

# Bradford Park (Round Rock)

## Balance Sheet

Period 11/30/2022

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### Assets

#### Cash

Cking - Western Alliance	83,710.72	
MMA - Western Alliance	29,786.21	
Total Cash	<u>113,496.93</u>	
Total Assets		<u>113,496.93</u>

### Liabilities & Equity

#### Prepaid Assessments

Prepaid Income	(9,245.29)	
Total Prepaid Assessments	<u>(9,245.29)</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	(621.47)	
Total Fund Balance	<u>122,742.22</u>	
Total Liabilities & Equity		<u>113,496.93</u>

# Bradford Park (Round Rock)

## Income Statement

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

	Month to Date	%	Year to Date	%
<b>Operating Income</b>				
<b>Assessments</b>				
Assessments	170.00	61.42%	28,370.68	97.07%
Total Assessments	170.00	61.42%	28,370.68	97.07%
<b>Other Income</b>				
Administrative Fee	0.00	0.00%	160.00	0.55%
Interest Income	5.37	1.94%	60.49	0.21%
Late Fee	74.93	27.07%	264.07	0.90%
AR Fee Income	0.00	0.00%	75.00	0.26%
Prior Mgr - AR Fees	26.48	9.57%	295.98	1.01%
Total Other Income	106.78	38.58%	855.54	2.93%
Total Income	276.78	100.00%	29,226.22	100.00%
<b>Expense</b>				
<b>Administrative Expenses</b>				
Accounting	0.00	0.00%	150.00	0.50%
Bank Charges - Return Pymt	0.00	0.00%	10.00	0.03%
Copies	135.50	6.12%	1,919.35	6.43%
Admin-AR Fees	0.00	0.00%	100.00	0.34%
Legal Expense	300.00	13.56%	4,660.37	15.61%
Management Fees	900.00	40.67%	9,900.00	33.17%
Meeting Expense	0.00	0.00%	413.30	1.38%
Postage/Delivery	200.86	9.08%	1,102.35	3.69%
Social Events	276.80	12.51%	2,283.71	7.65%
Total Administrative Expenses	1,813.16	81.93%	20,539.08	68.81%
<b>Property Expenses</b>				
Landscape-Maint	400.00	18.07%	5,019.31	16.82%
Signage Install/Maint	0.00	0.00%	61.80	0.21%
Total Property Expenses	400.00	18.07%	5,081.11	17.02%
<b>Tax/Ins/Interest Exp</b>				
Ins-D & O	0.00	0.00%	2,112.95	7.08%
Ins-F&EC or Package	0.00	0.00%	1,938.28	6.49%
Total Tax/Ins/Interest Exp	0.00	0.00%	4,051.23	13.57%
<b>Utility Expenses</b>				
Trash	0.00	0.00%	176.27	0.59%
Total Utility Expenses	0.00	0.00%	176.27	0.59%
Total Expense	2,213.16	100.00%	29,847.69	100.00%
Fund Change	(1,936.38)		(621.47)	

**Bradford Park (Round Rock)**  
**Budget Comparison**  
**Period 11/1/2022 To 11/30/2022 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	170.00	0.00	170.00	0.00%	28,370.68	47,260.00	(18,889.32)	39.97%	47,260.00
Total Assessments	170.00	0.00	170.00	0.00%	28,370.68	47,260.00	(18,889.32)	39.97%	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	5.37	0.00	5.37	0.00%	60.49	0.00	60.49	0.00%	0.00
Late Fee	74.93	0.00	74.93	0.00%	264.07	0.00	264.07	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	26.48	0.00	26.48	0.00%	295.98	0.00	295.98	0.00%	0.00
Total Other Income	106.78	0.00	106.78	0.00%	855.54	0.00	855.54	0.00%	0.00
Total Income	276.78	0.00	276.78	0.00%	29,226.22	47,260.00	(18,033.78)	38.16%	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	135.50	5.00	130.50	-2610.00%	1,919.35	445.00	1,474.35	-331.31%	450.00
Admin-AR Fees	0.00	100.00	(100.00)	100.00%	100.00	1,100.00	(1,000.00)	90.91%	1,200.00
Legal Expense	300.00	100.00	200.00	-200.00%	4,660.37	1,100.00	3,560.37	-323.67%	1,200.00
Management Fees	900.00	900.00	0.00	0.00%	9,900.00	9,900.00	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	200.86	5.00	195.86	-3917.20%	1,102.35	450.00	652.35	-144.97%	455.00
Printing-Newsletter	0.00	0.00	0.00	0.00%	0.00	850.00	(850.00)	100.00%	1,020.00
Social Events	276.80	0.00	276.80	0.00%	2,283.71	4,500.00	(2,216.29)	49.25%	6,000.00
Yard of The Month	0.00	100.00	(100.00)	100.00%	0.00	1,100.00	(1,100.00)	100.00%	1,200.00
Total Administrative Expenses	1,813.16	1,210.00	603.16	-49.85%	20,539.08	20,195.00	344.08	-1.70%	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	400.00	0.00	400.00	0.00%	5,019.31	0.00	5,019.31	0.00%	0.00
Landscape Maint - Single Family F	0.00	1,150.00	(1,150.00)	100.00%	0.00	12,650.00	(12,650.00)	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	400.00	1,150.00	(750.00)	65.22%	5,081.11	16,650.00	(11,568.89)	69.48%	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	2,213.16	2,360.00	(146.84)	6.22%	29,847.69	40,870.00	(11,022.31)	26.97%	44,900.00
Fund Change	(1,936.38)	(2,360.00)	423.62	17.95%	(621.47)	6,390.00	(7,011.47)	109.73%	2,360.00

**Bradford Park (Round Rock)**  
**12 Month Income Statement with Annual Variance Estimate**  
**Period 11/1/2022 To 11/30/2022 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			
<b>INCOME</b>															
<b>Assessments</b>															
Assessments	0	0	24,816	1,703	0	40	0	1,130	172	340	170	0	28,371	47,260	(18,889)
TOTAL Assessments	0	0	24,816	1,703	0	40	0	1,130	172	340	170	0	28,371	47,260	(18,889)
<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	5	0	60	0	60
Late Fee	0	0	0	78	0	0	0	26	83	3	75	0	264	0	264
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	26	0	296	0	296
TOTAL Other Income	4	5	81	344	6	6	6	32	257	8	107	0	856	0	856
TOTAL INCOME	4	5	24,897	2,047	6	46	6	1,162	428	348	277	0	29,226	47,260	(18,034)
<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	136	5	1,924	450	1,474
Admin-AR Fees	0	0	0	0	0	0	0	0	100	0	0	100	200	1,200	(1,000)
Legal Expense	0	0	30	0	150	0	0	0	0	4,180	300	100	4,760	1,200	3,560
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	201	5	1,107	455	652
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	277	1,500	3,784	6,000	(2,216)
Yard of The Month	0	0	0	0	0	0	0	0	0	0	0	100	100	1,200	(1,100)
TOTAL Administrative Expenses	900	2,215	1,138	900	1,783	1,059	1,186	1,454	2,520	5,571	1,813	2,880	23,419	23,075	344
<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	400	0	5,019	0	5,019
Landscape Maint - Single Fan	0	0	0	0	0	0	0	0	0	0	0	1,150	1,150	13,800	(12,650)
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	400	1,150	6,231	17,800	(11,569)
<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	2,213	4,030	33,878	44,900	(11,022)
Excess Revenue / Expense	(896)	(2,210)	21,213	(4)	(3,343)	(2,096)	(1,645)	(1,190)	(2,092)	(6,423)	(1,936)	(4,030)	(4,651)	2,360	(7,011)