

# Bradford Park (Round Rock)

## Balance Sheet

Period 06/30/2023

---

### Assets

#### Cash

Cking - Western Alliance	94,434.05	
MMA - Western Alliance	32,812.28	
Total Cash	<u>127,246.33</u>	
Total Assets		<u>127,246.33</u>

### Liabilities & Equity

#### Prepaid Assessments

Prepaid Income	(12,393.82)	
Total Prepaid Assessments	<u>(12,393.82)</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	20,263.52	
Total Fund Balance	<u>139,640.15</u>	
Total Liabilities & Equity		<u>127,246.33</u>

# Bradford Park (Round Rock)

## Income Statement

Period 6/1/2023 To 6/30/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
<b>Operating Income</b>				
<b>Assessments</b>				
Assessments	510.00	98.61%	42,571.37	96.53%
Total Assessments	510.00	98.61%	42,571.37	96.53%
<b>Other Income</b>				
Interest Income	5.79	1.12%	34.40	0.08%
Late Fee	1.41	0.27%	621.13	1.41%
NSF Fees	0.00	0.00%	25.00	0.06%
Prior Mgr - AR Fees	0.00	0.00%	847.64	1.92%
Total Other Income	7.20	1.39%	1,528.17	3.47%
Total Income	517.20	100.00%	44,099.54	100.00%
<b>Expense</b>				
<b>Administrative Expenses</b>				
Accounting	0.00	0.00%	625.00	2.62%
Accounting-Audit	34.50	1.85%	34.50	0.14%
Copies	164.95	8.84%	828.75	3.48%
Admin-AR Fees	104.00	5.57%	166.00	0.70%
Legal Expense	0.00	0.00%	4,511.40	18.93%
Management Fees	927.00	49.67%	5,562.00	23.33%
Meeting Expense	0.00	0.00%	250.00	1.05%
Postage/Delivery	24.72	1.32%	336.94	1.41%
Printing-Newsletter	0.00	0.00%	195.43	0.82%
Social Events	0.00	0.00%	317.85	1.33%
Total Administrative Expenses	1,255.17	67.25%	12,827.87	53.82%
<b>Property Expenses</b>				
Concrete Repair/Maint	0.00	0.00%	2,403.15	10.08%
Landscape-Maint	400.00	21.43%	3,775.00	15.84%
Lighting	0.00	0.00%	1,602.10	6.72%
Total Property Expenses	400.00	21.43%	7,780.25	32.64%
<b>Tax/Ins/Interest Exp</b>				
Ins-F&EC or Package	211.21	11.32%	3,227.90	13.54%
Total Tax/Ins/Interest Exp	211.21	11.32%	3,227.90	13.54%
<b>Transfer Proof</b>				
Tran fr Oper to Res	3,000.00	160.74%	3,000.00	12.59%
Dep fr Oper to Res	(3,000.00)	-160.74%	(3,000.00)	-12.59%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	1,866.38	100.00%	23,836.02	100.00%
Fund Change	(1,349.18)		20,263.52	

