

# Bradford Park (Round Rock)

## Balance Sheet

Period 10/31/2022

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### Assets

#### Cash

Cking - Western Alliance	83,690.71	
MMA - Western Alliance	29,782.54	
Total Cash	<u>113,473.25</u>	
Total Assets		<u>113,473.25</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	1,314.91	
Total Fund Balance	<u>124,678.60</u>	
Total Liabilities & Equity		<u>113,473.25</u>

# Bradford Park (Round Rock)

## Income Statement

Period 10/1/2022 To 10/31/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
<b>Operating Income</b>				
<b>Assessments</b>				
Assessments	340.00	97.57%	28,200.68	97.41%
Total Assessments	340.00	97.57%	28,200.68	97.41%
<b>Other Income</b>				
Administrative Fee	0.00	0.00%	160.00	0.55%
Interest Income	5.64	1.62%	55.12	0.19%
Late Fee	2.82	0.81%	189.14	0.65%
AR Fee Income	0.00	0.00%	75.00	0.26%
Prior Mgr - AR Fees	0.00	0.00%	269.50	0.93%
Total Other Income	8.46	2.43%	748.76	2.59%
Total Income	348.46	100.00%	28,949.44	100.00%
<b>Expense</b>				
<b>Administrative Expenses</b>				
Accounting	0.00	0.00%	150.00	0.54%
Bank Charges - Return Pymt	0.00	0.00%	10.00	0.04%
Copies	94.85	1.40%	1,783.85	6.46%
Admin-AR Fees	0.00	0.00%	100.00	0.36%
Legal Expense	4,180.37	61.74%	4,360.37	15.78%
Management Fees	900.00	13.29%	9,000.00	32.57%
Meeting Expense	0.00	0.00%	413.30	1.50%
Postage/Delivery	10.83	0.16%	901.49	3.26%
Social Events	385.05	5.69%	2,006.91	7.26%
Total Administrative Expenses	5,571.10	82.28%	18,725.92	67.76%
<b>Property Expenses</b>				
Landscape-Maint	1,200.00	17.72%	4,619.31	16.72%
Signage Install/Maint	0.00	0.00%	61.80	0.22%
Total Property Expenses	1,200.00	17.72%	4,681.11	16.94%
<b>Tax/Ins/Interest Exp</b>				
Ins-D & O	0.00	0.00%	2,112.95	7.65%
Ins-F&EC or Package	0.00	0.00%	1,938.28	7.01%
Total Tax/Ins/Interest Exp	0.00	0.00%	4,051.23	14.66%
<b>Utility Expenses</b>				
Trash	0.00	0.00%	176.27	0.64%
Total Utility Expenses	0.00	0.00%	176.27	0.64%
Total Expense	6,771.10	100.00%	27,634.53	100.00%
Fund Change	(6,422.64)		1,314.91	

