

# Bradford Park (Round Rock)

## Balance Sheet

Period 07/31/2024

---

### Assets

#### Cash

Cking - Western Alliance	87,284.62	
MMA - Western Alliance	39,370.81	
Total Cash	<u>126,655.43</u>	
Total Assets		<u>126,655.43</u>

### Liabilities & Equity

#### Prepaid Assessments

Prepaid Income	(11,572.85)	
Total Prepaid Assessments	<u>(11,572.85)</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)	
Fund Change 2023	4,783.71	
Tran Fr Prior Mgr	127,739.42	
Fund Change	14,067.94	
Total Fund Balance	<u>138,228.28</u>	
Total Liabilities & Equity		<u>126,655.43</u>

# Bradford Park (Round Rock)

## Income Statement

Period 7/1/2024 To 7/31/2024 11:59:00 PM

	Month to Date	%	Year to Date	%
<b>Operating Income</b>				
<b>Assessments</b>				
Assessments	727.89	87.47%	43,177.55	93.50%
Total Assessments	727.89	87.47%	43,177.55	93.50%
<b>Other Income</b>				
Interest Income	6.88	0.83%	47.00	0.10%
Late Fee	26.79	3.22%	743.77	1.61%
AR Fee Income	70.59	8.48%	1,740.83	3.77%
Prior Mgr - AR Fees	0.00	0.00%	470.21	1.02%
Total Other Income	104.26	12.53%	3,001.81	6.50%
Total Income	832.15	100.00%	46,179.36	100.00%
<b>Expense</b>				
<b>Administrative Expenses</b>				
Accounting	1,587.50	29.93%	2,122.50	6.61%
Accounting-Audit	0.00	0.00%	198.65	0.62%
Copies	82.15	1.55%	1,165.25	3.63%
Dues/Licenses/Permits	35.00	0.66%	245.00	0.76%
Admin-AR Fees	2,349.00	44.29%	6,443.00	20.06%
Legal Expense	0.00	0.00%	1,977.00	6.16%
Management Fees	973.00	18.35%	6,811.00	21.21%
Postage/Delivery	16.56	0.31%	575.65	1.79%
Printing-Newsletter	0.00	0.00%	516.69	1.61%
Social Events	0.00	0.00%	420.33	1.31%
Total Administrative Expenses	5,043.21	95.09%	20,475.07	63.76%
<b>Property Expenses</b>				
Landscape-Maint	0.00	0.00%	7,880.00	24.54%
Total Property Expenses	0.00	0.00%	7,880.00	24.54%
<b>Tax/Ins/Interest Exp</b>				
Ins-D & O	0.00	0.00%	2,061.95	6.42%
Ins-F&EC or Package	260.15	4.91%	1,694.40	5.28%
Total Tax/Ins/Interest Exp	260.15	4.91%	3,756.35	11.70%
<b>Transfer Proof</b>				
Tran fr Oper to Res	500.00	9.43%	3,500.00	10.90%
Dep fr Oper to Res	(500.00)	-9.43%	(3,500.00)	-10.90%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	5,303.36	100.00%	32,111.42	100.00%
Fund Change	(4,471.21)		14,067.94	