**Bradford Park (Round Rock)**  
**Budget Comparison**  
**Period 6/1/2023 To 6/30/2023 11:59:00 PM**

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b>Assessments</b>									
Assessments	510.00	0.00	510.00	0.00%	42,571.37	47,260.00	(4,688.63)	9.92%	47,260.00
Total Assessments	510.00	0.00	510.00	0.00%	42,571.37	47,260.00	(4,688.63)	9.92%	47,260.00
<b>Other Income</b>									
Interest Income	5.79	0.00	5.79	0.00%	34.40	0.00	34.40	0.00%	0.00
Late Fee	1.41	0.00	1.41	0.00%	621.13	0.00	621.13	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	0.00	0.00	0.00	0.00%	847.64	0.00	847.64	0.00%	0.00
Total Other Income	7.20	0.00	7.20	0.00%	1,528.17	0.00	1,528.17	0.00%	0.00
Total Income	517.20	0.00	517.20	0.00%	44,099.54	47,260.00	(3,160.46)	6.69%	47,260.00
<b>Expense</b>									
<b>Administrative Expenses</b>									
Accounting	0.00	150.00	(150.00)	100.00%	625.00	775.00	(150.00)	19.35%	775.00
Accounting-Audit	34.50	0.00	34.50	0.00%	34.50	0.00	34.50	0.00%	0.00
Copies	164.95	5.00	159.95	-3199.00%	828.75	1,106.00	(277.25)	25.07%	1,721.00
Admin-AR Fees	104.00	300.00	(196.00)	65.33%	166.00	1,800.00	(1,634.00)	90.78%	3,600.00
Legal Expense	0.00	300.00	(300.00)	100.00%	4,511.40	1,800.00	2,711.40	-150.63%	3,600.00
Management Fees	927.00	927.00	0.00	0.00%	5,562.00	5,562.00	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	210.00	(210.00)	100.00%	420.00
Postage/Delivery	24.72	5.00	19.72	-394.40%	336.94	566.00	(229.06)	40.47%	1,208.00
Printing-Newsletter	0.00	170.00	(170.00)	100.00%	195.43	510.00	(314.57)	61.68%	1,020.00
Social Events	0.00	1,500.00	(1,500.00)	100.00%	317.85	1,500.00	(1,182.15)	78.81%	6,000.00
Yard of The Month	0.00	100.00	(100.00)	100.00%	0.00	600.00	(600.00)	100.00%	1,200.00
Total Administrative Expenses	1,255.17	3,492.00	(2,236.83)	64.06%	12,827.87	14,842.00	(2,014.13)	13.57%	31,081.00
<b>Property Expenses</b>									
Concrete Repair/Maint	0.00	0.00	0.00	0.00%	2,403.15	0.00	2,403.15	0.00%	0.00
Landscape-Maint	400.00	800.00	(400.00)	50.00%	3,775.00	3,600.00	175.00	-4.86%	7,200.00
Lighting	0.00	0.00	0.00	0.00%	1,602.10	0.00	1,602.10	0.00%	0.00
Total Property Expenses	400.00	800.00	(400.00)	50.00%	7,780.25	3,600.00	4,180.25	-116.12%	7,200.00
<b>Tax/Ins/Interest Exp</b>									
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%	3,227.90	433.00	2,794.90	-645.47%	433.00
Total Tax/Ins/Interest Exp	211.21	0.00	211.21	0.00%	3,227.90	2,546.00	681.90	-26.78%	2,546.00
<b>Transfer Proof</b>									
Tran fr Oper to Res	3,000.00	500.00	2,500.00	-500.00%	3,000.00	3,000.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(3,000.00)	0.00	(3,000.00)	0.00%	(3,000.00)	0.00	(3,000.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	3,000.00	(3,000.00)	100.00%	6,000.00
Total Expense	1,866.38	4,792.00	(2,925.62)	61.05%	23,836.02	23,988.00	(151.98)	0.63%	46,827.00
Fund Change	(1,349.18)	(4,792.00)	3,442.82	71.85%	20,263.52	23,272.00	(3,008.48)	12.93%	433.00