**Bradford Park (Round Rock)**  
**Budget Comparison**  
**Period 10/1/2022 To 10/31/2022 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	340.00	0.00	340.00	0.00%	28,200.68	47,260.00	(19,059.32)	40.33%	47,260.00
Total Assessments	340.00	0.00	340.00	0.00%	28,200.68	47,260.00	(19,059.32)	40.33%	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	5.64	0.00	5.64	0.00%	55.12	0.00	55.12	0.00%	0.00
Late Fee	2.82	0.00	2.82	0.00%	189.14	0.00	189.14	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%	269.50	0.00	269.50	0.00%	0.00
Total Other Income	8.46	0.00	8.46	0.00%	748.76	0.00	748.76	0.00%	0.00
Total Income	348.46	0.00	348.46	0.00%	28,949.44	47,260.00	(18,310.56)	38.74%	47,260.00
<b>Expense</b>									
<b>Administrative Expenses</b>									
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	94.85	5.00	89.85	-1797.00%	1,783.85	440.00	1,343.85	-305.42%	450.00
Admin-AR Fees	0.00	100.00	(100.00)	100.00%	100.00	1,000.00	(900.00)	90.00%	1,200.00
Legal Expense	4,180.37	100.00	4,080.37	-4080.37%	4,360.37	1,000.00	3,360.37	-336.04%	1,200.00
Management Fees	900.00	900.00	0.00	0.00%	9,000.00	9,000.00	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	10.83	5.00	5.83	-116.60%	901.49	445.00	456.49	-102.58%	455.00
Printing-Newsletter	0.00	170.00	(170.00)	100.00%	0.00	850.00	(850.00)	100.00%	1,020.00
Social Events	385.05	1,500.00	(1,114.95)	74.33%	2,006.91	4,500.00	(2,493.09)	55.40%	6,000.00
Yard of The Month	0.00	100.00	(100.00)	100.00%	0.00	1,000.00	(1,000.00)	100.00%	1,200.00
Total Administrative Expenses	5,571.10	2,880.00	2,691.10	-93.44%	18,725.92	18,985.00	(259.08)	1.36%	23,075.00
<b>Property Expenses</b>									
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	1,200.00	0.00	1,200.00	0.00%	4,619.31	0.00	4,619.31	0.00%	0.00
Landscape Maint - Single Family F	0.00	1,150.00	(1,150.00)	100.00%	0.00	11,500.00	(11,500.00)	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	1,200.00	1,150.00	50.00	-4.35%	4,681.11	15,500.00	(10,818.89)	69.80%	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	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
<b>Utility Expenses</b>									
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	6,771.10	4,030.00	2,741.10	-68.02%	27,634.53	38,510.00	(10,875.47)	28.24%	44,900.00
Fund Change	(6,422.64)	(4,030.00)	(2,392.64)	-59.37%	1,314.91	8,750.00	(7,435.09)	84.97%	2,360.00

**Bradford Park (Round Rock)**  
**12 Month Income Statement with Annual Variance Estimate**  
**Period 10/1/2022 To 10/31/2022 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	40	0	1,130	172	340	0	0	28,201	47,260	(19,059)
TOTAL Assessments	0	0	24,816	1,703	0	40	0	1,130	172	340	0	0	28,201	47,260	(19,059)
<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	6	6	6	6	6	0	0	55	0	55
Late Fee	0	0	0	78	0	0	0	26	83	3	0	0	189	0	189
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	8	0	0	749	0	749
TOTAL INCOME	4	5	24,897	2,047	6	46	6	1,162	428	348	0	0	28,949	47,260	(18,311)
<b>EXPENSES</b>															
<b>Administrative Expenses</b>															
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	95	5	5	1,794	450	1,344
Admin-AR Fees	0	0	0	0	0	0	0	0	100	0	100	100	300	1,200	(900)
Legal Expense	0	0	30	0	150	0	0	0	0	4,180	100	100	4,560	1,200	3,360
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	11	5	5	911	455	456
Printing-Newsletter	0	0	0	0	0	0	0	0	0	0	0	170	170	1,020	(850)
Social Events	0	0	0	0	0	80	0	300	1,242	385	0	1,500	3,507	6,000	(2,493)
Yard of The Month	0	0	0	0	0	0	0	0	0	0	100	100	200	1,200	(1,000)
TOTAL Administrative Expense	900	2,215	1,138	900	1,783	1,059	1,186	1,454	2,520	5,571	1,210	2,880	22,816	23,075	(259)
<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	905	465	898	0	1,200	0	0	4,619	0	4,619
Landscape Maint - Single Fan	0	0	0	0	0	0	0	0	0	0	1,150	1,150	2,300	13,800	(11,500)
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	1,200	1,150	1,150	6,981	17,800	(10,819)
<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	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
<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	2,142	1,651	2,352	2,520	6,771	2,360	4,030	34,025	44,900	(10,875)
Excess Revenue / Expense	(896)	(2,210)	21,213	(4)	(3,343)	(2,096)	(1,645)	(1,190)	(2,092)	(6,423)	(2,360)	(4,030)	(5,075)	2,360	(7,435)