

Bradford Park (Round Rock)

Balance Sheet

Period 07/31/2023

Assets

Cash

| | | |
|--------------------------|-------------------|-------------------|
| Cking - Western Alliance | 91,971.25 | |
| MMA - Western Alliance | 33,316.47 | |
| Total Cash | <u>125,287.72</u> | |
| Total Assets | | <u>125,287.72</u> |

Liabilities & Equity

Prepaid Assessments

| | | |
|---------------------------|--------------------|--|
| Prepaid Income | (12,393.40) | |
| Total Prepaid Assessments | <u>(12,393.40)</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 | 18,304.49 | |
| Total Fund Balance | <u>137,681.12</u> | |
| Total Liabilities & Equity | | <u>125,287.72</u> |

Bradford Park (Round Rock)

Income Statement

Period 7/1/2023 To 7/31/2023 11:59:00 PM

| | Month to Date | % | Year to Date | % |
|--------------------------------|---------------|---------|--------------|---------|
| Operating Income | | | | |
| Assessments | | | | |
| Assessments | 749.45 | 98.37% | 43,320.82 | 96.57% |
| Total Assessments | 749.45 | 98.37% | 43,320.82 | 96.57% |
| Other Income | | | | |
| Interest Income | 6.18 | 0.81% | 40.58 | 0.09% |
| Late Fee | 6.22 | 0.82% | 627.35 | 1.40% |
| NSF Fees | 0.00 | 0.00% | 25.00 | 0.06% |
| Prior Mgr - AR Fees | 0.00 | 0.00% | 847.64 | 1.89% |
| Total Other Income | 12.40 | 1.63% | 1,540.57 | 3.43% |
| Total Income | 761.85 | 100.00% | 44,861.39 | 100.00% |
| Expense | | | | |
| Administrative Expenses | | | | |
| Accounting | 0.00 | 0.00% | 625.00 | 2.35% |
| Accounting-Audit | 0.00 | 0.00% | 34.50 | 0.13% |
| Copies | 151.25 | 5.56% | 980.00 | 3.69% |
| Admin-AR Fees | 0.00 | 0.00% | 166.00 | 0.63% |
| Legal Expense | 180.00 | 6.62% | 4,691.40 | 17.67% |
| Management Fees | 927.00 | 34.07% | 6,489.00 | 24.43% |
| Meeting Expense | 0.00 | 0.00% | 250.00 | 0.94% |
| Postage/Delivery | 218.86 | 8.04% | 555.80 | 2.09% |
| Printing-Newsletter | 0.00 | 0.00% | 195.43 | 0.74% |
| Social Events | 0.00 | 0.00% | 317.85 | 1.20% |
| Total Administrative Expenses | 1,477.11 | 54.29% | 14,304.98 | 53.87% |
| Property Expenses | | | | |
| Concrete Repair/Maint | 0.00 | 0.00% | 2,403.15 | 9.05% |
| Landscape-Maint | 425.00 | 15.62% | 4,200.00 | 15.82% |
| Lighting | 0.00 | 0.00% | 1,602.10 | 6.03% |
| Total Property Expenses | 425.00 | 15.62% | 8,205.25 | 30.90% |
| Tax/Ins/Interest Exp | | | | |
| Ins-F&EC or Package | 818.77 | 30.09% | 4,046.67 | 15.24% |
| Total Tax/Ins/Interest Exp | 818.77 | 30.09% | 4,046.67 | 15.24% |
| Transfer Proof | | | | |
| Tran fr Oper to Res | 500.00 | 18.38% | 3,500.00 | 13.18% |
| Dep fr Oper to Res | (500.00) | -18.38% | (3,500.00) | -13.18% |
| Total Transfer Proof | 0.00 | 0.00% | 0.00 | 0.00% |
| Total Expense | 2,720.88 | 100.00% | 26,556.90 | 100.00% |
| Fund Change | (1,959.03) | | 18,304.49 | |

