

Bradford Park (Round Rock)

Balance Sheet

Period 06/30/2022

Assets

Cash

Cking - Western Alliance	94,941.63	
MMA - Western Alliance	29,767.49	
Total Cash	<u>124,709.12</u>	
Total Assets		<u>124,709.12</u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	(11,319.10)	
Total Prepaid Assessments	<u>(11,319.10)</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	12,664.53	
Total Fund Balance	<u>136,028.22</u>	
Total Liabilities & Equity		<u>124,709.12</u>

Bradford Park (Round Rock)

Income Statement

Period 6/1/2022 To 6/30/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	40.00	87.62%	26,559.12	98.35%
Total Assessments	40.00	87.62%	26,559.12	98.35%
Other Income				
Administrative Fee	0.00	0.00%	160.00	0.59%
Interest Income	5.65	12.38%	32.36	0.12%
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	5.65	12.38%	446.10	1.65%
Total Income	45.65	100.00%	27,005.22	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	150.00	1.05%
Bank Charges - Return Pymt	0.00	0.00%	10.00	0.07%
Copies	52.50	2.45%	1,161.75	8.10%
Legal Expense	0.00	0.00%	180.00	1.26%
Management Fees	900.00	42.03%	5,400.00	37.66%
Meeting Expense	0.00	0.00%	413.30	2.88%
Postage/Delivery	26.50	1.24%	599.68	4.18%
Social Events	80.30	3.75%	80.30	0.56%
Total Administrative Expenses	1,059.30	49.46%	7,995.03	55.75%
Property Expenses				
Landscape-Maint	905.00	42.26%	2,056.36	14.34%
Signage Install/Maint	0.00	0.00%	61.80	0.43%
Total Property Expenses	905.00	42.26%	2,118.16	14.77%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	2,112.95	14.73%
Ins-F&EC or Package	177.28	8.28%	1,938.28	13.52%
Total Tax/Ins/Interest Exp	177.28	8.28%	4,051.23	28.25%
Utility Expenses				
Trash	0.00	0.00%	176.27	1.23%
Total Utility Expenses	0.00	0.00%	176.27	1.23%
Total Expense	2,141.58	100.00%	14,340.69	100.00%
Fund Change	(2,095.93)		12,664.53	

Bradford Park (Round Rock)
Budget Comparison
Period 6/1/2022 To 6/30/2022 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	40.00	0.00	40.00	0.00%	26,559.12	47,260.00	(20,700.88)	43.80%	47,260.00
Total Assessments	40.00	0.00	40.00	0.00%	26,559.12	47,260.00	(20,700.88)	43.80%	47,260.00
Other Income									
Administrative Fee	0.00	0.00	0.00	0.00%	160.00	0.00	160.00	0.00%	0.00
Interest Income	5.65	0.00	5.65	0.00%	32.36	0.00	32.36	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	5.65	0.00	5.65	0.00%	446.10	0.00	446.10	0.00%	0.00
Total Income	45.65	0.00	45.65	0.00%	27,005.22	47,260.00	(20,254.78)	42.86%	47,260.00
Expense									
Administrative Expenses									
Accounting	0.00	150.00	(150.00)	100.00%	150.00	500.00	(350.00)	70.00%	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	52.50	5.00	47.50	-950.00%	1,161.75	225.00	936.75	-416.33%	450.00
Admin-AR Fees	0.00	100.00	(100.00)	100.00%	0.00	600.00	(600.00)	100.00%	1,200.00
Legal Expense	0.00	100.00	(100.00)	100.00%	180.00	600.00	(420.00)	70.00%	1,200.00
Management Fees	900.00	900.00	0.00	0.00%	5,400.00	5,400.00	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	26.50	5.00	21.50	-430.00%	599.68	425.00	174.68	-41.10%	455.00
Printing-Newsletter	0.00	170.00	(170.00)	100.00%	0.00	510.00	(510.00)	100.00%	1,020.00
Social Events	80.30	1,500.00	(1,419.70)	94.65%	80.30	1,500.00	(1,419.70)	94.65%	6,000.00
Yard of The Month	0.00	100.00	(100.00)	100.00%	0.00	600.00	(600.00)	100.00%	1,200.00
Total Administrative Expenses	1,059.30	3,030.00	(1,970.70)	65.04%	7,995.03	10,610.00	(2,614.97)	24.65%	23,075.00
Property Expenses									
Landscape-Enhancements	0.00	0.00	0.00	0.00%	0.00	1,500.00	(1,500.00)	100.00%	1,500.00
Landscape-Maint	905.00	0.00	905.00	0.00%	2,056.36	0.00	2,056.36	0.00%	0.00
Landscape Maint - Single Family F	0.00	1,150.00	(1,150.00)	100.00%	0.00	6,900.00	(6,900.00)	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	0.00	0.00	0.00	0.00%	61.80	0.00	61.80	0.00%	0.00
Total Property Expenses	905.00	1,150.00	(245.00)	21.30%	2,118.16	8,400.00	(6,281.84)	74.78%	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	177.28	0.00	177.28	0.00%	1,938.28	4,025.00	(2,086.72)	51.84%	4,025.00
Total Tax/Ins/Interest Exp	177.28	0.00	177.28	0.00%	4,051.23	4,025.00	26.23	-0.65%	4,025.00
Utility Expenses									
Trash	0.00	0.00	0.00	0.00%	176.27	0.00	176.27	0.00%	0.00
Total Utility Expenses	0.00	0.00	0.00	0.00%	176.27	0.00	176.27	0.00%	0.00
Total Expense	2,141.58	4,180.00	(2,038.42)	48.77%	14,340.69	23,035.00	(8,694.31)	37.74%	44,900.00
Fund Change	(2,095.93)	(4,180.00)	2,084.07	49.86%	12,664.53	24,225.00	(11,560.47)	47.72%	2,360.00

