

Bradford Park (Round Rock)

Balance Sheet

Period 07/31/2022

Assets

Cash

Cking - Western Alliance	93,292.95	
MMA - Western Alliance	29,771.28	
Total Cash	<u>123,064.23</u>	
Total Assets		<u>123,064.23</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	11,019.64	
Total Fund Balance	<u>134,383.33</u>	
Total Liabilities & Equity		<u>123,064.23</u>

Bradford Park (Round Rock)

Income Statement

Period 7/1/2022 To 7/31/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	0.00	0.00%	26,559.12	98.33%
Total Assessments	0.00	0.00%	26,559.12	98.33%
Other Income				
Administrative Fee	0.00	0.00%	160.00	0.59%
Interest Income	5.80	100.00%	38.16	0.14%
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	5.80	100.00%	451.90	1.67%
Total Income	5.80	100.00%	27,011.02	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	150.00	0.94%
Bank Charges - Return Pymt	0.00	0.00%	10.00	0.06%
Copies	235.90	14.29%	1,397.65	8.74%
Legal Expense	0.00	0.00%	180.00	1.13%
Management Fees	900.00	54.52%	6,300.00	39.40%
Meeting Expense	0.00	0.00%	413.30	2.58%
Postage/Delivery	49.79	3.02%	649.47	4.06%
Social Events	0.00	0.00%	80.30	0.50%
Total Administrative Expenses	1,185.69	71.83%	9,180.72	57.41%
Property Expenses				
Landscape-Maint	465.00	28.17%	2,521.36	15.77%
Signage Install/Maint	0.00	0.00%	61.80	0.39%
Total Property Expenses	465.00	28.17%	2,583.16	16.15%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	2,112.95	13.21%
Ins-F&EC or Package	0.00	0.00%	1,938.28	12.12%
Total Tax/Ins/Interest Exp	0.00	0.00%	4,051.23	25.33%
Utility Expenses				
Trash	0.00	0.00%	176.27	1.10%
Total Utility Expenses	0.00	0.00%	176.27	1.10%
Total Expense	1,650.69	100.00%	15,991.38	100.00%
Fund Change	(1,644.89)		11,019.64	

Bradford Park (Round Rock)
Budget Comparison
Period 7/1/2022 To 7/31/2022 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	0.00	0.00	0.00	0.00%	26,559.12	47,260.00	(20,700.88)	43.80%	47,260.00
Total Assessments	0.00	0.00	0.00	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	5.80	0.00	5.80	0.00%	38.16	0.00	38.16	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	5.80	0.00	5.80	0.00%	451.90	0.00	451.90	0.00%	0.00
Total Income	5.80	0.00	5.80	0.00%	27,011.02	47,260.00	(20,248.98)	42.85%	47,260.00
Expense									
Administrative Expenses									
Accounting	0.00	0.00	0.00	0.00%	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	235.90	200.00	35.90	-17.95%	1,397.65	425.00	972.65	-228.86%	450.00
Admin-AR Fees	0.00	100.00	(100.00)	100.00%	0.00	700.00	(700.00)	100.00%	1,200.00
Legal Expense	0.00	100.00	(100.00)	100.00%	180.00	700.00	(520.00)	74.29%	1,200.00
Management Fees	900.00	900.00	0.00	0.00%	6,300.00	6,300.00	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	49.79	5.00	44.79	-895.80%	649.47	430.00	219.47	-51.04%	455.00
Printing-Newsletter	0.00	0.00	0.00	0.00%	0.00	510.00	(510.00)	100.00%	1,020.00
Social Events	0.00	0.00	0.00	0.00%	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	700.00	(700.00)	100.00%	1,200.00
Total Administrative Expenses	1,185.69	1,405.00	(219.31)	15.61%	9,180.72	12,015.00	(2,834.28)	23.59%	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	465.00	0.00	465.00	0.00%	2,521.36	0.00	2,521.36	0.00%	0.00
Landscape Maint - Single Family F	0.00	1,150.00	(1,150.00)	100.00%	0.00	8,050.00	(8,050.00)	100.00%	13,800.00
Lighting	0.00	2,500.00	(2,500.00)	100.00%	0.00	2,500.00	(2,500.00)	100.00%	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	465.00	3,650.00	(3,185.00)	87.26%	2,583.16	12,050.00	(9,466.84)	78.56%	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	0.00	0.00	0.00%	1,938.28	4,025.00	(2,086.72)	51.84%	4,025.00
Total Tax/Ins/Interest Exp	0.00	0.00	0.00	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	1,650.69	5,055.00	(3,404.31)	67.35%	15,991.38	28,090.00	(12,098.62)	43.07%	44,900.00
Fund Change	(1,644.89)	(5,055.00)	3,410.11	67.46%	11,019.64	19,170.00	(8,150.36)	42.52%	2,360.00

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 7/1/2022 To 7/31/2022 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			
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	6	0	0	0	0	0	38	0	38
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	6	0	0	0	0	0	452	0	452
TOTAL INCOME	4	5	24,897	2,047	6	46	6	0	0	0	0	0	27,011	47,260	(20,249)
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	236	5	5	5	5	5	1,423	450	973
Admin-AR Fees	0	0	0	0	0	0	0	100	100	100	100	100	500	1,200	(700)
Legal Expense	0	0	30	0	150	0	0	100	100	100	100	100	680	1,200	(520)
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	50	5	5	5	5	5	674	455	219
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	0	100	100	100	100	100	500	1,200	(700)
TOTAL Administrative Expenses	900	2,215	1,138	900	1,783	1,059	1,186	2,880	1,210	2,880	1,210	2,880	20,241	23,075	(2,834)
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	465	0	0	0	0	0	2,521	0	2,521
Landscape Maint - Single Fan	0	0	0	0	0	0	0	1,150	1,150	1,150	1,150	1,150	5,750	13,800	(8,050)
Lighting	0	0	0	0	0	0	0	0	0	0	0	0	0	2,500	(2,500)
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	465	1,150	1,150	1,150	1,150	1,150	8,333	17,800	(9,467)
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	1,651	4,030	2,360	4,030	2,360	4,030	32,801	44,900	(12,099)
Excess Revenue / Expense	(896)	(2,210)	21,213	(4)	(3,343)	(2,096)	(1,645)	(4,030)	(2,360)	(4,030)	(2,360)	(4,030)	(5,790)	2,360	(8,150)