

Bradford Park (Round Rock)

Balance Sheet

Period 03/31/2022

Assets

Cash

Cking - Western Alliance	100,181.39	
MMA - Western Alliance	29,756.36	
Total Cash	<u>129,937.75</u>	
Total Assets		<u>129,937.75</u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	(11,533.40)	
Total Prepaid Assessments	<u>(11,533.40)</u>	

Fund Balance

Fund Change-Prior Mgr	1,757.75	
Fund Change-RE Oper	(6,133.72)	
Fund Change 2021	0.24	
Tran Fr Prior Mgr	127,739.42	
Fund Change	18,107.46	
Total Fund Balance	<u>141,471.15</u>	
Total Liabilities & Equity		<u>129,937.75</u>

Bradford Park (Round Rock)

Income Statement

Period 3/1/2022 To 3/31/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	24,816.30	99.67%	24,816.30	99.64%
Total Assessments	24,816.30	99.67%	24,816.30	99.64%
Other Income				
Interest Income	5.93	0.02%	15.08	0.06%
AR Fee Income	75.00	0.30%	75.00	0.30%
Total Other Income	80.93	0.33%	90.08	0.36%
Total Income	24,897.23	100.00%	24,906.38	100.00%
Expense				
Administrative Expenses				
Bank Charges - Return Pymt	10.00	0.27%	10.00	0.15%
Copies	23.10	0.63%	736.05	10.83%
Legal Expense	30.00	0.81%	30.00	0.44%
Management Fees	900.00	24.43%	2,700.00	39.71%
Meeting Expense	163.30	4.43%	413.30	6.08%
Postage/Delivery	11.66	0.32%	363.86	5.35%
Total Administrative Expenses	1,138.06	30.89%	4,253.21	62.56%
Tax/Ins/Interest Exp				
Ins-D & O	2,112.95	57.36%	2,112.95	31.08%
Ins-F&EC or Package	432.76	11.75%	432.76	6.37%
Total Tax/Ins/Interest Exp	2,545.71	69.11%	2,545.71	37.44%
Total Expense	3,683.77	100.00%	6,798.92	100.00%
Fund Change	21,213.46		18,107.46	

Bradford Park (Round Rock)
Budget Comparison
Period 3/1/2022 To 3/31/2022 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	24,816.30	0.00	24,816.30	0.00%	24,816.30	47,260.00	(22,443.70)	47.49%	47,260.00
Total Assessments	24,816.30	0.00	24,816.30	0.00%	24,816.30	47,260.00	(22,443.70)	47.49%	47,260.00
Other Income									
Interest Income	5.93	0.00	5.93	0.00%	15.08	0.00	15.08	0.00%	0.00
AR Fee Income	75.00	0.00	75.00	0.00%	75.00	0.00	75.00	0.00%	0.00
Total Other Income	80.93	0.00	80.93	0.00%	90.08	0.00	90.08	0.00%	0.00
Total Income	24,897.23	0.00	24,897.23	0.00%	24,906.38	47,260.00	(22,353.62)	47.30%	47,260.00
Expense									
Administrative Expenses									
Accounting	0.00	0.00	0.00	0.00%	0.00	50.00	(50.00)	100.00%	500.00
Bank Charges - Return Pymt	10.00	0.00	10.00	0.00%	10.00	0.00	10.00	0.00%	0.00
Copies	23.10	5.00	18.10	-362.00%	736.05	210.00	526.05	-250.50%	450.00
Admin-AR Fees	0.00	100.00	(100.00)	100.00%	0.00	300.00	(300.00)	100.00%	1,200.00
Legal Expense	30.00	100.00	(70.00)	70.00%	30.00	300.00	(270.00)	90.00%	1,200.00
Management Fees	900.00	900.00	0.00	0.00%	2,700.00	2,700.00	0.00	0.00%	10,800.00
Meeting Expense	163.30	0.00	163.30	0.00%	413.30	250.00	163.30	-65.32%	250.00
Postage/Delivery	11.66	5.00	6.66	-133.20%	363.86	410.00	(46.14)	11.25%	455.00
Printing-Newsletter	0.00	0.00	0.00	0.00%	0.00	170.00	(170.00)	100.00%	1,020.00
Social Events	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	6,000.00
Yard of The Month	0.00	100.00	(100.00)	100.00%	0.00	300.00	(300.00)	100.00%	1,200.00
Total Administrative Expenses	1,138.06	1,210.00	(71.94)	5.95%	4,253.21	4,690.00	(436.79)	9.31%	23,075.00
Property Expenses									
Landscape-Enhancements	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	1,500.00
Landscape Maint - Single Family f	0.00	1,150.00	(1,150.00)	100.00%	0.00	3,450.00	(3,450.00)	100.00%	13,800.00
Lighting	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	2,500.00
Total Property Expenses	0.00	1,150.00	(1,150.00)	100.00%	0.00	3,450.00	(3,450.00)	100.00%	17,800.00
Tax/Ins/Interest Exp									
Ins-D & O	2,112.95	0.00	2,112.95	0.00%	2,112.95	0.00	2,112.95	0.00%	0.00
Ins-F&EC or Package	432.76	0.00	432.76	0.00%	432.76	0.00	432.76	0.00%	4,025.00
Total Tax/Ins/Interest Exp	2,545.71	0.00	2,545.71	0.00%	2,545.71	0.00	2,545.71	0.00%	4,025.00
Total Expense	3,683.77	2,360.00	1,323.77	-56.09%	6,798.92	8,140.00	(1,341.08)	16.48%	44,900.00
Fund Change	21,213.46	(2,360.00)	23,573.46	998.88%	18,107.46	39,120.00	(21,012.54)	53.71%	2,360.00