Bradford Park (Round Rock)
Budget Comparison
Period 7/1/2023 To 7/31/2023 11:59:00 PM

| | Current Month Operating | | | | Year to Date Operating | | | | Annual |
|--------------------------------|-------------------------|------------|----------|---------|------------------------|-----------|------------|----------|-----------|
| | Actual | Budget | \$ Var | % Var | Actual | Budget | \$ Var | % Var | |
| Income | | | | | | | | | |
| Assessments | | | | | | | | | |
| Assessments | 749.45 | 0.00 | 749.45 | 0.00% | 43,320.82 | 47,260.00 | (3,939.18) | 8.34% | 47,260.00 |
| Total Assessments | 749.45 | 0.00 | 749.45 | 0.00% | 43,320.82 | 47,260.00 | (3,939.18) | 8.34% | 47,260.00 |
| Other Income | | | | | | | | | |
| Interest Income | 6.18 | 0.00 | 6.18 | 0.00% | 40.58 | 0.00 | 40.58 | 0.00% | 0.00 |
| Late Fee | 6.22 | 0.00 | 6.22 | 0.00% | 627.35 | 0.00 | 627.35 | 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 | 12.40 | 0.00 | 12.40 | 0.00% | 1,540.57 | 0.00 | 1,540.57 | 0.00% | 0.00 |
| Total Income | 761.85 | 0.00 | 761.85 | 0.00% | 44,861.39 | 47,260.00 | (2,398.61) | 5.08% | 47,260.00 |
| Expense | | | | | | | | | |
| Administrative Expenses | | | | | | | | | |
| Accounting | 0.00 | 0.00 | 0.00 | 0.00% | 625.00 | 775.00 | (150.00) | 19.35% | 775.00 |
| Accounting-Audit | 0.00 | 0.00 | 0.00 | 0.00% | 34.50 | 0.00 | 34.50 | 0.00% | 0.00 |
| Copies | 151.25 | 200.00 | (48.75) | 24.38% | 980.00 | 1,306.00 | (326.00) | 24.96% | 1,721.00 |
| Admin-AR Fees | 0.00 | 300.00 | (300.00) | 100.00% | 166.00 | 2,100.00 | (1,934.00) | 92.10% | 3,600.00 |
| Legal Expense | 180.00 | 300.00 | (120.00) | 40.00% | 4,691.40 | 2,100.00 | 2,591.40 | -123.40% | 3,600.00 |
| Management Fees | 927.00 | 927.00 | 0.00 | 0.00% | 6,489.00 | 6,489.00 | 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 | 245.00 | (245.00) | 100.00% | 420.00 |
| Postage/Delivery | 218.86 | 209.00 | 9.86 | -4.72% | 555.80 | 775.00 | (219.20) | 28.28% | 1,208.00 |
| Printing-Newsletter | 0.00 | 0.00 | 0.00 | 0.00% | 195.43 | 510.00 | (314.57) | 61.68% | 1,020.00 |
| Social Events | 0.00 | 0.00 | 0.00 | 0.00% | 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 | 700.00 | (700.00) | 100.00% | 1,200.00 |
| Total Administrative Expenses | 1,477.11 | 2,071.00 | (593.89) | 28.68% | 14,304.98 | 16,913.00 | (2,608.02) | 15.42% | 31,081.00 |
| Property Expenses | | | | | | | | | |
| 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 | 425.00 | 800.00 | (375.00) | 46.88% | 4,200.00 | 4,400.00 | (200.00) | 4.55% | 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 | 425.00 | 800.00 | (375.00) | 46.88% | 8,205.25 | 4,400.00 | 3,805.25 | -86.48% | 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 | 818.77 | 0.00 | 818.77 | 0.00% | 4,046.67 | 433.00 | 3,613.67 | -834.57% | 433.00 |
| Total Tax/Ins/Interest Exp | 818.77 | 0.00 | 818.77 | 0.00% | 4,046.67 | 2,546.00 | 1,500.67 | -58.94% | 2,546.00 |
| Transfer Proof | | | | | | | | | |
| Tran fr Oper to Res | 500.00 | 500.00 | 0.00 | 0.00% | 3,500.00 | 3,500.00 | 0.00 | 0.00% | 6,000.00 |
| Dep fr Oper to Res | (500.00) | 0.00 | (500.00) | 0.00% | (3,500.00) | 0.00 | (3,500.00) | 0.00% | 0.00 |
| Total Transfer Proof | 0.00 | 500.00 | (500.00) | 100.00% | 0.00 | 3,500.00 | (3,500.00) | 100.00% | 6,000.00 |
| Total Expense | 2,720.88 | 3,371.00 | (650.12) | 19.29% | 26,556.90 | 27,359.00 | (802.10) | 2.93% | 46,827.00 |
| Fund Change | (1,959.03) | (3,371.00) | 1,411.97 | 41.89% | 18,304.49 | 19,901.00 | (1,596.51) | 8.02% | 433.00 |

