

# Bradford Park (Round Rock)

## Balance Sheet

Period 05/31/2022

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### Assets

#### Cash

Cking - Western Alliance	96,997.48	
MMA - Western Alliance	29,763.82	
Total Cash	<u>126,761.30</u>	
Total Assets		<u>126,761.30</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	14,760.46	
Total Fund Balance	<u>138,124.15</u>	
Total Liabilities & Equity		<u>126,761.30</u>

# Bradford Park (Round Rock)

## Income Statement

Period 5/1/2022 To 5/31/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
<b>Operating Income</b>				
<b>Assessments</b>				
Assessments	0.00	0.00%	26,519.12	98.37%
Total Assessments	0.00	0.00%	26,519.12	98.37%
<b>Other Income</b>				
Administrative Fee	0.00	0.00%	160.00	0.59%
Interest Income	5.90	100.00%	26.71	0.10%
Late Fee	0.00	0.00%	77.68	0.29%
AR Fee Income	0.00	0.00%	75.00	0.28%
Prior Mgr - AR Fees	0.00	0.00%	101.06	0.37%
Total Other Income	5.90	100.00%	440.45	1.63%
Total Income	5.90	100.00%	26,959.57	100.00%
<b>Expense</b>				
<b>Administrative Expenses</b>				
Accounting	150.00	4.48%	150.00	1.23%
Bank Charges - Return Pymt	0.00	0.00%	10.00	0.08%
Copies	373.20	11.14%	1,109.25	9.09%
Legal Expense	150.00	4.48%	180.00	1.48%
Management Fees	900.00	26.88%	4,500.00	36.89%
Meeting Expense	0.00	0.00%	413.30	3.39%
Postage/Delivery	209.32	6.25%	573.18	4.70%
Total Administrative Expenses	1,782.52	53.23%	6,935.73	56.85%
<b>Property Expenses</b>				
Landscape-Maint	0.00	0.00%	1,151.36	9.44%
Signage Install/Maint	61.80	1.85%	61.80	0.51%
Total Property Expenses	61.80	1.85%	1,213.16	9.94%
<b>Tax/Ins/Interest Exp</b>				
Ins-D & O	0.00	0.00%	2,112.95	17.32%
Ins-F&EC or Package	1,328.24	39.66%	1,761.00	14.44%
Total Tax/Ins/Interest Exp	1,328.24	39.66%	3,873.95	31.76%
<b>Utility Expenses</b>				
Trash	176.27	5.26%	176.27	1.44%
Total Utility Expenses	176.27	5.26%	176.27	1.44%
Total Expense	3,348.83	100.00%	12,199.11	100.00%
Fund Change	(3,342.93)		14,760.46	

**Bradford Park (Round Rock)**  
**Budget Comparison**  
**Period 5/1/2022 To 5/31/2022 11:59:00 PM**

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b>Assessments</b>									
Assessments	0.00	0.00	0.00	0.00%	26,519.12	47,260.00	(20,740.88)	43.89%	47,260.00
Total Assessments	0.00	0.00	0.00	0.00%	26,519.12	47,260.00	(20,740.88)	43.89%	47,260.00
<b>Other Income</b>									
Administrative Fee	0.00	0.00	0.00	0.00%	160.00	0.00	160.00	0.00%	0.00
Interest Income	5.90	0.00	5.90	0.00%	26.71	0.00	26.71	0.00%	0.00
Late Fee	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00%	101.06	0.00	101.06	0.00%	0.00
Total Other Income	5.90	0.00	5.90	0.00%	440.45	0.00	440.45	0.00%	0.00
Total Income	5.90	0.00	5.90	0.00%	26,959.57	47,260.00	(20,300.43)	42.95%	47,260.00
<b>Expense</b>									
<b>Administrative Expenses</b>									
Accounting	150.00	0.00	150.00	0.00%	150.00	350.00	(200.00)	57.14%	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	373.20	5.00	368.20	-7364.00%	1,109.25	220.00	889.25	-404.20%	450.00
Admin-AR Fees	0.00	100.00	(100.00)	100.00%	0.00	500.00	(500.00)	100.00%	1,200.00
Legal Expense	150.00	100.00	50.00	-50.00%	180.00	500.00	(320.00)	64.00%	1,200.00
Management Fees	900.00	900.00	0.00	0.00%	4,500.00	4,500.00	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	209.32	5.00	204.32	-4086.40%	573.18	420.00	153.18	-36.47%	455.00
Printing-Newsletter	0.00	0.00	0.00	0.00%	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	500.00	(500.00)	100.00%	1,200.00
Total Administrative Expenses	1,782.52	1,210.00	572.52	-47.32%	6,935.73	7,580.00	(644.27)	8.50%	23,075.00
<b>Property Expenses</b>									
Landscape-Enhancements	0.00	1,500.00	(1,500.00)	100.00%	0.00	1,500.00	(1,500.00)	100.00%	1,500.00
Landscape-Maint	0.00	0.00	0.00	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	5,750.00	(5,750.00)	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
Signage Install/Maint	61.80	0.00	61.80	0.00%	61.80	0.00	61.80	0.00%	0.00
Total Property Expenses	61.80	2,650.00	(2,588.20)	97.67%	1,213.16	7,250.00	(6,036.84)	83.27%	17,800.00
<b>Tax/Ins/Interest Exp</b>									
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	1,328.24	0.00	1,328.24	0.00%	1,761.00	4,025.00	(2,264.00)	56.25%	4,025.00
Total Tax/Ins/Interest Exp	1,328.24	0.00	1,328.24	0.00%	3,873.95	4,025.00	(151.05)	3.75%	4,025.00
<b>Utility Expenses</b>									
Trash	176.27	0.00	176.27	0.00%	176.27	0.00	176.27	0.00%	0.00
Total Utility Expenses	176.27	0.00	176.27	0.00%	176.27	0.00	176.27	0.00%	0.00
Total Expense	3,348.83	3,860.00	(511.17)	13.24%	12,199.11	18,855.00	(6,655.89)	35.30%	44,900.00
Fund Change	(3,342.93)	(3,860.00)	517.07	13.40%	14,760.46	28,405.00	(13,644.54)	48.04%	2,360.00