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 3/1/2022 To 3/31/2022 11:59:00 PM

	Operating														
	01/2022	02/2022	03/2022	04/2022	05/2022	06/2022	07/2022	08/2022	09/2022	10/2022	11/2022	12/2022	Total	Budget	Variance
INCOME															
Assessments															
Assessments	0	0	24,816	0	0	0	0	0	0	0	0	0	24,816	47,260	(22,444)
TOTAL Assessments	0	0	24,816	0	0	0	0	0	0	0	0	0	24,816	47,260	(22,444)
Other Income															
Interest Income	4	5	6	0	0	0	0	0	0	0	0	0	15	0	15
AR Fee Income	0	0	75	0	0	0	0	0	0	0	0	0	75	0	75
TOTAL Other Income	4	5	81	0	0	0	0	0	0	0	0	0	90	0	90
TOTAL INCOME	4	5	24,897	0	0	0	0	0	0	0	0	0	24,906	47,260	(22,354)
EXPENSES															
Administrative Expenses															
Accounting	0	0	0	300	0	150	0	0	0	0	0	0	450	500	(50)
Bank Charges - Return Pymt	0	0	10	0	0	0	0	0	0	0	0	0	10	0	10
Copies	0	713	23	5	5	5	200	5	5	5	5	5	976	450	526
Admin-AR Fees	0	0	0	100	100	100	100	100	100	100	100	100	900	1,200	(300)
Legal Expense	0	0	30	100	100	100	100	100	100	100	100	100	930	1,200	(270)
Management Fees	900	900	900	900	900	900	900	900	900	900	900	900	10,800	10,800	0
Meeting Expense	0	250	163	0	0	0	0	0	0	0	0	0	413	250	163
Postage/Delivery	0	352	12	5	5	5	5	5	5	5	5	5	409	455	(46)
Printing-Newsletter	0	0	0	170	0	170	0	170	0	170	0	170	850	1,020	(170)
Social Events	0	0	0	0	0	1,500	0	1,500	0	1,500	0	1,500	6,000	6,000	0
Yard of The Month	0	0	0	100	100	100	100	100	100	100	100	100	900	1,200	(300)
TOTAL Administrative Expense	900	2,215	1,138	1,680	1,210	3,030	1,405	2,880	1,210	2,880	1,210	2,880	22,638	23,075	(437)
Property Expenses															
Landscape-Enhancements	0	0	0	0	1,500	0	0	0	0	0	0	0	1,500	1,500	0
Landscape Maint - Single Farr	0	0	0	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	10,350	13,800	(3,450)
Lighting	0	0	0	0	0	0	2,500	0	0	0	0	0	2,500	2,500	0
TOTAL Property Expenses	0	0	0	1,150	2,650	1,150	3,650	1,150	1,150	1,150	1,150	1,150	14,350	17,800	(3,450)
Tax/Ins/Interest Exp															
Ins-D & O	0	0	2,113	0	0	0	0	0	0	0	0	0	2,113	0	2,113
Ins-F&EC or Package	0	0	433	4,025	0	0	0	0	0	0	0	0	4,458	4,025	433
TOTAL Tax/Ins/Interest Exp	0	0	2,546	4,025	0	0	0	0	0	0	0	0	6,571	4,025	2,546
TOTAL EXPENSES	900	2,215	3,684	6,855	3,860	4,180	5,055	4,030	2,360	4,030	2,360	4,030	43,559	44,900	(1,341)
Excess Revenue / Expense	(896)	(2,210)	21,213	(6,855)	(3,860)	(4,180)	(5,055)	(4,030)	(2,360)	(4,030)	(2,360)	(4,030)	(18,653)	2,360	(21,013)