

Bradford Park (Round Rock)

Balance Sheet

Period 04/30/2022

Assets

Cash

Cking - Western Alliance	100,344.20	
MMA - Western Alliance	29,756.36	
Total Cash	<u>130,100.56</u>	
Total Assets		<u>130,100.56</u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	(11,362.85)	
Total Prepaid Assessments	<u>(11,362.85)</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	18,099.72	
Total Fund Balance	<u>141,463.41</u>	
Total Liabilities & Equity		<u>130,100.56</u>

Bradford Park (Round Rock)

Income Statement

Period 4/1/2022 To 4/30/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	1,702.82	83.32%	26,519.12	98.40%
Total Assessments	1,702.82	83.32%	26,519.12	98.40%
Other Income				
Administrative Fee	160.00	7.83%	160.00	0.59%
Interest Income	2.06	0.10%	17.14	0.06%
Late Fee	77.68	3.80%	77.68	0.29%
AR Fee Income	0.00	0.00%	75.00	0.28%
Prior Mgr - AR Fees	101.06	4.95%	101.06	0.37%
Total Other Income	340.80	16.68%	430.88	1.60%
Total Income	2,043.62	100.00%	26,950.00	100.00%
Expense				
Administrative Expenses				
Bank Charges - Return Pymt	0.00	0.00%	10.00	0.11%
Copies	0.00	0.00%	736.05	8.32%
Legal Expense	0.00	0.00%	30.00	0.34%
Management Fees	900.00	43.87%	3,600.00	40.68%
Meeting Expense	0.00	0.00%	413.30	4.67%
Postage/Delivery	0.00	0.00%	363.86	4.11%
Total Administrative Expenses	900.00	43.87%	5,153.21	58.23%
Property Expenses				
Landscape-Maint	1,151.36	56.13%	1,151.36	13.01%
Total Property Expenses	1,151.36	56.13%	1,151.36	13.01%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	2,112.95	23.87%
Ins-F&EC or Package	0.00	0.00%	432.76	4.89%
Total Tax/Ins/Interest Exp	0.00	0.00%	2,545.71	28.76%
Total Expense	2,051.36	100.00%	8,850.28	100.00%
Fund Change	(7.74)		18,099.72	

Bradford Park (Round Rock)
Budget Comparison
Period 4/1/2022 To 4/30/2022 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	1,702.82	0.00	1,702.82	0.00%	26,519.12	47,260.00	(20,740.88)	43.89%	47,260.00
Total Assessments	1,702.82	0.00	1,702.82	0.00%	26,519.12	47,260.00	(20,740.88)	43.89%	47,260.00
Other Income									
Administrative Fee	160.00	0.00	160.00	0.00%	160.00	0.00	160.00	0.00%	0.00
Interest Income	2.06	0.00	2.06	0.00%	17.14	0.00	17.14	0.00%	0.00
Late Fee	77.68	0.00	77.68	0.00%	77.68	0.00	77.68	0.00%	0.00
AR Fee Income	0.00	0.00	0.00	0.00%	75.00	0.00	75.00	0.00%	0.00
Prior Mgr - AR Fees	101.06	0.00	101.06	0.00%	101.06	0.00	101.06	0.00%	0.00
Total Other Income	340.80	0.00	340.80	0.00%	430.88	0.00	430.88	0.00%	0.00
Total Income	2,043.62	0.00	2,043.62	0.00%	26,950.00	47,260.00	(20,310.00)	42.98%	47,260.00
Expense									
Administrative Expenses									
Accounting	0.00	300.00	(300.00)	100.00%	0.00	350.00	(350.00)	100.00%	500.00
Bank Charges - Return Pymt	0.00	0.00	0.00	0.00%	10.00	0.00	10.00	0.00%	0.00
Copies	0.00	5.00	(5.00)	100.00%	736.05	215.00	521.05	-242.35%	450.00
Admin-AR Fees	0.00	100.00	(100.00)	100.00%	0.00	400.00	(400.00)	100.00%	1,200.00
Legal Expense	0.00	100.00	(100.00)	100.00%	30.00	400.00	(370.00)	92.50%	1,200.00
Management Fees	900.00	900.00	0.00	0.00%	3,600.00	3,600.00	0.00	0.00%	10,800.00
Meeting Expense	0.00	0.00	0.00	0.00%	413.30	250.00	163.30	-65.32%	250.00
Postage/Delivery	0.00	5.00	(5.00)	100.00%	363.86	415.00	(51.14)	12.32%	455.00
Printing-Newsletter	0.00	170.00	(170.00)	100.00%	0.00	340.00	(340.00)	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	400.00	(400.00)	100.00%	1,200.00
Total Administrative Expenses	900.00	1,680.00	(780.00)	46.43%	5,153.21	6,370.00	(1,216.79)	19.10%	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	1,151.36	0.00	1,151.36	0.00%	1,151.36	0.00	1,151.36	0.00%	0.00
Landscape Maint - Single Family F	0.00	1,150.00	(1,150.00)	100.00%	0.00	4,600.00	(4,600.00)	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	1,151.36	1,150.00	1.36	-0.12%	1,151.36	4,600.00	(3,448.64)	74.97%	17,800.00
Tax/Ins/Interest Exp									
Ins-D & O	0.00	0.00	0.00	0.00%	2,112.95	0.00	2,112.95	0.00%	0.00
Ins-F&EC or Package	0.00	4,025.00	(4,025.00)	100.00%	432.76	4,025.00	(3,592.24)	89.25%	4,025.00
Total Tax/Ins/Interest Exp	0.00	4,025.00	(4,025.00)	100.00%	2,545.71	4,025.00	(1,479.29)	36.75%	4,025.00
Total Expense	2,051.36	6,855.00	(4,803.64)	70.07%	8,850.28	14,995.00	(6,144.72)	40.98%	44,900.00
Fund Change	(7.74)	(6,855.00)	6,847.26	99.89%	18,099.72	32,265.00	(14,165.28)	43.90%	2,360.00

