

Bradford Park (Round Rock)

Balance Sheet

Period 01/31/2023

Assets

Cash

Cking - Western Alliance	102,984.95	
MMA - Western Alliance	29,793.80	
Total Cash	<u>132,778.75</u>	
Total Assets		<u>132,778.75</u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	(12,611.80)	
Total Prepaid Assessments	<u>(12,611.80)</u>	

Fund Balance

Fund Change-Prior Mgr	1,757.75	
Fund Change-RE Oper	(6,133.72)	
Fund Change 2021	0.24	
Fund Change 2022	(3,987.06)	
Tran Fr Prior Mgr	127,739.42	
Fund Change	26,013.92	
Total Fund Balance	<u>145,390.55</u>	
Total Liabilities & Equity		<u>132,778.75</u>

Bradford Park (Round Rock)

Income Statement

Period 1/1/2023 To 1/31/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	28,677.32	99.97%	28,677.32	99.97%
Total Assessments	28,677.32	99.97%	28,677.32	99.97%
Other Income				
Interest Income	5.75	0.02%	5.75	0.02%
Late Fee	2.82	0.01%	2.82	0.01%
Total Other Income	8.57	0.03%	8.57	0.03%
Total Income	28,685.89	100.00%	28,685.89	100.00%
Expense				
Administrative Expenses				
Copies	118.30	4.43%	118.30	4.43%
Legal Expense	894.00	33.46%	894.00	33.46%
Management Fees	927.00	34.69%	927.00	34.69%
Postage/Delivery	14.82	0.55%	14.82	0.55%
Social Events	317.85	11.90%	317.85	11.90%
Total Administrative Expenses	2,271.97	85.03%	2,271.97	85.03%
Property Expenses				
Landscape-Maint	400.00	14.97%	400.00	14.97%
Total Property Expenses	400.00	14.97%	400.00	14.97%
Total Expense	2,671.97	100.00%	2,671.97	100.00%
Fund Change	26,013.92		26,013.92	

Bradford Park (Round Rock)
Budget Comparison
Period 1/1/2023 To 1/31/2023 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	28,677.32	47,260.00	(18,582.68)	39.32%	28,677.32	47,260.00	(18,582.68)	39.32%	47,260.00
Total Assessments	28,677.32	47,260.00	(18,582.68)	39.32%	28,677.32	47,260.00	(18,582.68)	39.32%	47,260.00
Other Income									
Interest Income	5.75	0.00	5.75	0.00%	5.75	0.00	5.75	0.00%	0.00
Late Fee	2.82	0.00	2.82	0.00%	2.82	0.00	2.82	0.00%	0.00
Total Other Income	8.57	0.00	8.57	0.00%	8.57	0.00	8.57	0.00%	0.00
Total Income	28,685.89	47,260.00	(18,574.11)	39.30%	28,685.89	47,260.00	(18,574.11)	39.30%	47,260.00
Expense									
Administrative Expenses									
Accounting	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	775.00
Copies	118.30	5.00	113.30	-2266.00%	118.30	5.00	113.30	-2266.00%	1,721.00
Admin-AR Fees	0.00	300.00	(300.00)	100.00%	0.00	300.00	(300.00)	100.00%	3,600.00
Legal Expense	894.00	300.00	594.00	-198.00%	894.00	300.00	594.00	-198.00%	3,600.00
Management Fees	927.00	927.00	0.00	0.00%	927.00	927.00	0.00	0.00%	11,124.00
Meeting Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	413.00
Misc General Expense	0.00	35.00	(35.00)	100.00%	0.00	35.00	(35.00)	100.00%	420.00
Postage/Delivery	14.82	0.00	14.82	0.00%	14.82	0.00	14.82	0.00%	1,208.00
Printing-Newsletter	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	1,020.00
Social Events	317.85	0.00	317.85	0.00%	317.85	0.00	317.85	0.00%	6,000.00
Yard of The Month	0.00	100.00	(100.00)	100.00%	0.00	100.00	(100.00)	100.00%	1,200.00
Total Administrative Expenses	2,271.97	1,667.00	604.97	-36.29%	2,271.97	1,667.00	604.97	-36.29%	31,081.00
Property Expenses									
Landscape-Maint	400.00	400.00	0.00	0.00%	400.00	400.00	0.00	0.00%	7,200.00
Total Property Expenses	400.00	400.00	0.00	0.00%	400.00	400.00	0.00	0.00%	7,200.00
Tax/Ins/Interest Exp									
Ins-D & O	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	2,113.00
Ins-F&EC or Package	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	433.00
Total Tax/Ins/Interest Exp	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	2,546.00
Transfer Proof									
Tran fr Oper to Res	0.00	500.00	(500.00)	100.00%	0.00	500.00	(500.00)	100.00%	6,000.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	500.00	(500.00)	100.00%	6,000.00
Total Expense	2,671.97	2,567.00	104.97	-4.09%	2,671.97	2,567.00	104.97	-4.09%	46,827.00
Fund Change	26,013.92	44,693.00	(18,679.08)	41.79%	26,013.92	44,693.00	(18,679.08)	41.79%	433.00

