

Bradford Park (Round Rock)

Balance Sheet

Period 02/28/2023

Assets

Cash

Cking - Western Alliance	101,528.81	
MMA - Western Alliance	29,797.23	
Total Cash	<u>131,326.04</u>	
Total Assets		<u>131,326.04</u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	(12,588.98)	
Total Prepaid Assessments	<u>(12,588.98)</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	24,538.39	
Total Fund Balance	<u>143,915.02</u>	
Total Liabilities & Equity		<u>131,326.04</u>

Bradford Park (Round Rock)

Income Statement

Period 2/1/2023 To 2/28/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	2,983.74	99.68%	31,661.06	99.94%
Total Assessments	2,983.74	99.68%	31,661.06	99.94%
Other Income				
Interest Income	5.22	0.17%	10.97	0.03%
Late Fee	4.23	0.14%	7.05	0.02%
Total Other Income	9.45	0.32%	18.02	0.06%
Total Income	2,993.19	100.00%	31,679.08	100.00%
Expense				
Administrative Expenses				
Copies	69.25	1.55%	187.55	2.63%
Legal Expense	2,197.15	49.17%	3,091.15	43.29%
Management Fees	927.00	20.74%	1,854.00	25.96%
Meeting Expense	250.00	5.59%	250.00	3.50%
Postage/Delivery	6.57	0.15%	21.39	0.30%
Printing-Newsletter	195.43	4.37%	195.43	2.74%
Social Events	0.00	0.00%	317.85	4.45%
Total Administrative Expenses	3,645.40	81.58%	5,917.37	82.87%
Property Expenses				
Landscape-Maint	300.00	6.71%	700.00	9.80%
Total Property Expenses	300.00	6.71%	700.00	9.80%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	523.32	11.71%	523.32	7.33%
Total Tax/Ins/Interest Exp	523.32	11.71%	523.32	7.33%
Total Expense	4,468.72	100.00%	7,140.69	100.00%
Fund Change	(1,475.53)		24,538.39	

Bradford Park (Round Rock)
Budget Comparison
Period 2/1/2023 To 2/28/2023 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	2,983.74	0.00	2,983.74	0.00%	31,661.06	47,260.00	(15,598.94)	33.01%	47,260.00
Total Assessments	2,983.74	0.00	2,983.74	0.00%	31,661.06	47,260.00	(15,598.94)	33.01%	47,260.00
Other Income									
Interest Income	5.22	0.00	5.22	0.00%	10.97	0.00	10.97	0.00%	0.00
Late Fee	4.23	0.00	4.23	0.00%	7.05	0.00	7.05	0.00%	0.00
Total Other Income	9.45	0.00	9.45	0.00%	18.02	0.00	18.02	0.00%	0.00
Total Income	2,993.19	0.00	2,993.19	0.00%	31,679.08	47,260.00	(15,580.92)	32.97%	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	69.25	713.00	(643.75)	90.29%	187.55	718.00	(530.45)	73.88%	1,721.00
Admin-AR Fees	0.00	300.00	(300.00)	100.00%	0.00	600.00	(600.00)	100.00%	3,600.00
Legal Expense	2,197.15	300.00	1,897.15	-632.38%	3,091.15	600.00	2,491.15	-415.19%	3,600.00
Management Fees	927.00	927.00	0.00	0.00%	1,854.00	1,854.00	0.00	0.00%	11,124.00
Meeting Expense	250.00	250.00	0.00	0.00%	250.00	250.00	0.00	0.00%	413.00
Misc General Expense	0.00	35.00	(35.00)	100.00%	0.00	70.00	(70.00)	100.00%	420.00
Postage/Delivery	6.57	352.00	(345.43)	98.13%	21.39	352.00	(330.61)	93.92%	1,208.00
Printing-Newsletter	195.43	170.00	25.43	-14.96%	195.43	170.00	25.43	-14.96%	1,020.00
Social Events	0.00	0.00	0.00	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	200.00	(200.00)	100.00%	1,200.00
Total Administrative Expenses	3,645.40	3,147.00	498.40	-15.84%	5,917.37	4,814.00	1,103.37	-22.92%	31,081.00
Property Expenses									
Landscape-Maint	300.00	400.00	(100.00)	25.00%	700.00	800.00	(100.00)	12.50%	7,200.00
Total Property Expenses	300.00	400.00	(100.00)	25.00%	700.00	800.00	(100.00)	12.50%	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	523.32	0.00	523.32	0.00%	523.32	0.00	523.32	0.00%	433.00
Total Tax/Ins/Interest Exp	523.32	0.00	523.32	0.00%	523.32	0.00	523.32	0.00%	2,546.00
Transfer Proof									
Tran fr Oper to Res	0.00	500.00	(500.00)	100.00%	0.00	1,000.00	(1,000.00)	100.00%	6,000.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	1,000.00	(1,000.00)	100.00%	6,000.00
Total Expense	4,468.72	4,047.00	421.72	-10.42%	7,140.69	6,614.00	526.69	-7.96%	46,827.00
Fund Change	(1,475.53)	(4,047.00)	2,571.47	63.54%	24,538.39	40,646.00	(16,107.61)	39.63%	433.00

