

Bradford Park (Round Rock)

Balance Sheet

Period 12/31/2023

Assets

Cash

Cking - Western Alliance	91,025.19	
MMA - Western Alliance	35,838.12	
Total Cash	<u>126,863.31</u>	
Total Assets		<u>126,863.31</u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	2,702.97	
Total Prepaid Assessments	<u>2,702.97</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	4,783.71	
Total Fund Balance	<u>124,160.34</u>	
Total Liabilities & Equity		<u>126,863.31</u>

Bradford Park (Round Rock)

Income Statement

Period 12/1/2023 To 12/31/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	510.00	95.23%	44,850.82	96.53%
Total Assessments	510.00	95.23%	44,850.82	96.53%
Other Income				
Interest Income	6.29	1.17%	71.20	0.15%
Late Fee	11.28	2.11%	658.37	1.42%
AR Fee Income	8.00	1.49%	12.00	0.03%
NSF Fees	0.00	0.00%	25.00	0.05%
Prior Mgr - AR Fees	0.00	0.00%	847.64	1.82%
Total Other Income	25.57	4.77%	1,614.21	3.47%
Total Income	535.57	100.00%	46,465.03	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	625.00	1.50%
Accounting-Audit	0.00	0.00%	34.50	0.08%
Copies	607.15	24.15%	2,030.25	4.87%
Admin-AR Fees	64.00	2.55%	250.00	0.60%
Legal Expense	0.00	0.00%	7,557.90	18.13%
Management Fees	927.00	36.87%	11,124.00	26.69%
Meeting Expense	250.00	9.94%	649.90	1.56%
Postage/Delivery	186.30	7.41%	1,226.56	2.94%
Printing-Newsletter	0.00	0.00%	195.43	0.47%
Social Events	54.95	2.19%	2,757.19	6.61%
Total Administrative Expenses	2,089.40	83.10%	26,450.73	63.46%
Property Expenses				
Concrete Repair/Maint	0.00	0.00%	2,403.15	5.77%
Landscape-Maint	425.00	16.90%	6,325.00	15.17%
Lighting	0.00	0.00%	1,602.10	3.84%
Signage Install/Maint	0.00	0.00%	853.67	2.05%
Total Property Expenses	425.00	16.90%	11,183.92	26.83%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	0.00	0.00%	4,046.67	9.71%
Total Tax/Ins/Interest Exp	0.00	0.00%	4,046.67	9.71%
Transfer Proof				
Tran fr Oper to Res	500.00	19.89%	6,000.00	14.39%
Dep fr Oper to Res	(500.00)	-19.89%	(6,000.00)	-14.39%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	2,514.40	100.00%	41,681.32	100.00%
Fund Change	(1,978.83)		4,783.71	

