

Bradford Park (Round Rock)

Balance Sheet

Period 05/31/2023

Assets

Cash

Cking - Western Alliance	98,673.27	
MMA - Western Alliance	29,808.49	
Total Cash	<u>128,481.76</u>	
Total Assets		<u><u>128,481.76</u></u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	(12,507.57)	
Total Prepaid Assessments	<u>(12,507.57)</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	21,612.70	
Total Fund Balance	<u>140,989.33</u>	
Total Liabilities & Equity		<u><u>128,481.76</u></u>

Bradford Park (Round Rock)

Income Statement

Period 5/1/2023 To 5/31/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating				
<u>Income</u>				
Assessments				
Assessments	2,794.72	67.41%	42,061.37	96.51%
Total Assessments	2,794.72	67.41%	42,061.37	96.51%
Other Income				
Interest Income	5.94	0.14%	28.61	0.07%
Late Fee	497.68	12.00%	619.72	1.42%
NSF Fees	0.00	0.00%	25.00	0.06%
Prior Mgr - AR Fees	847.64	20.44%	847.64	1.94%
Total Other Income	1,351.26	32.59%	1,520.97	3.49%
Total Income	4,145.98	100.00%	43,582.34	100.00%
<u>Expense</u>				
Administrative Expenses				
Accounting	625.00	7.18%	625.00	2.84%
Copies	365.65	4.20%	663.80	3.02%
Admin-AR Fees	0.00	0.00%	62.00	0.28%
Legal Expense	1,420.25	16.31%	4,511.40	20.53%
Management Fees	927.00	10.64%	4,635.00	21.10%
Meeting Expense	0.00	0.00%	250.00	1.14%
Postage/Delivery	81.00	0.93%	312.22	1.42%
Printing-Newsletter	0.00	0.00%	195.43	0.89%
Social Events	0.00	0.00%	317.85	1.45%
Total Administrative Expenses	3,418.90	39.25%	11,572.70	52.68%
Property Expenses				
Concrete Repair/Maint	2,403.15	27.59%	2,403.15	10.94%
Landscape-Maint	1,075.00	12.34%	3,375.00	15.36%
Lighting	1,602.10	18.39%	1,602.10	7.29%
Total Property Expenses	5,080.25	58.32%	7,380.25	33.59%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	211.21	2.42%	3,016.69	13.73%
Total Tax/Ins/Interest Exp	211.21	2.42%	3,016.69	13.73%
Total Expense	8,710.36	100.00%	21,969.64	100.00%
Fund Change	(4,564.38)		21,612.70	

Bradford Park (Round Rock)
Budget Comparison
Period 5/1/2023 To 5/31/2023 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
<u>Income</u>									
Assessments									
Assessments	2,794.72	0.00	2,794.72	0.00%	42,061.37	47,260.00	(5,198.63)	11.00%	47,260.00
Total Assessments	2,794.72	0.00	2,794.72	0.00%	42,061.37	47,260.00	(5,198.63)	11.00%	47,260.00
Other Income									
Interest Income	5.94	0.00	5.94	0.00%	28.61	0.00	28.61	0.00%	0.00
Late Fee	497.68	0.00	497.68	0.00%	619.72	0.00	619.72	0.00%	0.00
NSF Fees	0.00	0.00	0.00	0.00%	25.00	0.00	25.00	0.00%	0.00
Prior Mgr - AR Fees	847.64	0.00	847.64	0.00%	847.64	0.00	847.64	0.00%	0.00
Total Other Income	1,351.26	0.00	1,351.26	0.00%	1,520.97	0.00	1,520.97	0.00%	0.00
Total Income	4,145.98	0.00	4,145.98	0.00%	43,582.34	47,260.00	(3,677.66)	7.78%	47,260.00
<u>Expense</u>									
Administrative Expenses									
Accounting	625.00	0.00	625.00	0.00%	625.00	625.00	0.00	0.00%	775.00
Copies	365.65	373.00	(7.35)	1.97%	663.80	1,101.00	(437.20)	39.71%	1,721.00
Admin-AR Fees	0.00	300.00	(300.00)	100.00%	62.00	1,500.00	(1,438.00)	95.87%	3,600.00
Legal Expense	1,420.25	300.00	1,120.25	-373.42%	4,511.40	1,500.00	3,011.40	-200.76%	3,600.00
Management Fees	927.00	927.00	0.00	0.00%	4,635.00	4,635.00	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	175.00	(175.00)	100.00%	420.00
Postage/Delivery	81.00	209.00	(128.00)	61.24%	312.22	561.00	(248.78)	44.35%	1,208.00
Printing-Newsletter	0.00	0.00	0.00	0.00%	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	500.00	(500.00)	100.00%	1,200.00
Total Administrative Expenses	3,418.90	2,244.00	1,174.90	-52.36%	11,572.70	11,350.00	222.70	-1.96%	31,081.00
Property Expenses									
Concrete Repair/Maint	2,403.15	0.00	2,403.15	0.00%	2,403.15	0.00	2,403.15	0.00%	0.00
Landscape-Maint	1,075.00	800.00	275.00	-34.38%	3,375.00	2,800.00	575.00	-20.54%	7,200.00
Lighting	1,602.10	0.00	1,602.10	0.00%	1,602.10	0.00	1,602.10	0.00%	0.00
Total Property Expenses	5,080.25	800.00	4,280.25	-535.03%	7,380.25	2,800.00	4,580.25	-163.58%	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	211.21	0.00	211.21	0.00%	3,016.69	433.00	2,583.69	-596.70%	433.00
Total Tax/Ins/Interest Exp	211.21	0.00	211.21	0.00%	3,016.69	2,546.00	470.69	-18.49%	2,546.00
Transfer Proof									
Tran fr Oper to Res	0.00	500.00	(500.00)	100.00%	0.00	2,500.00	(2,500.00)	100.00%	6,000.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	2,500.00	(2,500.00)	100.00%	6,000.00
Total Expense	8,710.36	3,544.00	5,166.36	-145.78%	21,969.64	19,196.00	2,773.64	-14.45%	46,827.00
Fund Change	(4,564.38)	(3,544.00)	(1,020.38)	-28.79%	21,612.70	28,064.00	(6,451.30)	22.99%	433.00

