

Bradford Park (Round Rock)

Balance Sheet

Period 08/31/2023

Assets

Cash

Cking - Western Alliance	90,106.19	
MMA - Western Alliance	33,820.73	
Total Cash	<u>123,926.92</u>	
Total Assets		<u>123,926.92</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	16,943.69	
Total Fund Balance	<u>136,320.32</u>	
Total Liabilities & Equity		<u>123,926.92</u>

Bradford Park (Round Rock)

Income Statement

Period 8/1/2023 To 8/31/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	510.00	97.21%	43,830.82	96.57%
Total Assessments	510.00	97.21%	43,830.82	96.57%
Other Income				
Interest Income	6.19	1.18%	46.77	0.10%
Late Fee	8.46	1.61%	635.81	1.40%
NSF Fees	0.00	0.00%	25.00	0.06%
Prior Mgr - AR Fees	0.00	0.00%	847.64	1.87%
Total Other Income	14.65	2.79%	1,555.22	3.43%
Total Income	524.65	100.00%	45,386.04	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	625.00	2.20%
Accounting-Audit	0.00	0.00%	34.50	0.12%
Copies	88.80	4.71%	1,068.80	3.76%
Admin-AR Fees	0.00	0.00%	166.00	0.58%
Legal Expense	649.20	34.43%	5,340.60	18.78%
Management Fees	927.00	49.17%	7,416.00	26.07%
Meeting Expense	0.00	0.00%	250.00	0.88%
Postage/Delivery	220.45	11.69%	776.25	2.73%
Printing-Newsletter	0.00	0.00%	195.43	0.69%
Social Events	0.00	0.00%	317.85	1.12%
Total Administrative Expenses	1,885.45	100.00%	16,190.43	56.92%
Property Expenses				
Concrete Repair/Maint	0.00	0.00%	2,403.15	8.45%
Landscape-Maint	0.00	0.00%	4,200.00	14.77%
Lighting	0.00	0.00%	1,602.10	5.63%
Total Property Expenses	0.00	0.00%	8,205.25	28.85%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	0.00	0.00%	4,046.67	14.23%
Total Tax/Ins/Interest Exp	0.00	0.00%	4,046.67	14.23%
Transfer Proof				
Tran fr Oper to Res	500.00	26.52%	4,000.00	14.06%
Dep fr Oper to Res	(500.00)	-26.52%	(4,000.00)	-14.06%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	1,885.45	100.00%	28,442.35	100.00%
Fund Change	(1,360.80)		16,943.69	

