

Bradford Park (Round Rock)

Balance Sheet

Period 04/30/2023

Assets

Cash

Cking - Western Alliance	103,411.44	
MMA - Western Alliance	29,804.70	
Total Cash	<u>133,216.14</u>	
Total Assets		<u>133,216.14</u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	(12,337.57)	
Total Prepaid Assessments	<u>(12,337.57)</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	26,177.08	
Total Fund Balance	<u>145,553.71</u>	
Total Liabilities & Equity		<u>133,216.14</u>

Bradford Park (Round Rock)

Income Statement

Period 4/1/2023 To 4/30/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	3,240.00	96.05%	39,266.65	99.57%
Total Assessments	3,240.00	96.05%	39,266.65	99.57%
Other Income				
Interest Income	5.81	0.17%	22.67	0.06%
Late Fee	102.30	3.03%	122.04	0.31%
NSF Fees	25.00	0.74%	25.00	0.06%
Total Other Income	133.11	3.95%	169.71	0.43%
Total Income	3,373.11	100.00%	39,436.36	100.00%
Expense				
Administrative Expenses				
Copies	0.00	0.00%	298.15	2.25%
Admin-AR Fees	0.00	0.00%	62.00	0.47%
Legal Expense	0.00	0.00%	3,091.15	23.31%
Management Fees	927.00	22.05%	3,708.00	27.97%
Meeting Expense	0.00	0.00%	250.00	1.89%
Postage/Delivery	195.43	4.65%	231.22	1.74%
Printing-Newsletter	0.00	0.00%	195.43	1.47%
Social Events	0.00	0.00%	317.85	2.40%
Total Administrative Expenses	1,122.43	26.70%	8,153.80	61.50%
Property Expenses				
Landscape-Maint	800.00	19.03%	2,300.00	17.35%
Total Property Expenses	800.00	19.03%	2,300.00	17.35%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	2,282.16	54.28%	2,805.48	21.16%
Total Tax/Ins/Interest Exp	2,282.16	54.28%	2,805.48	21.16%
Total Expense	4,204.59	100.00%	13,259.28	100.00%
Fund Change	(831.48)		26,177.08	

Bradford Park (Round Rock)
Budget Comparison
Period 4/1/2023 To 4/30/2023 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	3,240.00	0.00	3,240.00	0.00%	39,266.65	47,260.00	(7,993.35)	16.91%	47,260.00
Total Assessments	3,240.00	0.00	3,240.00	0.00%	39,266.65	47,260.00	(7,993.35)	16.91%	47,260.00
Other Income									
Interest Income	5.81	0.00	5.81	0.00%	22.67	0.00	22.67	0.00%	0.00
Late Fee	102.30	0.00	102.30	0.00%	122.04	0.00	122.04	0.00%	0.00
NSF Fees	25.00	0.00	25.00	0.00%	25.00	0.00	25.00	0.00%	0.00
Total Other Income	133.11	0.00	133.11	0.00%	169.71	0.00	169.71	0.00%	0.00
Total Income	3,373.11	0.00	3,373.11	0.00%	39,436.36	47,260.00	(7,823.64)	16.55%	47,260.00
Expense									
Administrative Expenses									
Accounting	0.00	625.00	(625.00)	100.00%	0.00	625.00	(625.00)	100.00%	775.00
Copies	0.00	5.00	(5.00)	100.00%	298.15	728.00	(429.85)	59.05%	1,721.00
Admin-AR Fees	0.00	300.00	(300.00)	100.00%	62.00	1,200.00	(1,138.00)	94.83%	3,600.00
Legal Expense	0.00	300.00	(300.00)	100.00%	3,091.15	1,200.00	1,891.15	-157.60%	3,600.00
Management Fees	927.00	927.00	0.00	0.00%	3,708.00	3,708.00	0.00	0.00%	11,124.00
Meeting Expense	0.00	0.00	0.00	0.00%	250.00	413.00	(163.00)	39.47%	413.00
Misc General Expense	0.00	35.00	(35.00)	100.00%	0.00	140.00	(140.00)	100.00%	420.00
Postage/Delivery	195.43	0.00	195.43	0.00%	231.22	352.00	(120.78)	34.31%	1,208.00
Printing-Newsletter	0.00	170.00	(170.00)	100.00%	195.43	340.00	(144.57)	42.52%	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	400.00	(400.00)	100.00%	1,200.00
Total Administrative Expenses	1,122.43	2,462.00	(1,339.57)	54.41%	8,153.80	9,106.00	(952.20)	10.46%	31,081.00
Property Expenses									
Landscape-Maint	800.00	800.00	0.00	0.00%	2,300.00	2,000.00	300.00	-15.00%	7,200.00
Total Property Expenses	800.00	800.00	0.00	0.00%	2,300.00	2,000.00	300.00	-15.00%	7,200.00
Tax/Ins/Interest Exp									
Ins-D & O	0.00	0.00	0.00	0.00%	0.00	2,113.00	(2,113.00)	100.00%	2,113.00
Ins-F&EC or Package	2,282.16	0.00	2,282.16	0.00%	2,805.48	433.00	2,372.48	-547.92%	433.00
Total Tax/Ins/Interest Exp	2,282.16	0.00	2,282.16	0.00%	2,805.48	2,546.00	259.48	-10.19%	2,546.00
Transfer Proof									
Tran fr Oper to Res	0.00	500.00	(500.00)	100.00%	0.00	2,000.00	(2,000.00)	100.00%	6,000.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	2,000.00	(2,000.00)	100.00%	6,000.00
Total Expense	4,204.59	3,762.00	442.59	-11.76%	13,259.28	15,652.00	(2,392.72)	15.29%	46,827.00
Fund Change	(831.48)	(3,762.00)	2,930.52	77.90%	26,177.08	31,608.00	(5,430.92)	17.18%	433.00