Bradford Park (Round Rock)
Budget Comparison
Period 12/1/2023 To 12/31/2023 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%	44,850.82	47,260.00	(2,409.18)	5.10%	47,260.00
Total Assessments	510.00	0.00	510.00	0.00%	44,850.82	47,260.00	(2,409.18)	5.10%	47,260.00
Other Income									
Interest Income	6.29	0.00	6.29	0.00%	71.20	0.00	71.20	0.00%	0.00
Late Fee	11.28	0.00	11.28	0.00%	658.37	0.00	658.37	0.00%	0.00
AR Fee Income	8.00	0.00	8.00	0.00%	12.00	0.00	12.00	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	25.57	0.00	25.57	0.00%	1,614.21	0.00	1,614.21	0.00%	0.00
Total Income	535.57	0.00	535.57	0.00%	46,465.03	47,260.00	(794.97)	1.68%	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	607.15	5.00	602.15	-12043.00%	2,030.25	1,721.00	309.25	-17.97%	1,721.00
Admin-AR Fees	64.00	300.00	(236.00)	78.67%	250.00	3,600.00	(3,350.00)	93.06%	3,600.00
Legal Expense	0.00	300.00	(300.00)	100.00%	7,557.90	3,600.00	3,957.90	-109.94%	3,600.00
Management Fees	927.00	927.00	0.00	0.00%	11,124.00	11,124.00	0.00	0.00%	11,124.00
Meeting Expense	250.00	0.00	250.00	0.00%	649.90	413.00	236.90	-57.36%	413.00
Misc General Expense	0.00	35.00	(35.00)	100.00%	0.00	420.00	(420.00)	100.00%	420.00
Postage/Delivery	186.30	5.00	181.30	-3626.00%	1,226.56	1,208.00	18.56	-1.54%	1,208.00
Printing-Newsletter	0.00	170.00	(170.00)	100.00%	195.43	1,020.00	(824.57)	80.84%	1,020.00
Social Events	54.95	1,500.00	(1,445.05)	96.34%	2,757.19	6,000.00	(3,242.81)	54.05%	6,000.00
Yard of The Month	0.00	100.00	(100.00)	100.00%	0.00	1,200.00	(1,200.00)	100.00%	1,200.00
Total Administrative Expenses	2,089.40	3,342.00	(1,252.60)	37.48%	26,450.73	31,081.00	(4,630.27)	14.90%	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	400.00	25.00	-6.25%	6,325.00	7,200.00	(875.00)	12.15%	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%	853.67	0.00	853.67	0.00%	0.00
Total Property Expenses	425.00	400.00	25.00	-6.25%	11,183.92	7,200.00	3,983.92	-55.33%	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%	6,000.00	6,000.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(6,000.00)	0.00	(6,000.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	6,000.00	(6,000.00)	100.00%	6,000.00
Total Expense	2,514.40	4,242.00	(1,727.60)	40.73%	41,681.32	46,827.00	(5,145.68)	10.99%	46,827.00
Fund Change	(1,978.83)	(4,242.00)	2,263.17	53.35%	4,783.71	433.00	4,350.71	0.00%	433.00

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 12/1/2023 To 12/31/2023 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	510	510	44,851	47,260	(2,409)
TOTAL Assessments	28,677	2,984	4,366	3,240	2,795	510	749	510	0	0	510	510	44,851	47,260	(2,409)
Other Income															
Interest Income	6	5	6	6	6	6	6	6	6	6	6	6	71	0	71
Late Fee	3	4	13	102	498	1	6	8	0	0	11	11	658	0	658
AR Fee Income	0	0	0	0	0	0	0	0	0	0	4	8	12	0	12
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	26	1,614	0	1,614
TOTAL INCOME	28,686	2,993	4,384	3,373	4,146	517	762	525	6	6	531	536	46,465	47,260	(795)
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	166	607	2,030	1,721	309
Admin-AR Fees	0	0	62	0	0	104	0	0	0	10	10	64	250	3,600	(3,350)
Legal Expense	894	2,197	0	0	1,420	0	180	649	2,142	0	75	0	7,558	3,600	3,958
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	250	650	413	237
Misc General Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	420	(420)
Postage/Delivery	15	7	14	195	81	25	219	220	18	216	30	186	1,227	1,208	19
Printing-Newsletter	0	195	0	0	0	0	0	0	0	0	0	0	195	1,020	(825)
Social Events	318	0	0	0	0	0	0	0	1,770	398	216	55	2,757	6,000	(3,243)
Yard of The Month	0	0	0	0	0	0	0	0	0	0	0	0	0	1,200	(1,200)
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	2,089	26,451	31,081	(4,630)
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	425	425	6,325	7,200	(875)
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	425	11,184	7,200	3,984
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)	(500)	(500)	(6,000)	0	(6,000)
TOTAL Transfer Proof	0	0	0	0	0	0	0	0	0	0	0	0	0	6,000	(6,000)
TOTAL EXPENSES	2,672	4,469	1,914	4,205	8,710	1,866	2,721	1,885	5,900	2,468	2,356	2,514	41,681	46,827	(5,146)

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 12/1/2023 To 12/31/2023 11:59:00 PM

	Operating														
	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>(1,979)</u>	<u>4,784</u>	<u>433</u>	<u>4,351</u>