**Bradford Park (Round Rock)**  
**Budget Comparison**  
**Period 7/1/2024 To 7/31/2024 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	727.89	0.00	727.89	0.00%	43,177.55	47,260.00	(4,082.45)	8.64%	47,260.00
Total Assessments	727.89	0.00	727.89	0.00%	43,177.55	47,260.00	(4,082.45)	8.64%	47,260.00
<b>Other Income</b>									
Interest Income	6.88	0.00	6.88	0.00%	47.00	0.00	47.00	0.00%	0.00
Late Fee	26.79	0.00	26.79	0.00%	743.77	0.00	743.77	0.00%	0.00
AR Fee Income	70.59	0.00	70.59	0.00%	1,740.83	0.00	1,740.83	0.00%	0.00
Prior Mgr - AR Fees	0.00	0.00	0.00	0.00%	470.21	0.00	470.21	0.00%	0.00
Total Other Income	104.26	0.00	104.26	0.00%	3,001.81	0.00	3,001.81	0.00%	0.00
Total Income	832.15	0.00	832.15	0.00%	46,179.36	47,260.00	(1,080.64)	2.29%	47,260.00
<b>Expense</b>									
<b>Administrative Expenses</b>									
Accounting	1,587.50	0.00	1,587.50	0.00%	2,122.50	625.00	1,497.50	-239.60%	625.00
Accounting-Audit	0.00	0.00	0.00	0.00%	198.65	2,197.00	(1,998.35)	90.96%	2,197.00
Copies	82.15	150.00	(67.85)	45.23%	1,165.25	1,050.00	115.25	-10.98%	1,800.00
Dues/Licenses/Permits	35.00	0.00	35.00	0.00%	245.00	0.00	245.00	0.00%	0.00
Admin-AR Fees	2,349.00	200.00	2,149.00	-1074.50%	6,443.00	1,400.00	5,043.00	-360.21%	2,400.00
Legal Expense	0.00	200.00	(200.00)	100.00%	1,977.00	1,400.00	577.00	-41.21%	2,400.00
Management Fees	973.00	973.00	0.00	0.00%	6,811.00	6,811.00	0.00	0.00%	11,676.00
Meeting Expense	0.00	0.00	0.00	0.00%	0.00	250.00	(250.00)	100.00%	250.00
Postage/Delivery	16.56	79.00	(62.44)	79.04%	575.65	553.00	22.65	-4.10%	948.00
Printing-Newsletter	0.00	278.00	(278.00)	100.00%	516.69	1,112.00	(595.31)	53.54%	1,668.00
Social Events	0.00	318.00	(318.00)	100.00%	420.33	954.00	(533.67)	55.94%	1,272.00
Yard of The Month	0.00	50.00	(50.00)	100.00%	0.00	350.00	(350.00)	100.00%	600.00
Total Administrative Expenses	5,043.21	2,248.00	2,795.21	-124.34%	20,475.07	16,702.00	3,773.07	-22.59%	25,836.00
<b>Property Expenses</b>									
Landscape-Maint	0.00	600.00	(600.00)	100.00%	7,880.00	4,200.00	3,680.00	-87.62%	7,200.00
Total Property Expenses	0.00	600.00	(600.00)	100.00%	7,880.00	4,200.00	3,680.00	-87.62%	7,200.00
<b>Tax/Ins/Interest Exp</b>									
Ins-D & O	0.00	0.00	0.00	0.00%	2,061.95	0.00	2,061.95	0.00%	0.00
Ins-F&EC or Package	260.15	0.00	260.15	0.00%	1,694.40	2,282.00	(587.60)	25.75%	2,282.00
Total Tax/Ins/Interest Exp	260.15	0.00	260.15	0.00%	3,756.35	2,282.00	1,474.35	-64.61%	2,282.00
<b>Transfer Proof</b>									
Tran fr Oper to Res	500.00	500.00	0.00	0.00%	3,500.00	3,500.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(3,500.00)	0.00	(3,500.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	3,500.00	(3,500.00)	100.00%	6,000.00
Total Expense	5,303.36	3,348.00	1,955.36	-58.40%	32,111.42	26,684.00	5,427.42	-20.34%	41,318.00
Fund Change	(4,471.21)	(3,348.00)	(1,123.21)	-33.55%	14,067.94	20,576.00	(6,508.06)	31.63%	5,942.00

**Bradford Park (Round Rock)**  
**12 Month Income Statement with Annual Variance Estimate**  
**Period 7/1/2024 To 7/31/2024 11:59:00 PM**

