

Bradford Park (Round Rock)

Balance Sheet

Period 09/30/2023

Assets

Cash

Cking - Western Alliance	84,251.42	
MMA - Western Alliance	34,324.91	
Total Cash	<u>118,576.33</u>	
Total Assets		<u>118,576.33</u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	(11,849.65)	
Total Prepaid Assessments	<u>(11,849.65)</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	11,049.35	
Total Fund Balance	<u>130,425.98</u>	
Total Liabilities & Equity		<u>118,576.33</u>

Bradford Park (Round Rock)

Income Statement

Period 9/1/2023 To 9/30/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	0.00	0.00%	43,830.82	96.56%
Total Assessments	0.00	0.00%	43,830.82	96.56%
Other Income				
Interest Income	6.00	100.00%	52.77	0.12%
Late Fee	0.00	0.00%	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	6.00	100.00%	1,561.22	3.44%
Total Income	6.00	100.00%	45,392.04	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	625.00	1.82%
Accounting-Audit	0.00	0.00%	34.50	0.10%
Copies	121.20	2.05%	1,190.00	3.47%
Admin-AR Fees	0.00	0.00%	166.00	0.48%
Legal Expense	2,142.30	36.31%	7,482.90	21.79%
Management Fees	927.00	15.71%	8,343.00	24.29%
Meeting Expense	0.00	0.00%	250.00	0.73%
Postage/Delivery	18.48	0.31%	794.73	2.31%
Printing-Newsletter	0.00	0.00%	195.43	0.57%
Social Events	1,770.16	30.00%	2,088.01	6.08%
Total Administrative Expenses	4,979.14	84.39%	21,169.57	61.64%
Property Expenses				
Concrete Repair/Maint	0.00	0.00%	2,403.15	7.00%
Landscape-Maint	425.00	7.20%	4,625.00	13.47%
Lighting	0.00	0.00%	1,602.10	4.67%
Signage Install/Maint	496.20	8.41%	496.20	1.44%
Total Property Expenses	921.20	15.61%	9,126.45	26.57%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	0.00	0.00%	4,046.67	11.78%
Total Tax/Ins/Interest Exp	0.00	0.00%	4,046.67	11.78%
Transfer Proof				
Tran fr Oper to Res	500.00	8.47%	4,500.00	13.10%
Dep fr Oper to Res	(500.00)	-8.47%	(4,500.00)	-13.10%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	5,900.34	100.00%	34,342.69	100.00%
Fund Change	(5,894.34)		11,049.35	

Bradford Park (Round Rock)
Budget Comparison
Period 9/1/2023 To 9/30/2023 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	0.00	0.00	0.00	0.00%	43,830.82	47,260.00	(3,429.18)	7.26%	47,260.00
Total Assessments	0.00	0.00	0.00	0.00%	43,830.82	47,260.00	(3,429.18)	7.26%	47,260.00
Other Income									
Interest Income	6.00	0.00	6.00	0.00%	52.77	0.00	52.77	0.00%	0.00
Late Fee	0.00	0.00	0.00	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	6.00	0.00	6.00	0.00%	1,561.22	0.00	1,561.22	0.00%	0.00
Total Income	6.00	0.00	6.00	0.00%	45,392.04	47,260.00	(1,867.96)	3.95%	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	121.20	200.00	(78.80)	39.40%	1,190.00	1,511.00	(321.00)	21.24%	1,721.00
Admin-AR Fees	0.00	300.00	(300.00)	100.00%	166.00	2,700.00	(2,534.00)	93.85%	3,600.00
Legal Expense	2,142.30	300.00	1,842.30	-614.10%	7,482.90	2,700.00	4,782.90	-177.14%	3,600.00
Management Fees	927.00	927.00	0.00	0.00%	8,343.00	8,343.00	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	315.00	(315.00)	100.00%	420.00
Postage/Delivery	18.48	209.00	(190.52)	91.16%	794.73	989.00	(194.27)	19.64%	1,208.00
Printing-Newsletter	0.00	0.00	0.00	0.00%	195.43	680.00	(484.57)	71.26%	1,020.00
Social Events	1,770.16	0.00	1,770.16	0.00%	2,088.01	3,000.00	(911.99)	30.40%	6,000.00
Yard of The Month	0.00	100.00	(100.00)	100.00%	0.00	900.00	(900.00)	100.00%	1,200.00
Total Administrative Expenses	4,979.14	2,071.00	2,908.14	-140.42%	21,169.57	22,326.00	(1,156.43)	5.18%	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%	4,625.00	6,000.00	(1,375.00)	22.92%	7,200.00
Lighting	0.00	0.00	0.00	0.00%	1,602.10	0.00	1,602.10	0.00%	0.00
Signage Install/Maint	496.20	0.00	496.20	0.00%	496.20	0.00	496.20	0.00%	0.00
Total Property Expenses	921.20	800.00	121.20	-15.15%	9,126.45	6,000.00	3,126.45	-52.11%	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%	4,500.00	4,500.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(4,500.00)	0.00	(4,500.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	4,500.00	(4,500.00)	100.00%	6,000.00
Total Expense	5,900.34	3,371.00	2,529.34	-75.03%	34,342.69	35,372.00	(1,029.31)	2.91%	46,827.00
Fund Change	(5,894.34)	(3,371.00)	(2,523.34)	-74.85%	11,049.35	11,888.00	(838.65)	7.05%	433.00

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 9/1/2023 To 9/30/2023 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				
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	6	0	0	0	53	0	53	
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	6	0	0	0	1,561	0	1,561	
TOTAL INCOME	28,686	2,993	4,384	3,373	4,146	517	762	525	6	0	0	0	45,392	47,260	(1,868)	
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	121	5	200	5	1,400	1,721	(321)	
Admin-AR Fees	0	0	62	0	0	104	0	0	0	300	300	300	1,066	3,600	(2,534)	
Legal Expense	894	2,197	0	0	1,420	0	180	649	2,142	300	300	300	8,383	3,600	4,783	
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	0	35	35	35	105	420	(315)	
Postage/Delivery	15	7	14	195	81	25	219	220	18	5	209	5	1,014	1,208	(194)	
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	1,770	1,500	0	1,500	5,088	6,000	(912)	
Yard of The Month	0	0	0	0	0	0	0	0	0	100	100	100	300	1,200	(900)	
TOTAL Administrative Expenses	2,272	3,645	1,114	1,122	3,419	1,255	1,477	1,885	4,979	3,342	2,071	3,342	29,925	31,081	(1,156)	
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	425	400	400	400	5,825	7,200	(1,375)	
Lighting	0	0	0	0	1,602	0	0	0	0	0	0	0	1,602	0	1,602	
Signage Install/Maint	0	0	0	0	0	0	0	0	496	0	0	0	496	0	496	
TOTAL Property Expenses	400	300	800	800	5,080	400	425	0	921	400	400	400	10,326	7,200	3,126	
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)	(500)	0	0	0	(4,500)	0	(4,500)	
TOTAL Transfer Proof	0	0	0	0	0	0	0	0	0	500	500	500	1,500	6,000	(4,500)	
TOTAL EXPENSES	2,672	4,469	1,914	4,205	8,710	1,866	2,721	1,885	5,900	4,242	2,971	4,242	45,798	46,827	(1,029)	
Excess Revenue / Expense	26,014	(1,476)	2,470	(831)	(4,564)	(1,349)	(1,959)	(1,361)	(5,894)	(4,242)	(2,971)	(4,242)	(406)	433	(839)	