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 4/1/2023 To 4/30/2023 11:59:00 PM

	Operating														
	01/2023	02/2023	03/2023	04/2023	05/2023	06/2023	07/2023	08/2023	09/2023	10/2023	11/2023	12/2023	Total	Budget	Variance
INCOME															
Assessments															
Assessments	28,677	2,984	4,366	3,240	0	0	0	0	0	0	0	0	39,267	47,260	(7,993)
TOTAL Assessments	28,677	2,984	4,366	3,240	0	0	0	0	0	0	0	0	39,267	47,260	(7,993)
Other Income															
Interest Income	6	5	6	6	0	0	0	0	0	0	0	0	23	0	23
Late Fee	3	4	13	102	0	0	0	0	0	0	0	0	122	0	122
NSF Fees	0	0	0	25	0	0	0	0	0	0	0	0	25	0	25
TOTAL Other Income	9	9	19	133	0	0	0	0	0	0	0	0	170	0	170
TOTAL INCOME	28,686	2,993	4,384	3,373	0	0	0	0	0	0	0	0	39,436	47,260	(7,824)
EXPENSES															
Administrative Expenses															
Accounting	0	0	0	0	0	150	0	0	0	0	0	0	150	775	(625)
Copies	118	69	111	0	373	5	200	5	200	5	200	5	1,291	1,721	(430)
Admin-AR Fees	0	0	62	0	300	300	300	300	300	300	300	300	2,462	3,600	(1,138)
Legal Expense	894	2,197	0	0	300	300	300	300	300	300	300	300	5,491	3,600	1,891
Management Fees	927	927	927	927	927	927	927	927	927	927	927	927	11,124	11,124	0
Meeting Expense	0	250	0	0	0	0	0	0	0	0	0	0	250	413	(163)
Misc General Expense	0	0	0	0	35	35	35	35	35	35	35	35	280	420	(140)
Postage/Delivery	15	7	14	195	209	5	209	5	209	5	209	5	1,087	1,208	(121)
Printing-Newsletter	0	195	0	0	0	170	0	170	0	170	0	170	875	1,020	(145)
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	0	0	100	100	100	100	100	100	100	100	800	1,200	(400)
TOTAL Administrative Expenses	2,272	3,645	1,114	1,122	2,244	3,492	2,071	3,342	2,071	3,342	2,071	3,342	30,129	31,081	(952)
Property Expenses															
Landscape-Maint	400	300	800	800	800	800	800	800	800	400	400	400	7,500	7,200	300
TOTAL Property Expenses	400	300	800	800	800	800	800	800	800	400	400	400	7,500	7,200	300
Tax/Ins/Interest Exp															
Ins-D & O	0	0	0	0	0	0	0	0	0	0	0	0	0	2,113	(2,113)
Ins-F&EC or Package	0	523	0	2,282	0	0	0	0	0	0	0	0	2,805	433	2,372
TOTAL Tax/Ins/Interest Exp	0	523	0	2,282	0	0	0	0	0	0	0	0	2,805	2,546	259
Transfer Proof															
Tran fr Oper to Res	0	0	0	0	500	500	500	500	500	500	500	500	4,000	6,000	(2,000)
TOTAL Transfer Proof	0	0	0	0	500	500	500	500	500	500	500	500	4,000	6,000	(2,000)
TOTAL EXPENSES	2,672	4,469	1,914	4,205	3,544	4,792	3,371	4,642	3,371	4,242	2,971	4,242	44,434	46,827	(2,393)
Excess Revenue / Expense	26,014	(1,476)	2,470	(831)	(3,544)	(4,792)	(3,371)	(4,642)	(3,371)	(4,242)	(2,971)	(4,242)	(4,998)	433	(5,431)