Bradford Park (Round Rock)**12 Month Income Statement with Annual Variance Estimate****Period 5/1/2023 To 5/31/2023 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			
<u>INCOME</u>															
<u>Assessments</u>															
Assessments	28,677	2,984	4,366	3,240	2,795	0	0	0	0	0	0	0	42,061	47,260	(5,199)
TOTAL Assessments	28,677	2,984	4,366	3,240	2,795	0	0	0	0	0	0	0	42,061	47,260	(5,199)
<u>Other Income</u>															
Interest Income	6	5	6	6	6	0	0	0	0	0	0	0	29	0	29
Late Fee	3	4	13	102	498	0	0	0	0	0	0	0	620	0	620
NSF Fees	0	0	0	25	0	0	0	0	0	0	0	0	25	0	25
Prior Mgr - AR Fees	0	0	0	0	848	0	0	0	0	0	0	0	848	0	848
TOTAL Other Income	9	9	19	133	1,351	0	0	0	0	0	0	0	1,521	0	1,521
TOTAL INCOME	28,686	2,993	4,384	3,373	4,146	0	0	0	0	0	0	0	43,582	47,260	(3,678)
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
Accounting	0	0	0	0	625	150	0	0	0	0	0	0	775	775	0
Copies	118	69	111	0	366	5	200	5	200	5	200	5	1,284	1,721	(437)
Admin-AR Fees	0	0	62	0	0	300	300	300	300	300	300	300	2,162	3,600	(1,438)
Legal Expense	894	2,197	0	0	1,420	300	300	300	300	300	300	300	6,611	3,600	3,011
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	0	35	35	35	35	35	35	35	245	420	(175)
Postage/Delivery	15	7	14	195	81	5	209	5	209	5	209	5	959	1,208	(249)
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	0	100	100	100	100	100	100	100	700	1,200	(500)
TOTAL Administrative Expense	2,272	3,645	1,114	1,122	3,419	3,492	2,071	3,342	2,071	3,342	2,071	3,342	31,304	31,081	223
<u>Property Expenses</u>															
Concrete Repair/Maint	0	0	0	0	2,403	0	0	0	0	0	0	0	2,403	0	2,403
Landscape-Maint	400	300	800	800	1,075	800	800	800	800	400	400	400	7,775	7,200	575
Lighting	0	0	0	0	1,602	0	0	0	0	0	0	0	1,602	0	1,602
TOTAL Property Expenses	400	300	800	800	5,080	800	800	800	800	400	400	400	11,780	7,200	4,580
<u>Tax/Ins/Interest Exp</u>															
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	211	0	0	0	0	0	0	0	3,017	433	2,584
TOTAL Tax/Ins/Interest Exp	0	523	0	2,282	211	0	0	0	0	0	0	0	3,017	2,546	471
<u>Transfer Proof</u>															
Tran fr Oper to Res	0	0	0	0	0	500	500	500	500	500	500	500	3,500	6,000	(2,500)
TOTAL Transfer Proof	0	0	0	0	0	500	500	500	500	500	500	500	3,500	6,000	(2,500)
TOTAL EXPENSES	2,672	4,469	1,914	4,205	8,710	4,792	3,371	4,642	3,371	4,242	2,971	4,242	49,601	46,827	2,774
Excess Revenue / Expense	26,014	(1,476)	2,470	(831)	(4,564)	(4,792)	(3,371)	(4,642)	(3,371)	(4,242)	(2,971)	(4,242)	(6,018)	433	(6,451)