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 2/1/2023 To 2/28/2023 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	2,984	0	0	0	0	0	0	0	0	0	0	31,661	47,260	(15,599)
TOTAL Assessments	28,677	2,984	0	0	0	0	0	0	0	0	0	0	31,661	47,260	(15,599)
Other Income															
Interest Income	6	5	0	0	0	0	0	0	0	0	0	0	11	0	11
Late Fee	3	4	0	0	0	0	0	0	0	0	0	0	7	0	7
TOTAL Other Income	9	9	0	0	0	0	0	0	0	0	0	0	18	0	18
TOTAL INCOME	28,686	2,993	0	0	0	0	0	0	0	0	0	0	31,679	47,260	(15,581)
EXPENSES															
Administrative Expenses															
Accounting	0	0	0	625	0	150	0	0	0	0	0	0	775	775	0
Copies	118	69	5	5	373	5	200	5	200	5	200	5	1,191	1,721	(530)
Admin-AR Fees	0	0	300	300	300	300	300	300	300	300	300	300	3,000	3,600	(600)
Legal Expense	894	2,197	300	300	300	300	300	300	300	300	300	300	6,091	3,600	2,491
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	0	35	35	35	35	35	35	35	35	35	35	350	420	(70)
Postage/Delivery	15	7	0	0	209	5	209	5	209	5	209	5	877	1,208	(331)
Printing-Newsletter	0	195	0	170	0	170	0	170	0	170	0	170	1,045	1,020	25
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	0	100	100	100	100	100	100	100	100	100	100	1,000	1,200	(200)
TOTAL Administrative Expense	2,272	3,645	1,830	2,462	2,244	3,492	2,071	3,342	2,071	3,342	2,071	3,342	32,184	31,081	1,103
Property Expenses															
Landscape-Maint	400	300	400	800	800	800	800	800	800	400	400	400	7,100	7,200	(100)
TOTAL Property Expenses	400	300	400	800	800	800	800	800	800	400	400	400	7,100	7,200	(100)
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	523	433	0	0	0	0	0	0	0	0	0	956	433	523
TOTAL Tax/Ins/Interest Exp	0	523	2,546	0	0	0	0	0	0	0	0	0	3,069	2,546	523
Transfer Proof															
Tran fr Oper to Res	0	0	500	500	500	500	500	500	500	500	500	500	5,000	6,000	(1,000)
TOTAL Transfer Proof	0	0	500	500	500	500	500	500	500	500	500	500	5,000	6,000	(1,000)
TOTAL EXPENSES	2,672	4,469	5,276	3,762	3,544	4,792	3,371	4,642	3,371	4,242	2,971	4,242	47,354	46,827	527
Excess Revenue / Expense	26,014	(1,476)	(5,276)	(3,762)	(3,544)	(4,792)	(3,371)	(4,642)	(3,371)	(4,242)	(2,971)	(4,242)	(15,675)	433	(16,108)