

Bradford Park (Round Rock)

Balance Sheet

Period 09/30/2022

Assets

Cash

Cking - Western Alliance	90,117.15	
MMA - Western Alliance	29,778.74	
Total Cash	<u>119,895.89</u>	
Total Assets		<u>119,895.89</u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	(11,205.35)	
Total Prepaid Assessments	<u>(11,205.35)</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	7,737.55	
Total Fund Balance	<u>131,101.24</u>	
Total Liabilities & Equity		<u>119,895.89</u>

Bradford Park (Round Rock)

Income Statement

Period 9/1/2022 To 9/30/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	171.56	40.05%	27,860.68	97.41%
Total Assessments	171.56	40.05%	27,860.68	97.41%
Other Income				
Administrative Fee	0.00	0.00%	160.00	0.56%
Interest Income	5.56	1.30%	49.48	0.17%
Late Fee	82.82	19.33%	186.32	0.65%
AR Fee Income	0.00	0.00%	75.00	0.26%
Prior Mgr - AR Fees	168.44	39.32%	269.50	0.94%
Total Other Income	256.82	59.95%	740.30	2.59%
Total Income	428.38	100.00%	28,600.98	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	150.00	0.72%
Bank Charges - Return Pymt	0.00	0.00%	10.00	0.05%
Copies	238.15	9.45%	1,689.00	8.10%
Admin-AR Fees	100.00	3.97%	100.00	0.48%
Legal Expense	0.00	0.00%	180.00	0.86%
Management Fees	900.00	35.71%	8,100.00	38.82%
Meeting Expense	0.00	0.00%	413.30	1.98%
Postage/Delivery	40.47	1.61%	890.66	4.27%
Social Events	1,241.56	49.26%	1,621.86	7.77%
Total Administrative Expenses	2,520.18	100.00%	13,154.82	63.05%
Property Expenses				
Landscape-Maint	0.00	0.00%	3,419.31	16.39%
Signage Install/Maint	0.00	0.00%	61.80	0.30%
Total Property Expenses	0.00	0.00%	3,481.11	16.69%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	2,112.95	10.13%
Ins-F&EC or Package	0.00	0.00%	1,938.28	9.29%
Total Tax/Ins/Interest Exp	0.00	0.00%	4,051.23	19.42%
Utility Expenses				
Trash	0.00	0.00%	176.27	0.84%
Total Utility Expenses	0.00	0.00%	176.27	0.84%
Total Expense	2,520.18	100.00%	20,863.43	100.00%
Fund Change	(2,091.80)		7,737.55	

Bradford Park (Round Rock)
Budget Comparison
Period 9/1/2022 To 9/30/2022 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	171.56	0.00	171.56	0.00%	27,860.68	47,260.00	(19,399.32)	41.05%	47,260.00
Total Assessments	171.56	0.00	171.56	0.00%	27,860.68	47,260.00	(19,399.32)	41.05%	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	5.56	0.00	5.56	0.00%	49.48	0.00	49.48	0.00%	0.00
Late Fee	82.82	0.00	82.82	0.00%	186.32	0.00	186.32	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	168.44	0.00	168.44	0.00%	269.50	0.00	269.50	0.00%	0.00
Total Other Income	256.82	0.00	256.82	0.00%	740.30	0.00	740.30	0.00%	0.00
Total Income	428.38	0.00	428.38	0.00%	28,600.98	47,260.00	(18,659.02)	39.48%	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	238.15	5.00	233.15	-4663.00%	1,689.00	435.00	1,254.00	-288.28%	450.00
Admin-AR Fees	100.00	100.00	0.00	0.00%	100.00	900.00	(800.00)	88.89%	1,200.00
Legal Expense	0.00	100.00	(100.00)	100.00%	180.00	900.00	(720.00)	80.00%	1,200.00
Management Fees	900.00	900.00	0.00	0.00%	8,100.00	8,100.00	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	40.47	5.00	35.47	-709.40%	890.66	440.00	450.66	-102.42%	455.00
Printing-Newsletter	0.00	0.00	0.00	0.00%	0.00	680.00	(680.00)	100.00%	1,020.00
Social Events	1,241.56	0.00	1,241.56	0.00%	1,621.86	3,000.00	(1,378.14)	45.94%	6,000.00
Yard of The Month	0.00	100.00	(100.00)	100.00%	0.00	900.00	(900.00)	100.00%	1,200.00
Total Administrative Expenses	2,520.18	1,210.00	1,310.18	-108.28%	13,154.82	16,105.00	(2,950.18)	18.32%	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	0.00	0.00	0.00	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	10,350.00	(10,350.00)	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	0.00	1,150.00	(1,150.00)	100.00%	3,481.11	14,350.00	(10,868.89)	75.74%	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	2,520.18	2,360.00	160.18	-6.79%	20,863.43	34,480.00	(13,616.57)	39.49%	44,900.00
Fund Change	(2,091.80)	(2,360.00)	268.20	11.36%	7,737.55	12,780.00	(5,042.45)	39.46%	2,360.00

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 9/1/2022 To 9/30/2022 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	172	0	0	0	27,861	47,260	(19,399)
TOTAL Assessments	0	0	24,816	1,703	0	40	0	1,130	172	0	0	0	27,861	47,260	(19,399)
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	6	0	0	0	49	0	49
Late Fee	0	0	0	78	0	0	0	26	83	0	0	0	186	0	186
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	168	0	0	0	270	0	270
TOTAL Other Income	4	5	81	344	6	6	6	32	257	0	0	0	740	0	740
TOTAL INCOME	4	5	24,897	2,047	6	46	6	1,162	428	0	0	0	28,601	47,260	(18,659)
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	238	5	5	5	1,704	450	1,254
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	0	100	100	100	480	1,200	(720)
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	40	5	5	5	906	455	451
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	1,242	1,500	0	1,500	4,622	6,000	(1,378)
Yard of The Month	0	0	0	0	0	0	0	0	0	100	100	100	300	1,200	(900)
TOTAL Administrative Expenses	900	2,215	1,138	900	1,783	1,059	1,186	1,454	2,520	2,880	1,210	2,880	20,125	23,075	(2,950)
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	0	1,150	1,150	1,150	3,450	13,800	(10,350)
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	0	1,150	1,150	1,150	6,931	17,800	(10,869)
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	2,520	4,030	2,360	4,030	31,283	44,900	(13,617)
Excess Revenue / Expense	(896)	(2,210)	21,213	(4)	(3,343)	(2,096)	(1,645)	(1,190)	(2,092)	(4,030)	(2,360)	(4,030)	(2,682)	2,360	(5,042)