**Bradford Park (Round Rock)**  
**12 Month Income Statement with Annual Variance Estimate**  
**Period 6/1/2023 To 6/30/2023 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			
<b>INCOME</b>															
<b>Assessments</b>															
Assessments	28,677	2,984	4,366	3,240	2,795	510	0	0	0	0	0	0	42,571	47,260	(4,689)
<b>TOTAL Assessments</b>	<b>28,677</b>	<b>2,984</b>	<b>4,366</b>	<b>3,240</b>	<b>2,795</b>	<b>510</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>42,571</b>	<b>47,260</b>	<b>(4,689)</b>
<b>Other Income</b>															
Interest Income	6	5	6	6	6	6	0	0	0	0	0	0	34	0	34
Late Fee	3	4	13	102	498	1	0	0	0	0	0	0	621	0	621
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
<b>TOTAL Other Income</b>	<b>9</b>	<b>9</b>	<b>19</b>	<b>133</b>	<b>1,351</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,528</b>	<b>0</b>	<b>1,528</b>
<b>TOTAL INCOME</b>	<b>28,686</b>	<b>2,993</b>	<b>4,384</b>	<b>3,373</b>	<b>4,146</b>	<b>517</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>44,100</b>	<b>47,260</b>	<b>(3,160)</b>
<b>EXPENSES</b>															
<b>Administrative Expenses</b>															
Accounting	0	0	0	0	625	0	0	0	0	0	0	0	625	775	(150)
Accounting-Audit	0	0	0	0	0	35	0	0	0	0	0	0	35	0	35
Copies	118	69	111	0	366	165	200	5	200	5	200	5	1,444	1,721	(277)
Admin-AR Fees	0	0	62	0	0	104	300	300	300	300	300	300	1,966	3,600	(1,634)
Legal Expense	894	2,197	0	0	1,420	0	300	300	300	300	300	300	6,311	3,600	2,711
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	0	35	35	35	35	35	35	210	420	(210)
Postage/Delivery	15	7	14	195	81	25	209	5	209	5	209	5	979	1,208	(229)
Printing-Newsletter	0	195	0	0	0	0	0	170	0	170	0	170	705	1,020	(315)
Social Events	318	0	0	0	0	0	0	1,500	0	1,500	0	1,500	4,818	6,000	(1,182)
Yard of The Month	0	0	0	0	0	0	100	100	100	100	100	100	600	1,200	(600)
<b>TOTAL Administrative Expense</b>	<b>2,272</b>	<b>3,645</b>	<b>1,114</b>	<b>1,122</b>	<b>3,419</b>	<b>1,255</b>	<b>2,071</b>	<b>3,342</b>	<b>2,071</b>	<b>3,342</b>	<b>2,071</b>	<b>3,342</b>	<b>29,067</b>	<b>31,081</b>	<b>(2,014)</b>
<b>Property Expenses</b>															
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	400	800	800	800	400	400	400	7,375	7,200	175
Lighting	0	0	0	0	1,602	0	0	0	0	0	0	0	1,602	0	1,602
<b>TOTAL Property Expenses</b>	<b>400</b>	<b>300</b>	<b>800</b>	<b>800</b>	<b>5,080</b>	<b>400</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>400</b>	<b>400</b>	<b>400</b>	<b>11,380</b>	<b>7,200</b>	<b>4,180</b>
<b>Tax/Ins/Interest Exp</b>															
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	211	0	0	0	0	0	0	3,228	433	2,795
<b>TOTAL Tax/Ins/Interest Exp</b>	<b>0</b>	<b>523</b>	<b>0</b>	<b>2,282</b>	<b>211</b>	<b>211</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,228</b>	<b>2,546</b>	<b>682</b>
<b>Transfer Proof</b>															
Tran fr Oper to Res	0	0	0	0	0	3,000	500	500	500	500	500	500	6,000	6,000	0
Dep fr Oper to Res	0	0	0	0	0	(3,000)	0	0	0	0	0	0	(3,000)	0	(3,000)
<b>TOTAL Transfer Proof</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>500</b>	<b>500</b>	<b>500</b>	<b>500</b>	<b>500</b>	<b>500</b>	<b>3,000</b>	<b>6,000</b>	<b>(3,000)</b>
<b>TOTAL EXPENSES</b>	<b>2,672</b>	<b>4,469</b>	<b>1,914</b>	<b>4,205</b>	<b>8,710</b>	<b>1,866</b>	<b>3,371</b>	<b>4,642</b>	<b>3,371</b>	<b>4,242</b>	<b>2,971</b>	<b>4,242</b>	<b>46,675</b>	<b>46,827</b>	<b>(152)</b>
<b>Excess Revenue / Expense</b>	<b>26,014</b>	<b>(1,476)</b>	<b>2,470</b>	<b>(831)</b>	<b>(4,564)</b>	<b>(1,349)</b>	<b>(3,371)</b>	<b>(4,642)</b>	<b>(3,371)</b>	<b>(4,242)</b>	<b>(2,971)</b>	<b>(4,242)</b>	<b>(2,575)</b>	<b>433</b>	<b>(3,008)</b>