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 6/1/2022 To 6/30/2022 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	40	0	0	0	0	0	0	26,559	47,260	(20,701)
TOTAL Assessments	0	0	24,816	1,703	0	40	0	0	0	0	0	0	26,559	47,260	(20,701)
Other Income															
Administrative Fee	0	0	0	160	0	0	0	0	0	0	0	0	160	0	160
Interest Income	4	5	6	6	6	6	0	0	0	0	0	0	32	0	32
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	6	0	0	0	0	0	0	446	0	446
TOTAL INCOME	4	5	24,897	2,047	6	46	0	0	0	0	0	0	27,005	47,260	(20,255)
EXPENSES															
Administrative Expenses															
Accounting	0	0	0	0	150	0	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	373	53	200	5	5	5	5	5	1,387	450	937
Admin-AR Fees	0	0	0	0	0	0	100	100	100	100	100	100	600	1,200	(600)
Legal Expense	0	0	30	0	150	0	100	100	100	100	100	100	780	1,200	(420)
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	27	5	5	5	5	5	5	630	455	175
Printing-Newsletter	0	0	0	0	0	0	0	170	0	170	0	170	510	1,020	(510)
Social Events	0	0	0	0	0	80	0	1,500	0	1,500	0	1,500	4,580	6,000	(1,420)
Yard of The Month	0	0	0	0	0	0	100	100	100	100	100	100	600	1,200	(600)
TOTAL Administrative Expenses	900	2,215	1,138	900	1,783	1,059	1,405	2,880	1,210	2,880	1,210	2,880	20,460	23,075	(2,615)
Property Expenses															
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	905	0	0	0	0	0	0	2,056	0	2,056
Landscape Maint - Single Fan	0	0	0	0	0	0	1,150	1,150	1,150	1,150	1,150	1,150	6,900	13,800	(6,900)
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	905	3,650	1,150	1,150	1,150	1,150	1,150	11,518	17,800	(6,282)
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	1,328	177	0	0	0	0	0	0	1,938	4,025	(2,087)
TOTAL Tax/Ins/Interest Exp	0	0	2,546	0	1,328	177	0	0	0	0	0	0	4,051	4,025	26
Utility Expenses															
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	2,142	5,055	4,030	2,360	4,030	2,360	4,030	36,206	44,900	(8,694)
Excess Revenue / Expense	(896)	(2,210)	21,213	(4)	(3,343)	(2,096)	(5,055)	(4,030)	(2,360)	(4,030)	(2,360)	(4,030)	(9,200)	2,360	(11,560)