

# Bradford Park (Round Rock)

## Balance Sheet

Period 11/30/2023

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### Assets

#### Cash

Cking - Western Alliance	79,195.91	
MMA - Western Alliance	35,333.61	
Total Cash	<u>114,529.52</u>	
Total Assets		<u>114,529.52</u>

### Liabilities & Equity

#### Prepaid Assessments

Prepaid Income	(11,609.65)	
Total Prepaid Assessments	<u>(11,609.65)</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	6,762.54	
Total Fund Balance	<u>126,139.17</u>	
Total Liabilities & Equity		<u>114,529.52</u>

# Bradford Park (Round Rock)

## Income Statement

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

	Month to Date	%	Year to Date	%
<b>Operating Income</b>				
<b>Assessments</b>				
Assessments	510.00	96.00%	44,340.82	96.54%
Total Assessments	510.00	96.00%	44,340.82	96.54%
<b>Other Income</b>				
Interest Income	5.97	1.12%	64.91	0.14%
Late Fee	11.28	2.12%	647.09	1.41%
AR Fee Income	4.00	0.75%	4.00	0.01%
NSF Fees	0.00	0.00%	25.00	0.05%
Prior Mgr - AR Fees	0.00	0.00%	847.64	1.85%
Total Other Income	21.25	4.00%	1,588.64	3.46%
Total Income	531.25	100.00%	45,929.46	100.00%
<b>Expense</b>				
<b>Administrative Expenses</b>				
Accounting	0.00	0.00%	625.00	1.60%
Accounting-Audit	0.00	0.00%	34.50	0.09%
Copies	166.15	7.05%	1,423.10	3.63%
Admin-AR Fees	10.00	0.42%	186.00	0.47%
Legal Expense	75.00	3.18%	7,557.90	19.30%
Management Fees	927.00	39.35%	10,197.00	26.03%
Meeting Expense	149.90	6.36%	399.90	1.02%
Postage/Delivery	29.70	1.26%	1,040.26	2.66%
Printing-Newsletter	0.00	0.00%	195.43	0.50%
Social Events	215.85	9.16%	2,702.24	6.90%
Total Administrative Expenses	1,573.60	66.79%	24,361.33	62.20%
<b>Property Expenses</b>				
Concrete Repair/Maint	0.00	0.00%	2,403.15	6.14%
Landscape-Maint	425.00	18.04%	5,900.00	15.06%
Lighting	0.00	0.00%	1,602.10	4.09%
Signage Install/Maint	357.47	15.17%	853.67	2.18%
Total Property Expenses	782.47	33.21%	10,758.92	27.47%
<b>Tax/Ins/Interest Exp</b>				
Ins-F&EC or Package	0.00	0.00%	4,046.67	10.33%
Total Tax/Ins/Interest Exp	0.00	0.00%	4,046.67	10.33%
<b>Transfer Proof</b>				
Tran fr Oper to Res	500.00	21.22%	5,500.00	14.04%
Dep fr Oper to Res	(500.00)	-21.22%	(5,500.00)	-14.04%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	2,356.07	100.00%	39,166.92	100.00%
Fund Change	(1,824.82)		6,762.54	

**Bradford Park (Round Rock)**  
**Budget Comparison**  
**Period 11/1/2023 To 11/30/2023 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%	44,340.82	47,260.00	(2,919.18)	6.18%	47,260.00
Total Assessments	510.00	0.00	510.00	0.00%	44,340.82	47,260.00	(2,919.18)	6.18%	47,260.00
<b>Other Income</b>									
Interest Income	5.97	0.00	5.97	0.00%	64.91	0.00	64.91	0.00%	0.00
Late Fee	11.28	0.00	11.28	0.00%	647.09	0.00	647.09	0.00%	0.00
AR Fee Income	4.00	0.00	4.00	0.00%	4.00	0.00	4.00	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	21.25	0.00	21.25	0.00%	1,588.64	0.00	1,588.64	0.00%	0.00
Total Income	531.25	0.00	531.25	0.00%	45,929.46	47,260.00	(1,330.54)	2.82%	47,260.00
<b>Expense</b>									
<b>Administrative Expenses</b>									
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	166.15	200.00	(33.85)	16.93%	1,423.10	1,716.00	(292.90)	17.07%	1,721.00
Admin-AR Fees	10.00	300.00	(290.00)	96.67%	186.00	3,300.00	(3,114.00)	94.36%	3,600.00
Legal Expense	75.00	300.00	(225.00)	75.00%	7,557.90	3,300.00	4,257.90	-129.03%	3,600.00
Management Fees	927.00	927.00	0.00	0.00%	10,197.00	10,197.00	0.00	0.00%	11,124.00
Meeting Expense	149.90	0.00	149.90	0.00%	399.90	413.00	(13.10)	3.17%	413.00
Misc General Expense	0.00	35.00	(35.00)	100.00%	0.00	385.00	(385.00)	100.00%	420.00
Postage/Delivery	29.70	209.00	(179.30)	85.79%	1,040.26	1,203.00	(162.74)	13.53%	1,208.00
Printing-Newsletter	0.00	0.00	0.00	0.00%	195.43	850.00	(654.57)	77.01%	1,020.00
Social Events	215.85	0.00	215.85	0.00%	2,702.24	4,500.00	(1,797.76)	39.95%	6,000.00
Yard of The Month	0.00	100.00	(100.00)	100.00%	0.00	1,100.00	(1,100.00)	100.00%	1,200.00
Total Administrative Expenses	1,573.60	2,071.00	(497.40)	24.02%	24,361.33	27,739.00	(3,377.67)	12.18%	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	425.00	400.00	25.00	-6.25%	5,900.00	6,800.00	(900.00)	13.24%	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	357.47	0.00	357.47	0.00%	853.67	0.00	853.67	0.00%	0.00
Total Property Expenses	782.47	400.00	382.47	-95.62%	10,758.92	6,800.00	3,958.92	-58.22%	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	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
<b>Transfer Proof</b>									
Tran fr Oper to Res	500.00	500.00	0.00	0.00%	5,500.00	5,500.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(5,500.00)	0.00	(5,500.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	5,500.00	(5,500.00)	100.00%	6,000.00
Total Expense	2,356.07	2,971.00	(614.93)	20.70%	39,166.92	42,585.00	(3,418.08)	8.03%	46,827.00
Fund Change	(1,824.82)	(2,971.00)	1,146.18	38.58%	6,762.54	4,675.00	2,087.54	-44.65%	433.00