Bradford Park (Round Rock)
Budget Comparison
Period 8/1/2023 To 8/31/2023 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	510.00	0.00	510.00	0.00%	43,830.82	47,260.00	(3,429.18)	7.26%	47,260.00
Total Assessments	510.00	0.00	510.00	0.00%	43,830.82	47,260.00	(3,429.18)	7.26%	47,260.00
Other Income									
Interest Income	6.19	0.00	6.19	0.00%	46.77	0.00	46.77	0.00%	0.00
Late Fee	8.46	0.00	8.46	0.00%	635.81	0.00	635.81	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	14.65	0.00	14.65	0.00%	1,555.22	0.00	1,555.22	0.00%	0.00
Total Income	524.65	0.00	524.65	0.00%	45,386.04	47,260.00	(1,873.96)	3.97%	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	88.80	5.00	83.80	-1676.00%	1,068.80	1,311.00	(242.20)	18.47%	1,721.00
Admin-AR Fees	0.00	300.00	(300.00)	100.00%	166.00	2,400.00	(2,234.00)	93.08%	3,600.00
Legal Expense	649.20	300.00	349.20	-116.40%	5,340.60	2,400.00	2,940.60	-122.53%	3,600.00
Management Fees	927.00	927.00	0.00	0.00%	7,416.00	7,416.00	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	280.00	(280.00)	100.00%	420.00
Postage/Delivery	220.45	5.00	215.45	-4309.00%	776.25	780.00	(3.75)	0.48%	1,208.00
Printing-Newsletter	0.00	170.00	(170.00)	100.00%	195.43	680.00	(484.57)	71.26%	1,020.00
Social Events	0.00	1,500.00	(1,500.00)	100.00%	317.85	3,000.00	(2,682.15)	89.41%	6,000.00
Yard of The Month	0.00	100.00	(100.00)	100.00%	0.00	800.00	(800.00)	100.00%	1,200.00
Total Administrative Expenses	1,885.45	3,342.00	(1,456.55)	43.58%	16,190.43	20,255.00	(4,064.57)	20.07%	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	0.00	800.00	(800.00)	100.00%	4,200.00	5,200.00	(1,000.00)	19.23%	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	0.00	800.00	(800.00)	100.00%	8,205.25	5,200.00	3,005.25	-57.79%	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	0.00	0.00	0.00	0.00%	4,046.67	433.00	3,613.67	-834.57%	433.00
Total Tax/Ins/Interest Exp	0.00	0.00	0.00	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%	4,000.00	4,000.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(4,000.00)	0.00	(4,000.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	4,000.00	(4,000.00)	100.00%	6,000.00
Total Expense	1,885.45	4,642.00	(2,756.55)	59.38%	28,442.35	32,001.00	(3,558.65)	11.12%	46,827.00
Fund Change	(1,360.80)	(4,642.00)	3,281.20	70.69%	16,943.69	15,259.00	1,684.69	-11.04%	433.00

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 8/1/2023 To 8/31/2023 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	510	0	0	0	0	43,831	47,260	(3,429)
TOTAL Assessments	28,677	2,984	4,366	3,240	2,795	510	749	510	0	0	0	0	43,831	47,260	(3,429)
Other Income															
Interest Income	6	5	6	6	6	6	6	6	0	0	0	0	47	0	47
Late Fee	3	4	13	102	498	1	6	8	0	0	0	0	636	0	636
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	15	0	0	0	0	1,555	0	1,555
TOTAL INCOME	28,686	2,993	4,384	3,373	4,146	517	762	525	0	0	0	0	45,386	47,260	(1,874)
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	89	200	5	200	5	1,479	1,721	(242)
Admin-AR Fees	0	0	62	0	0	104	0	0	300	300	300	300	1,366	3,600	(2,234)
Legal Expense	894	2,197	0	0	1,420	0	180	649	300	300	300	300	6,541	3,600	2,941
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	0	35	35	35	35	140	420	(280)
Postage/Delivery	15	7	14	195	81	25	219	220	209	5	209	5	1,204	1,208	(4)
Printing-Newsletter	0	195	0	0	0	0	0	0	0	170	0	170	535	1,020	(485)
Social Events	318	0	0	0	0	0	0	0	0	1,500	0	1,500	3,318	6,000	(2,682)
Yard of The Month	0	0	0	0	0	0	0	0	100	100	100	100	400	1,200	(800)
TOTAL Administrative Expense	2,272	3,645	1,114	1,122	3,419	1,255	1,477	1,885	2,071	3,342	2,071	3,342	27,016	31,081	(4,065)
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	0	800	400	400	400	6,200	7,200	(1,000)
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	0	800	400	400	400	10,205	7,200	3,005
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)	(500)	0	0	0	0	(4,000)	0	(4,000)
TOTAL Transfer Proof	0	0	0	0	0	0	0	0	500	500	500	500	2,000	6,000	(4,000)
TOTAL EXPENSES	2,672	4,469	1,914	4,205	8,710	1,866	2,721	1,885	3,371	4,242	2,971	4,242	43,268	46,827	(3,559)
Excess Revenue / Expense	26,014	(1,476)	2,470	(831)	(4,564)	(1,349)	(1,959)	(1,361)	(3,371)	(4,242)	(2,971)	(4,242)	2,118	433	1,685