50.00    | 450.56    | 450.00       | (.56)    | 600.00        |
| Utilities                |                               |          |                |          |           |              |          |               |
| 08910                    | Electricity                   | 146.47   | 166.66         | 20.19    | 1,473.38  | 1,499.94     | 26.56    | 2,000.00      |
|                          | Utilities                     | 146.47   | 166.66         | 20.19    | 1,473.38  | 1,499.94     | 26.56    | 2,000.00      |
| Maintenance              |                               |          |                |          |           |              |          |               |
| 09020                    | Grounds Maint. - Pine Needles | .00      | 25.00          | 25.00    | .00       | 225.00       | 225.00   | 300.00        |
| 09025                    | Grounds (new & replacements)  | .00      | 83.33          | 83.33    | 811.11    | 749.97       | (61.14)  | 1,000.00      |
| 09200                    | Pond Maintenance              | 200.00   | 25.00          | (175.00) | 531.00    | 225.00       | (306.00) | 300.00        |
| 09260                    | Sign Maintenance              | .00      | .00            | .00      | 226.28    | .00          | (226.28) | .00           |
| 09580                    | Misc Maintenance              | .00      | 8.33           | 8.33     | .00       | 74.97        | 74.97    | 100.00        |

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Income/Expense Statement

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| Account           | Description                    | Actual          | Current Period  |                 | Actual           | Year-To-Date     |                 | Yearly Budget    |
|-------------------|--------------------------------|-----------------|-----------------|-----------------|------------------|------------------|-----------------|------------------|
|                   |                                |                 | Budget          | Variance        |                  | Budget           | Variance        |                  |
|                   | Maintenance                    | 200.00          | 141.66          | (58.34)         | 1,568.39         | 1,274.94         | (293.45)        | 1,700.00         |
| Contract Services |                                |                 |                 |                 |                  |                  |                 |                  |
| 09610             | Lawn Maint. & Landscaping      | 761.00          | 761.25          | .25             | 6,849.00         | 6,851.25         | 2.25            | 9,135.00         |
|                   | Contract Services              | 761.00          | 761.25          | .25             | 6,849.00         | 6,851.25         | 2.25            | 9,135.00         |
| Reserves          |                                |                 |                 |                 |                  |                  |                 |                  |
| 09905             | Reserve - Park Benches         | 422.73          | .00             | (422.73)        | 422.73           | .00              | (422.73)        | .00              |
| 09986             | Reserves - Pond                | .00             | 41.66           | 41.66           | .00              | 374.94           | 374.94          | 500.00           |
|                   | Reserves                       | 422.73          | 41.66           | (381.07)        | 422.73           | 374.94           | (47.79)         | 500.00           |
|                   | <b>TOTAL EXPENSES</b>          | <b>2,068.18</b> | <b>1,921.63</b> | <b>(146.55)</b> | <b>18,095.81</b> | <b>17,294.67</b> | <b>(801.14)</b> | <b>23,060.00</b> |
|                   | Current Year Net Income/(loss) | 261.32          | 355.45          | (94.13)         | 2,826.10         | 3,199.05         | (372.95)        | 4,265.00         |