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 1/1/2023 To 1/31/2023 11:59:00 PM

	Operating												Total	Budget	Variance
	01/2023	02/2023	03/2023	04/2023	05/2023	06/2023	07/2023	08/2023	09/2023	10/2023	11/2023	12/2023			
INCOME															
Assessments															
Assessments	28,677	0	0	0	0	0	0	0	0	0	0	0	28,677	47,260	(18,583)
TOTAL Assessments	28,677	0	0	0	0	0	0	0	0	0	0	0	28,677	47,260	(18,583)
Other Income															
Interest Income	6	0	0	0	0	0	0	0	0	0	0	0	6	0	6
Late Fee	3	0	0	0	0	0	0	0	0	0	0	0	3	0	3
TOTAL Other Income	9	0	0	0	0	0	0	0	0	0	0	0	9	0	9
TOTAL INCOME	28,686	0	0	0	0	0	0	0	0	0	0	0	28,686	47,260	(18,574)
EXPENSES															
Administrative Expenses															
Accounting	0	0	0	625	0	150	0	0	0	0	0	0	775	775	0
Copies	118	713	5	5	373	5	200	5	200	5	200	5	1,834	1,721	113
Admin-AR Fees	0	300	300	300	300	300	300	300	300	300	300	300	3,300	3,600	(300)
Legal Expense	894	300	300	300	300	300	300	300	300	300	300	300	4,194	3,600	594
Management Fees	927	927	927	927	927	927	927	927	927	927	927	927	11,124	11,124	0
Meeting Expense	0	250	163	0	0	0	0	0	0	0	0	0	413	413	0
Misc General Expense	0	35	35	35	35	35	35	35	35	35	35	35	385	420	(35)
Postage/Delivery	15	352	0	0	209	5	209	5	209	5	209	5	1,223	1,208	15
Printing-Newsletter	0	170	0	170	0	170	0	170	0	170	0	170	1,020	1,020	0
Social Events	318	0	0	0	0	1,500	0	1,500	0	1,500	0	1,500	6,318	6,000	318
Yard of The Month	0	100	100	100	100	100	100	100	100	100	100	100	1,100	1,200	(100)
TOTAL Administrative Expense	2,272	3,147	1,830	2,462	2,244	3,492	2,071	3,342	2,071	3,342	2,071	3,342	31,686	31,081	605
Property Expenses															
Landscape-Maint	400	400	400	800	800	800	800	800	800	400	400	400	7,200	7,200	0
TOTAL Property Expenses	400	400	400	800	800	800	800	800	800	400	400	400	7,200	7,200	0
Tax/Ins/Interest Exp															
Ins-D & O	0	0	2,113	0	0	0	0	0	0	0	0	0	2,113	2,113	0
Ins-F&EC or Package	0	0	433	0	0	0	0	0	0	0	0	0	433	433	0
TOTAL Tax/Ins/Interest Exp	0	0	2,546	0	0	0	0	0	0	0	0	0	2,546	2,546	0
Transfer Proof															
Tran fr Oper to Res	0	500	500	500	500	500	500	500	500	500	500	500	5,500	6,000	(500)
TOTAL Transfer Proof	0	500	500	500	500	500	500	500	500	500	500	500	5,500	6,000	(500)
TOTAL EXPENSES	2,672	4,047	5,276	3,762	3,544	4,792	3,371	4,642	3,371	4,242	2,971	4,242	46,932	46,827	105
Excess Revenue / Expense	26,014	(4,047)	(5,276)	(3,762)	(3,544)	(4,792)	(3,371)	(4,642)	(3,371)	(4,242)	(2,971)	(4,242)	(18,246)	433	(18,679)