**Bradford Park (Round Rock)**  
**12 Month Income Statement with Annual Variance Estimate**  
**Period 11/1/2023 To 11/30/2023 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	749	510	0	0	510	0	44,341	47,260	(2,919)
TOTAL Assessments	28,677	2,984	4,366	3,240	2,795	510	749	510	0	0	510	0	44,341	47,260	(2,919)
<b>Other Income</b>															
Interest Income	6	5	6	6	6	6	6	6	6	6	6	0	65	0	65
Late Fee	3	4	13	102	498	1	6	8	0	0	11	0	647	0	647
AR Fee Income	0	0	0	0	0	0	0	0	0	0	4	0	4	0	4
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	21	0	1,589	0	1,589
TOTAL INCOME	28,686	2,993	4,384	3,373	4,146	517	762	525	6	6	531	0	45,929	47,260	(1,331)
<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	151	89	121	67	166	5	1,428	1,721	(293)
Admin-AR Fees	0	0	62	0	0	104	0	0	0	10	10	300	486	3,600	(3,114)
Legal Expense	894	2,197	0	0	1,420	0	180	649	2,142	0	75	300	7,858	3,600	4,258
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	150	0	400	413	(13)
Misc General Expense	0	0	0	0	0	0	0	0	0	0	0	35	35	420	(385)
Postage/Delivery	15	7	14	195	81	25	219	220	18	216	30	5	1,045	1,208	(163)
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	216	1,500	4,202	6,000	(1,798)
Yard of The Month	0	0	0	0	0	0	0	0	0	0	0	100	100	1,200	(1,100)
TOTAL Administrative Expense	2,272	3,645	1,114	1,122	3,419	1,255	1,477	1,885	4,979	1,618	1,574	3,342	27,703	31,081	(3,378)
<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	425	0	425	850	425	400	6,300	7,200	(900)
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	357	0	854	0	854
TOTAL Property Expenses	400	300	800	800	5,080	400	425	0	921	850	782	400	11,159	7,200	3,959
<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	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
<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)	(500)	(500)	(500)	(500)	(500)	0	(5,500)	0	(5,500)
TOTAL Transfer Proof	0	0	0	0	0	0	0	0	0	0	0	500	500	6,000	(5,500)
TOTAL EXPENSES	2,672	4,469	1,914	4,205	8,710	1,866	2,721	1,885	5,900	2,468	2,356	4,242	43,409	46,827	(3,418)

**Bradford Park (Round Rock)**  
**12 Month Income Statement with Annual Variance Estimate**  
**Period 11/1/2023 To 11/30/2023 11:59:00 PM**

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	<b>Operating</b>														
	01/2023	02/2023	03/2023	04/2023	05/2023	06/2023	07/2023	08/2023	09/2023	10/2023	11/2023	12/2023	Total	Budget	Variance
Excess Revenue / Expense	<u>26,014</u>	<u>(1,476)</u>	<u>2,470</u>	<u>(831)</u>	<u>(4,564)</u>	<u>(1,349)</u>	<u>(1,959)</u>	<u>(1,361)</u>	<u>(5,894)</u>	<u>(2,462)</u>	<u>(1,825)</u>	<u>(4,242)</u>	<u>2,521</u>	<u>433</u>	<u>2,088</u>