

Bradford Park (Round Rock)

Balance Sheet

Period 10/31/2023

Assets

Cash

Cking - Western Alliance	81,355.05	
MMA - Western Alliance	34,829.29	
Total Cash	<u>116,184.34</u>	
Total Assets		<u>116,184.34</u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	(11,779.65)	
Total Prepaid Assessments	<u>(11,779.65)</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	8,587.36	
Total Fund Balance	<u>127,963.99</u>	
Total Liabilities & Equity		<u>116,184.34</u>

Bradford Park (Round Rock)

Income Statement

Period 10/1/2023 To 10/31/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	0.00	0.00%	43,830.82	96.55%
Total Assessments	0.00	0.00%	43,830.82	96.55%
Other Income				
Interest Income	6.17	100.00%	58.94	0.13%
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	6.17	100.00%	1,567.39	3.45%
Total Income	6.17	100.00%	45,398.21	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	625.00	1.70%
Accounting-Audit	0.00	0.00%	34.50	0.09%
Copies	66.95	2.71%	1,256.95	3.41%
Admin-AR Fees	10.00	0.41%	176.00	0.48%
Legal Expense	0.00	0.00%	7,482.90	20.33%
Management Fees	927.00	37.56%	9,270.00	25.18%
Meeting Expense	0.00	0.00%	250.00	0.68%
Postage/Delivery	215.83	8.74%	1,010.56	2.75%
Printing-Newsletter	0.00	0.00%	195.43	0.53%
Social Events	398.38	16.14%	2,486.39	6.75%
Total Administrative Expenses	1,618.16	65.56%	22,787.73	61.90%
Property Expenses				
Concrete Repair/Maint	0.00	0.00%	2,403.15	6.53%
Landscape-Maint	850.00	34.44%	5,475.00	14.87%
Lighting	0.00	0.00%	1,602.10	4.35%
Signage Install/Maint	0.00	0.00%	496.20	1.35%
Total Property Expenses	850.00	34.44%	9,976.45	27.10%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	0.00	0.00%	4,046.67	10.99%
Total Tax/Ins/Interest Exp	0.00	0.00%	4,046.67	10.99%
Transfer Proof				
Tran fr Oper to Res	500.00	20.26%	5,000.00	13.58%
Dep fr Oper to Res	(500.00)	-20.26%	(5,000.00)	-13.58%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	2,468.16	100.00%	36,810.85	100.00%
Fund Change	(2,461.99)		8,587.36	

Bradford Park (Round Rock)
Budget Comparison
Period 10/1/2023 To 10/31/2023 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	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	6.17	0.00	6.17	0.00%	58.94	0.00	58.94	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	6.17	0.00	6.17	0.00%	1,567.39	0.00	1,567.39	0.00%	0.00
Total Income	6.17	0.00	6.17	0.00%	45,398.21	47,260.00	(1,861.79)	3.94%	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	66.95	5.00	61.95	-1239.00%	1,256.95	1,516.00	(259.05)	17.09%	1,721.00
Admin-AR Fees	10.00	300.00	(290.00)	96.67%	176.00	3,000.00	(2,824.00)	94.13%	3,600.00
Legal Expense	0.00	300.00	(300.00)	100.00%	7,482.90	3,000.00	4,482.90	-149.43%	3,600.00
Management Fees	927.00	927.00	0.00	0.00%	9,270.00	9,270.00	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	350.00	(350.00)	100.00%	420.00
Postage/Delivery	215.83	5.00	210.83	-4216.60%	1,010.56	994.00	16.56	-1.67%	1,208.00
Printing-Newsletter	0.00	170.00	(170.00)	100.00%	195.43	850.00	(654.57)	77.01%	1,020.00
Social Events	398.38	1,500.00	(1,101.62)	73.44%	2,486.39	4,500.00	(2,013.61)	44.75%	6,000.00
Yard of The Month	0.00	100.00	(100.00)	100.00%	0.00	1,000.00	(1,000.00)	100.00%	1,200.00
Total Administrative Expenses	1,618.16	3,342.00	(1,723.84)	51.58%	22,787.73	25,668.00	(2,880.27)	11.22%	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	850.00	400.00	450.00	-112.50%	5,475.00	6,400.00	(925.00)	14.45%	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	0.00	0.00	0.00	0.00%	496.20	0.00	496.20	0.00%	0.00
Total Property Expenses	850.00	400.00	450.00	-112.50%	9,976.45	6,400.00	3,576.45	-55.88%	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%	5,000.00	5,000.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(5,000.00)	0.00	(5,000.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	5,000.00	(5,000.00)	100.00%	6,000.00
Total Expense	2,468.16	4,242.00	(1,773.84)	41.82%	36,810.85	39,614.00	(2,803.15)	7.08%	46,827.00
Fund Change	(2,461.99)	(4,242.00)	1,780.01	41.96%	8,587.36	7,646.00	941.36	-12.31%	433.00

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 10/1/2023 To 10/31/2023 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	6	6	0	0	59	0	59	
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	6	0	0	1,567	0	1,567	
TOTAL INCOME	28,686	2,993	4,384	3,373	4,146	517	762	525	6	6	0	0	45,398	47,260	(1,862)	
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	67	200	5	1,462	1,721	(259)	
Admin-AR Fees	0	0	62	0	0	104	0	0	0	10	300	300	776	3,600	(2,824)	
Legal Expense	894	2,197	0	0	1,420	0	180	649	2,142	0	300	300	8,083	3,600	4,483	
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	0	35	35	70	420	(350)	
Postage/Delivery	15	7	14	195	81	25	219	220	18	216	209	5	1,225	1,208	17	
Printing-Newsletter	0	195	0	0	0	0	0	0	0	0	0	170	365	1,020	(655)	
Social Events	318	0	0	0	0	0	0	0	1,770	398	0	1,500	3,986	6,000	(2,014)	
Yard of The Month	0	0	0	0	0	0	0	0	0	0	100	100	200	1,200	(1,000)	
TOTAL Administrative Expenses	2,272	3,645	1,114	1,122	3,419	1,255	1,477	1,885	4,979	1,618	2,071	3,342	28,201	31,081	(2,880)	
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	850	400	400	6,275	7,200	(925)	
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	850	400	400	10,776	7,200	3,576	
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)	(500)	0	0	(5,000)	0	(5,000)	
TOTAL Transfer Proof	0	0	0	0	0	0	0	0	0	0	500	500	1,000	6,000	(5,000)	
TOTAL EXPENSES	2,672	4,469	1,914	4,205	8,710	1,866	2,721	1,885	5,900	2,468	2,971	4,242	44,024	46,827	(2,803)	
Excess Revenue / Expense	26,014	(1,476)	2,470	(831)	(4,564)	(1,349)	(1,959)	(1,361)	(5,894)	(2,462)	(2,971)	(4,242)	1,374	433	941	