

Bradford Park (Round Rock)

Balance Sheet

Period 12/31/2022

Assets

Cash

Cking - Western Alliance	91,824.63	
MMA - Western Alliance	29,790.00	
Total Cash	<u>121,614.63</u>	
Total Assets		<u>121,614.63</u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	2,238.00	
Total Prepaid Assessments	<u>2,238.00</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	(3,987.06)	
Total Fund Balance	<u>119,376.63</u>	
Total Liabilities & Equity		<u>121,614.63</u>

Bradford Park (Round Rock)

Income Statement

Period 12/1/2022 To 12/31/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	510.00	79.88%	28,880.68	96.71%
Total Assessments	510.00	79.88%	28,880.68	96.71%
Other Income				
Administrative Fee	0.00	0.00%	160.00	0.54%
Interest Income	5.61	0.88%	66.10	0.22%
Late Fee	2.82	0.44%	266.89	0.89%
AR Fee Income	0.00	0.00%	75.00	0.25%
Prior Mgr - AR Fees	120.00	18.80%	415.98	1.39%
Total Other Income	128.43	20.12%	983.97	3.29%
Total Income	638.43	100.00%	29,864.65	100.00%
Expense				
Administrative Expenses				
Accounting	1,046.05	26.12%	1,196.05	3.53%
Bank Charges - Return Pymt	0.00	0.00%	10.00	0.03%
Copies	571.00	14.26%	2,490.35	7.36%
Admin-AR Fees	0.00	0.00%	100.00	0.30%
Legal Expense	725.37	18.12%	5,385.74	15.91%
Management Fees	900.00	22.48%	10,800.00	31.90%
Meeting Expense	0.00	0.00%	413.30	1.22%
Postage/Delivery	361.60	9.03%	1,463.95	4.32%
Social Events	0.00	0.00%	2,283.71	6.75%
Total Administrative Expenses	3,604.02	90.01%	24,143.10	71.32%
Property Expenses				
Landscape-Maint	400.00	9.99%	5,419.31	16.01%
Signage Install/Maint	0.00	0.00%	61.80	0.18%
Total Property Expenses	400.00	9.99%	5,481.11	16.19%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	2,112.95	6.24%
Ins-F&EC or Package	0.00	0.00%	1,938.28	5.73%
Total Tax/Ins/Interest Exp	0.00	0.00%	4,051.23	11.97%
Utility Expenses				
Trash	0.00	0.00%	176.27	0.52%
Total Utility Expenses	0.00	0.00%	176.27	0.52%
Total Expense	4,004.02	100.00%	33,851.71	100.00%
Fund Change	(3,365.59)		(3,987.06)	

Bradford Park (Round Rock)
Budget Comparison
Period 12/1/2022 To 12/31/2022 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	510.00	0.00	510.00	0.00%	28,880.68	47,260.00	(18,379.32)	38.89%	47,260.00
Total Assessments	510.00	0.00	510.00	0.00%	28,880.68	47,260.00	(18,379.32)	38.89%	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	5.61	0.00	5.61	0.00%	66.10	0.00	66.10	0.00%	0.00
Late Fee	2.82	0.00	2.82	0.00%	266.89	0.00	266.89	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	120.00	0.00	120.00	0.00%	415.98	0.00	415.98	0.00%	0.00
Total Other Income	128.43	0.00	128.43	0.00%	983.97	0.00	983.97	0.00%	0.00
Total Income	638.43	0.00	638.43	0.00%	29,864.65	47,260.00	(17,395.35)	36.81%	47,260.00
Expense									
Administrative Expenses									
Accounting	1,046.05	0.00	1,046.05	0.00%	1,196.05	500.00	696.05	-139.21%	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	571.00	5.00	566.00	-11320.00%	2,490.35	450.00	2,040.35	-453.41%	450.00
Admin-AR Fees	0.00	100.00	(100.00)	100.00%	100.00	1,200.00	(1,100.00)	91.67%	1,200.00
Legal Expense	725.37	100.00	625.37	-625.37%	5,385.74	1,200.00	4,185.74	-348.81%	1,200.00
Management Fees	900.00	900.00	0.00	0.00%	10,800.00	10,800.00	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	361.60	5.00	356.60	-7132.00%	1,463.95	455.00	1,008.95	-221.75%	455.00
Printing-Newsletter	0.00	170.00	(170.00)	100.00%	0.00	1,020.00	(1,020.00)	100.00%	1,020.00
Social Events	0.00	1,500.00	(1,500.00)	100.00%	2,283.71	6,000.00	(3,716.29)	61.94%	6,000.00
Yard of The Month	0.00	100.00	(100.00)	100.00%	0.00	1,200.00	(1,200.00)	100.00%	1,200.00
Total Administrative Expenses	3,604.02	2,880.00	724.02	-25.14%	24,143.10	23,075.00	1,068.10	-4.63%	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	400.00	0.00	400.00	0.00%	5,419.31	0.00	5,419.31	0.00%	0.00
Landscape Maint - Single Family F	0.00	1,150.00	(1,150.00)	100.00%	0.00	13,800.00	(13,800.00)	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%	5,481.11	17,800.00	(12,318.89)	69.21%	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	4,004.02	4,030.00	(25.98)	0.64%	33,851.71	44,900.00	(11,048.29)	24.61%	44,900.00
Fund Change	(3,365.59)	(4,030.00)	664.41	16.49%	(3,987.06)	2,360.00	(6,347.06)	268.94%	2,360.00

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 12/1/2022 To 12/31/2022 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	172	340	170	510	28,881	47,260	(18,379)
TOTAL Assessments	0	0	24,816	1,703	0	40	0	1,130	172	340	170	510	28,881	47,260	(18,379)
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	6	5	6	66	0	66
Late Fee	0	0	0	78	0	0	0	26	83	3	75	3	267	0	267
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	120	416	0	416
TOTAL Other Income	4	5	81	344	6	6	6	32	257	8	107	128	984	0	984
TOTAL INCOME	4	5	24,897	2,047	6	46	6	1,162	428	348	277	638	29,865	47,260	(17,395)
EXPENSES															
Administrative Expenses															
Accounting	0	0	0	0	150	0	0	0	0	0	0	1,046	1,196	500	696
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	571	2,490	450	2,040
Admin-AR Fees	0	0	0	0	0	0	0	0	100	0	0	0	100	1,200	(1,100)
Legal Expense	0	0	30	0	150	0	0	0	0	4,180	300	725	5,386	1,200	4,186
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	362	1,464	455	1,009
Printing-Newsletter	0	0	0	0	0	0	0	0	0	0	0	0	0	1,020	(1,020)
Social Events	0	0	0	0	0	80	0	300	1,242	385	277	0	2,284	6,000	(3,716)
Yard of The Month	0	0	0	0	0	0	0	0	0	0	0	0	0	1,200	(1,200)
TOTAL Administrative Expense	900	2,215	1,138	900	1,783	1,059	1,186	1,454	2,520	5,571	1,813	3,604	24,143	23,075	1,068
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	1,200	400	400	5,419	0	5,419
Landscape Maint - Single Fan	0	0	0	0	0	0	0	0	0	0	0	0	0	13,800	(13,800)
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	400	5,481	17,800	(12,319)
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	6,771	2,213	4,004	33,852	44,900	(11,048)
Excess Revenue / Expense	(896)	(2,210)	21,213	(4)	(3,343)	(2,096)	(1,645)	(1,190)	(2,092)	(6,423)	(1,936)	(3,366)	(3,987)	2,360	(6,347)