**Bradford Park (Round Rock)**  
**12 Month Income Statement with Annual Variance Estimate**  
**Period 5/1/2022 To 5/31/2022 11:59:00 PM**

	Operating												Total	Budget	Variance
	01/2022	02/2022	03/2022	04/2022	05/2022	06/2022	07/2022	08/2022	09/2022	10/2022	11/2022	12/2022			
<b>INCOME</b>															
<b>Assessments</b>															
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)
<b>Other Income</b>															
Administrative Fee	0	0	0	160	0	0	0	0	0	0	0	0	160	0	160
Interest Income	4	5	6	6	6	0	0	0	0	0	0	0	27	0	27
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	344	6	0	0	0	0	0	0	0	440	0	440
TOTAL INCOME	4	5	24,897	2,047	6	0	0	0	0	0	0	0	26,960	47,260	(20,300)
<b>EXPENSES</b>															
<b>Administrative Expenses</b>															
Accounting	0	0	0	0	150	150	0	0	0	0	0	0	300	500	(200)
Bank Charges - Return Pymt	0	0	10	0	0	0	0	0	0	0	0	0	10	0	10
Copies	0	713	23	0	373	5	200	5	5	5	5	5	1,339	450	889
Admin-AR Fees	0	0	0	0	0	100	100	100	100	100	100	100	700	1,200	(500)
Legal Expense	0	0	30	0	150	100	100	100	100	100	100	100	880	1,200	(320)
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	209	5	5	5	5	5	5	5	608	455	153
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	0	100	100	100	100	100	100	100	700	1,200	(500)
TOTAL Administrative Expense	900	2,215	1,138	900	1,783	3,030	1,405	2,880	1,210	2,880	1,210	2,880	22,431	23,075	(644)
<b>Property Expenses</b>															
Landscape-Enhancements	0	0	0	0	0	0	0	0	0	0	0	0	0	1,500	(1,500)
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	0	1,150	1,150	1,150	1,150	1,150	1,150	1,150	8,050	13,800	(5,750)
Lighting	0	0	0	0	0	0	2,500	0	0	0	0	0	2,500	2,500	0
Signage Install/Maint	0	0	0	0	62	0	0	0	0	0	0	0	62	0	62
TOTAL Property Expenses	0	0	0	1,151	62	1,150	3,650	1,150	1,150	1,150	1,150	1,150	11,763	17,800	(6,037)
<b>Tax/Ins/Interest Exp</b>															
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	1,328	0	0	0	0	0	0	0	1,761	4,025	(2,264)
TOTAL Tax/Ins/Interest Exp	0	0	2,546	0	1,328	0	0	0	0	0	0	0	3,874	4,025	(151)
<b>Utility Expenses</b>															
Trash	0	0	0	0	176	0	0	0	0	0	0	0	176	0	176
TOTAL Utility Expenses	0	0	0	0	176	0	0	0	0	0	0	0	176	0	176
TOTAL EXPENSES	900	2,215	3,684	2,051	3,349	4,180	5,055	4,030	2,360	4,030	2,360	4,030	38,244	44,900	(6,656)
Excess Revenue / Expense	(896)	(2,210)	21,213	(4)	(3,343)	(4,180)	(5,055)	(4,030)	(2,360)	(4,030)	(2,360)	(4,030)	(11,285)	2,360	(13,645)