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 4/1/2022 To 4/30/2022 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	1,703	0	0	0	0	0	0	0	0	26,519	47,260	(20,741)
TOTAL Assessments	0	0	24,816	1,703	0	0	0	0	0	0	0	0	26,519	47,260	(20,741)
Other Income															
Administrative Fee	0	0	0	160	0	0	0	0	0	0	0	0	160	0	160
Interest Income	4	5	6	2	0	0	0	0	0	0	0	0	17	0	17
Late Fee	0	0	0	78	0	0	0	0	0	0	0	0	78	0	78
AR Fee Income	0	0	75	0	0	0	0	0	0	0	0	0	75	0	75
Prior Mgr - AR Fees	0	0	0	101	0	0	0	0	0	0	0	0	101	0	101
TOTAL Other Income	4	5	81	341	0	0	0	0	0	0	0	0	431	0	431
TOTAL INCOME	4	5	24,897	2,044	0	0	0	0	0	0	0	0	26,950	47,260	(20,310)
EXPENSES															
Administrative Expenses															
Accounting	0	0	0	0	0	150	0	0	0	0	0	0	150	500	(350)
Bank Charges - Return Pymt	0	0	10	0	0	0	0	0	0	0	0	0	10	0	10
Copies	0	713	23	0	5	5	200	5	5	5	5	5	971	450	521
Admin-AR Fees	0	0	0	0	100	100	100	100	100	100	100	100	800	1,200	(400)
Legal Expense	0	0	30	0	100	100	100	100	100	100	100	100	830	1,200	(370)
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	0	5	5	5	5	5	5	5	5	404	455	(51)
Printing-Newsletter	0	0	0	0	0	170	0	170	0	170	0	170	680	1,020	(340)
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	0	100	100	100	100	100	100	100	100	800	1,200	(400)
TOTAL Administrative Expense	900	2,215	1,138	900	1,210	3,030	1,405	2,880	1,210	2,880	1,210	2,880	21,858	23,075	(1,217)
Property Expenses															
Landscape-Enhancements	0	0	0	0	1,500	0	0	0	0	0	0	0	1,500	1,500	0
Landscape-Maint	0	0	0	1,151	0	0	0	0	0	0	0	0	1,151	0	1,151
Landscape Maint - Single Fan	0	0	0	0	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	9,200	13,800	(4,600)
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	1,151	2,650	1,150	3,650	1,150	1,150	1,150	1,150	1,150	14,351	17,800	(3,449)
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	0	0	0	0	0	0	0	0	0	433	4,025	(3,592)
TOTAL Tax/Ins/Interest Exp	0	0	2,546	0	0	0	0	0	0	0	0	0	2,546	4,025	(1,479)
TOTAL EXPENSES	900	2,215	3,684	2,051	3,860	4,180	5,055	4,030	2,360	4,030	2,360	4,030	38,755	44,900	(6,145)
Excess Revenue / Expense	(896)	(2,210)	21,213	(8)	(3,860)	(4,180)	(5,055)	(4,030)	(2,360)	(4,030)	(2,360)	(4,030)	(11,805)	2,360	(14,165)