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 7/1/2023 To 7/31/2023 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 | 2,984 | 4,366 | 3,240 | 2,795 | 510 | 749 | 0 | 0 | 0 | 0 | 0 | 43,321 | 47,260 | (3,939) |
| TOTAL Assessments | 28,677 | 2,984 | 4,366 | 3,240 | 2,795 | 510 | 749 | 0 | 0 | 0 | 0 | 0 | 43,321 | 47,260 | (3,939) |
| Other Income | | | | | | | | | | | | | | | |
| Interest Income | 6 | 5 | 6 | 6 | 6 | 6 | 6 | 0 | 0 | 0 | 0 | 0 | 41 | 0 | 41 |
| Late Fee | 3 | 4 | 13 | 102 | 498 | 1 | 6 | 0 | 0 | 0 | 0 | 0 | 627 | 0 | 627 |
| 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 | 7 | 12 | 0 | 0 | 0 | 0 | 0 | 1,541 | 0 | 1,541 |
| TOTAL INCOME | 28,686 | 2,993 | 4,384 | 3,373 | 4,146 | 517 | 762 | 0 | 0 | 0 | 0 | 0 | 44,861 | 47,260 | (2,399) |
| EXPENSES | | | | | | | | | | | | | | | |
| Administrative Expenses | | | | | | | | | | | | | | | |
| 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 | 151 | 5 | 200 | 5 | 200 | 5 | 1,395 | 1,721 | (326) |
| Admin-AR Fees | 0 | 0 | 62 | 0 | 0 | 104 | 0 | 300 | 300 | 300 | 300 | 300 | 1,666 | 3,600 | (1,934) |
| Legal Expense | 894 | 2,197 | 0 | 0 | 1,420 | 0 | 180 | 300 | 300 | 300 | 300 | 300 | 6,191 | 3,600 | 2,591 |
| 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 | 0 | 35 | 35 | 35 | 35 | 35 | 175 | 420 | (245) |
| Postage/Delivery | 15 | 7 | 14 | 195 | 81 | 25 | 219 | 5 | 209 | 5 | 209 | 5 | 989 | 1,208 | (219) |
| 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 | 0 | 100 | 100 | 100 | 100 | 100 | 500 | 1,200 | (700) |
| TOTAL Administrative Expenses | 2,272 | 3,645 | 1,114 | 1,122 | 3,419 | 1,255 | 1,477 | 3,342 | 2,071 | 3,342 | 2,071 | 3,342 | 28,473 | 31,081 | (2,608) |
| Property Expenses | | | | | | | | | | | | | | | |
| 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 | 425 | 800 | 800 | 400 | 400 | 400 | 7,000 | 7,200 | (200) |
| 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 | 400 | 425 | 800 | 800 | 400 | 400 | 400 | 11,005 | 7,200 | 3,805 |
| 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 | 211 | 211 | 819 | 0 | 0 | 0 | 0 | 0 | 4,047 | 433 | 3,614 |
| TOTAL Tax/Ins/Interest Exp | 0 | 523 | 0 | 2,282 | 211 | 211 | 819 | 0 | 0 | 0 | 0 | 0 | 4,047 | 2,546 | 1,501 |
| Transfer Proof | | | | | | | | | | | | | | | |
| 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) | (500) | 0 | 0 | 0 | 0 | 0 | (3,500) | 0 | (3,500) |
| TOTAL Transfer Proof | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 500 | 500 | 500 | 500 | 500 | 2,500 | 6,000 | (3,500) |
| TOTAL EXPENSES | 2,672 | 4,469 | 1,914 | 4,205 | 8,710 | 1,866 | 2,721 | 4,642 | 3,371 | 4,242 | 2,971 | 4,242 | 46,025 | 46,827 | (802) |
| Excess Revenue / Expense | 26,014 | (1,476) | 2,470 | (831) | (4,564) | (1,349) | (1,959) | (4,642) | (3,371) | (4,242) | (2,971) | (4,242) | (1,164) | 433 | (1,597) |