	Operating												Total	Budget	Variance
	01/2024	02/2024	03/2024	04/2024	05/2024	06/2024	07/2024	08/2024	09/2024	10/2024	11/2024	12/2024			
<b>INCOME</b>															
<b>Assessments</b>															
Assessments	29,846	4,905	2,749	2,048	850	2,052	728	0	0	0	0	0	43,178	47,260	(4,082)
TOTAL Assessments	29,846	4,905	2,749	2,048	850	2,052	728	0	0	0	0	0	43,178	47,260	(4,082)
<b>Other Income</b>															
Interest Income	7	6	7	7	7	7	7	0	0	0	0	0	47	0	47
Late Fee	0	16	38	64	25	575	27	0	0	0	0	0	744	0	744
AR Fee Income	0	60	89	120	44	1,358	71	0	0	0	0	0	1,741	0	1,741
Prior Mgr - AR Fees	0	0	0	0	0	470	0	0	0	0	0	0	470	0	470
TOTAL Other Income	7	82	134	190	75	2,409	104	0	0	0	0	0	3,002	0	3,002
TOTAL INCOME	29,853	4,987	2,882	2,238	925	4,461	832	0	0	0	0	0	46,179	47,260	(1,081)
<b>EXPENSES</b>															
<b>Administrative Expenses</b>															
Accounting	0	0	0	0	535	0	1,588	0	0	0	0	0	2,123	625	1,498
Accounting-Audit	0	0	0	0	199	0	0	0	0	0	0	0	199	2,197	(1,998)
Copies	549	70	102	135	123	104	82	150	150	150	150	150	1,915	1,800	115
Dues/Licenses/Permits	35	35	35	35	35	35	35	0	0	0	0	0	245	0	245
Admin-AR Fees	192	116	170	1,034	1,002	1,580	2,349	200	200	200	200	200	7,443	2,400	5,043
Legal Expense	0	999	646	0	75	258	0	200	200	200	200	200	2,977	2,400	577
Management Fees	973	973	973	973	973	973	973	973	973	973	973	973	11,676	11,676	0
Meeting Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	250	(250)
Postage/Delivery	422	15	23	54	26	19	17	79	79	79	79	79	971	948	23
Printing-Newsletter	0	0	218	298	0	0	0	0	278	0	278	0	1,073	1,668	(595)
Social Events	420	0	0	0	0	0	0	0	0	318	0	0	738	1,272	(534)
Yard of The Month	0	0	0	0	0	0	0	50	50	50	50	50	250	600	(350)
TOTAL Administrative Expense	2,591	2,207	2,167	2,530	2,968	2,968	5,043	1,652	1,930	1,970	1,930	1,652	29,609	25,836	3,773
<b>Property Expenses</b>															
Landscape-Maint	555	425	425	850	4,775	850	0	600	600	600	600	600	10,880	7,200	3,680
TOTAL Property Expenses	555	425	425	850	4,775	850	0	600	600	600	600	600	10,880	7,200	3,680
<b>Tax/Ins/Interest Exp</b>															
Ins-D & O	0	0	2,062	0	0	0	0	0	0	0	0	0	2,062	0	2,062
Ins-F&EC or Package	0	654	0	0	520	260	260	0	0	0	0	0	1,694	2,282	(588)
TOTAL Tax/Ins/Interest Exp	0	654	2,062	0	520	260	260	0	0	0	0	0	3,756	2,282	1,474
<b>Transfer Proof</b>															
Tran fr Oper to Res	500	500	500	500	500	500	500	500	500	500	500	500	6,000	6,000	0
Dep fr Oper to Res	(500)	(500)	(500)	(500)	(500)	(500)	(500)	0	0	0	0	0	(3,500)	0	(3,500)
TOTAL Transfer Proof	0	0	0	0	0	0	0	500	500	500	500	500	2,500	6,000	(3,500)
TOTAL EXPENSES	3,146	3,286	4,654	3,380	8,263	4,079	5,303	2,752	3,030	3,070	3,030	2,752	46,745	41,318	5,427
Excess Revenue / Expense	26,707	1,701	(1,772)	(1,142)	(7,338)	383	(4,471)	(2,752)	(3,030)	(3,070)	(3,030)	(2,752)	(566)	5,942	(6,508)