

Bradford Park (Round Rock)

Balance Sheet

Period 08/31/2022

Assets

Cash

Cking - Western Alliance	92,098.87	
MMA - Western Alliance	29,775.07	
Total Cash	<u>121,873.94</u>	
Total Assets		<u>121,873.94</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	9,829.35	
Total Fund Balance	<u>133,193.04</u>	
Total Liabilities & Equity		<u>121,873.94</u>

Bradford Park (Round Rock)

Income Statement

Period 8/1/2022 To 8/31/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	1,130.00	97.28%	27,689.12	98.28%
Total Assessments	1,130.00	97.28%	27,689.12	98.28%
Other Income				
Administrative Fee	0.00	0.00%	160.00	0.57%
Interest Income	5.76	0.50%	43.92	0.16%
Late Fee	25.82	2.22%	103.50	0.37%
AR Fee Income	0.00	0.00%	75.00	0.27%
Prior Mgr - AR Fees	0.00	0.00%	101.06	0.36%
Total Other Income	31.58	2.72%	483.48	1.72%
Total Income	1,161.58	100.00%	28,172.60	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	150.00	0.82%
Bank Charges - Return Pymt	0.00	0.00%	10.00	0.05%
Copies	53.20	2.26%	1,450.85	7.91%
Legal Expense	0.00	0.00%	180.00	0.98%
Management Fees	900.00	38.27%	7,200.00	39.25%
Meeting Expense	0.00	0.00%	413.30	2.25%
Postage/Delivery	200.72	8.53%	850.19	4.63%
Social Events	300.00	12.76%	380.30	2.07%
Total Administrative Expenses	1,453.92	61.82%	10,634.64	57.98%
Property Expenses				
Landscape-Maint	897.95	38.18%	3,419.31	18.64%
Signage Install/Maint	0.00	0.00%	61.80	0.34%
Total Property Expenses	897.95	38.18%	3,481.11	18.98%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	2,112.95	11.52%
Ins-F&EC or Package	0.00	0.00%	1,938.28	10.57%
Total Tax/Ins/Interest Exp	0.00	0.00%	4,051.23	22.09%
Utility Expenses				
Trash	0.00	0.00%	176.27	0.96%
Total Utility Expenses	0.00	0.00%	176.27	0.96%
Total Expense	2,351.87	100.00%	18,343.25	100.00%
Fund Change	(1,190.29)		9,829.35	

Bradford Park (Round Rock)
Budget Comparison
Period 8/1/2022 To 8/31/2022 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	1,130.00	0.00	1,130.00	0.00%	27,689.12	47,260.00	(19,570.88)	41.41%	47,260.00
Total Assessments	1,130.00	0.00	1,130.00	0.00%	27,689.12	47,260.00	(19,570.88)	41.41%	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	5.76	0.00	5.76	0.00%	43.92	0.00	43.92	0.00%	0.00
Late Fee	25.82	0.00	25.82	0.00%	103.50	0.00	103.50	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	31.58	0.00	31.58	0.00%	483.48	0.00	483.48	0.00%	0.00
Total Income	1,161.58	0.00	1,161.58	0.00%	28,172.60	47,260.00	(19,087.40)	40.39%	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	53.20	5.00	48.20	-964.00%	1,450.85	430.00	1,020.85	-237.41%	450.00
Admin-AR Fees	0.00	100.00	(100.00)	100.00%	0.00	800.00	(800.00)	100.00%	1,200.00
Legal Expense	0.00	100.00	(100.00)	100.00%	180.00	800.00	(620.00)	77.50%	1,200.00
Management Fees	900.00	900.00	0.00	0.00%	7,200.00	7,200.00	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	200.72	5.00	195.72	-3914.40%	850.19	435.00	415.19	-95.45%	455.00
Printing-Newsletter	0.00	170.00	(170.00)	100.00%	0.00	680.00	(680.00)	100.00%	1,020.00
Social Events	300.00	1,500.00	(1,200.00)	80.00%	380.30	3,000.00	(2,619.70)	87.32%	6,000.00
Yard of The Month	0.00	100.00	(100.00)	100.00%	0.00	800.00	(800.00)	100.00%	1,200.00
Total Administrative Expenses	1,453.92	2,880.00	(1,426.08)	49.52%	10,634.64	14,895.00	(4,260.36)	28.60%	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	897.95	0.00	897.95	0.00%	3,419.31	0.00	3,419.31	0.00%	0.00
Landscape Maint - Single Family F	0.00	1,150.00	(1,150.00)	100.00%	0.00	9,200.00	(9,200.00)	100.00%	13,800.00
Lighting	0.00	0.00	0.00	0.00%	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	897.95	1,150.00	(252.05)	21.92%	3,481.11	13,200.00	(9,718.89)	73.63%	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	2,351.87	4,030.00	(1,678.13)	41.64%	18,343.25	32,120.00	(13,776.75)	42.89%	44,900.00
Fund Change	(1,190.29)	(4,030.00)	2,839.71	70.46%	9,829.35	15,140.00	(5,310.65)	35.08%	2,360.00

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 8/1/2022 To 8/31/2022 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	1,130	0	0	0	0	27,689	47,260	(19,571)
TOTAL Assessments	0	0	24,816	1,703	0	40	0	1,130	0	0	0	0	27,689	47,260	(19,571)
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	6	0	0	0	0	44	0	44
Late Fee	0	0	0	78	0	0	0	26	0	0	0	0	104	0	104
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	32	0	0	0	0	483	0	483
TOTAL INCOME	4	5	24,897	2,047	6	46	6	1,162	0	0	0	0	28,173	47,260	(19,087)
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	53	5	5	5	5	1,471	450	1,021
Admin-AR Fees	0	0	0	0	0	0	0	0	100	100	100	100	400	1,200	(800)
Legal Expense	0	0	30	0	150	0	0	0	100	100	100	100	580	1,200	(620)
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	201	5	5	5	5	870	455	415
Printing-Newsletter	0	0	0	0	0	0	0	0	0	170	0	170	340	1,020	(680)
Social Events	0	0	0	0	0	80	0	300	0	1,500	0	1,500	3,380	6,000	(2,620)
Yard of The Month	0	0	0	0	0	0	0	0	100	100	100	100	400	1,200	(800)
TOTAL Administrative Expenses	900	2,215	1,138	900	1,783	1,059	1,186	1,454	1,210	2,880	1,210	2,880	18,815	23,075	(4,260)
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	898	0	0	0	0	3,419	0	3,419
Landscape Maint - Single Fan	0	0	0	0	0	0	0	0	1,150	1,150	1,150	1,150	4,600	13,800	(9,200)
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	898	1,150	1,150	1,150	1,150	8,081	17,800	(9,719)
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	2,352	2,360	4,030	2,360	4,030	31,123	44,900	(13,777)
Excess Revenue / Expense	(896)	(2,210)	21,213	(4)	(3,343)	(2,096)	(1,645)	(1,190)	(2,360)	(4,030)	(2,360)	(4,030)	(2,951)	2,360	(5,311)