

# Bradford Park (Round Rock)

## Balance Sheet

Period 08/31/2024

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### Assets

#### Cash

Cking - Western Alliance	84,368.03	
MMA - Western Alliance	39,870.81	
Total Cash	<u>124,238.84</u>	
Total Assets		<u>124,238.84</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	11,651.35	
Total Fund Balance	<u>135,811.69</u>	
Total Liabilities & Equity		<u>124,238.84</u>

# Bradford Park (Round Rock)

## Income Statement

Period 8/1/2024 To 8/31/2024 11:59:00 PM

	Month to Date	%	Year to Date	%
<b>Operating Income</b>				
<b>Assessments</b>				
Assessments	757.89	99.08%	43,935.44	93.59%
Total Assessments	757.89	99.08%	43,935.44	93.59%
<b>Other Income</b>				
Interest Income	1.83	0.24%	48.83	0.10%
Late Fee	0.00	0.00%	743.77	1.58%
AR Fee Income	5.21	0.68%	1,746.04	3.72%
Prior Mgr - AR Fees	0.00	0.00%	470.21	1.00%
Total Other Income	7.04	0.92%	3,008.85	6.41%
Total Income	764.93	100.00%	46,944.29	100.00%
<b>Expense</b>				
<b>Administrative Expenses</b>				
Accounting	130.00	4.09%	2,252.50	6.38%
Accounting-Audit	0.00	0.00%	198.65	0.56%
Copies	160.55	5.05%	1,325.80	3.76%
Dues/Licenses/Permits	35.00	1.10%	280.00	0.79%
Admin-AR Fees	243.00	7.64%	6,686.00	18.94%
Legal Expense	187.50	5.89%	2,164.50	6.13%
Management Fees	973.00	30.58%	7,784.00	22.06%
Meeting Expense	159.90	5.03%	159.90	0.45%
Postage/Delivery	657.42	20.66%	1,233.07	3.49%
Printing-Newsletter	0.00	0.00%	516.69	1.46%
Social Events	330.00	10.37%	750.33	2.13%
Total Administrative Expenses	2,876.37	90.41%	23,351.44	66.16%
<b>Property Expenses</b>				
Landscape-Force Mow	45.00	1.41%	45.00	0.13%
Landscape-Maint	0.00	0.00%	7,880.00	22.33%
Total Property Expenses	45.00	1.41%	7,925.00	22.45%
<b>Tax/Ins/Interest Exp</b>				
Ins-D & O	0.00	0.00%	2,061.95	5.84%
Ins-F&EC or Package	260.15	8.18%	1,954.55	5.54%
Total Tax/Ins/Interest Exp	260.15	8.18%	4,016.50	11.38%
<b>Transfer Proof</b>				
Tran fr Oper to Res	500.00	15.72%	4,000.00	11.33%
Dep fr Oper to Res	(500.00)	-15.72%	(4,000.00)	-11.33%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	3,181.52	100.00%	35,292.94	100.00%
Fund Change	(2,416.59)		11,651.35	

**Bradford Park (Round Rock)**  
**Budget Comparison**  
**Period 8/1/2024 To 8/31/2024 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	757.89	0.00	757.89	0.00%	43,935.44	47,260.00	(3,324.56)	7.03%	47,260.00
Total Assessments	757.89	0.00	757.89	0.00%	43,935.44	47,260.00	(3,324.56)	7.03%	47,260.00
<b>Other Income</b>									
Interest Income	1.83	0.00	1.83	0.00%	48.83	0.00	48.83	0.00%	0.00
Late Fee	0.00	0.00	0.00	0.00%	743.77	0.00	743.77	0.00%	0.00
AR Fee Income	5.21	0.00	5.21	0.00%	1,746.04	0.00	1,746.04	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	7.04	0.00	7.04	0.00%	3,008.85	0.00	3,008.85	0.00%	0.00
Total Income	764.93	0.00	764.93	0.00%	46,944.29	47,260.00	(315.71)	0.67%	47,260.00
<b>Expense</b>									
<b>Administrative Expenses</b>									
Accounting	130.00	0.00	130.00	0.00%	2,252.50	625.00	1,627.50	-260.40%	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	160.55	150.00	10.55	-7.03%	1,325.80	1,200.00	125.80	-10.48%	1,800.00
Dues/Licenses/Permits	35.00	0.00	35.00	0.00%	280.00	0.00	280.00	0.00%	0.00
Admin-AR Fees	243.00	200.00	43.00	-21.50%	6,686.00	1,600.00	5,086.00	-317.88%	2,400.00
Legal Expense	187.50	200.00	(12.50)	6.25%	2,164.50	1,600.00	564.50	-35.28%	2,400.00
Management Fees	973.00	973.00	0.00	0.00%	7,784.00	7,784.00	0.00	0.00%	11,676.00
Meeting Expense	159.90	0.00	159.90	0.00%	159.90	250.00	(90.10)	36.04%	250.00
Postage/Delivery	657.42	79.00	578.42	-732.18%	1,233.07	632.00	601.07	-95.11%	948.00
Printing-Newsletter	0.00	0.00	0.00	0.00%	516.69	1,112.00	(595.31)	53.54%	1,668.00
Social Events	330.00	0.00	330.00	0.00%	750.33	954.00	(203.67)	21.35%	1,272.00
Yard of The Month	0.00	50.00	(50.00)	100.00%	0.00	400.00	(400.00)	100.00%	600.00
Total Administrative Expenses	2,876.37	1,652.00	1,224.37	-74.11%	23,351.44	18,354.00	4,997.44	-27.23%	25,836.00
<b>Property Expenses</b>									
Landscape-Force Mow	45.00	0.00	45.00	0.00%	45.00	0.00	45.00	0.00%	0.00
Landscape-Maint	0.00	600.00	(600.00)	100.00%	7,880.00	4,800.00	3,080.00	-64.17%	7,200.00
Total Property Expenses	45.00	600.00	(555.00)	92.50%	7,925.00	4,800.00	3,125.00	-65.10%	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%	1,954.55	2,282.00	(327.45)	14.35%	2,282.00
Total Tax/Ins/Interest Exp	260.15	0.00	260.15	0.00%	4,016.50	2,282.00	1,734.50	-76.01%	2,282.00
<b>Transfer Proof</b>									
Tran fr Oper to Res	500.00	500.00	0.00	0.00%	4,000.00	4,000.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(4,000.00)	0.00	(4,000.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	4,000.00	(4,000.00)	100.00%	6,000.00
Total Expense	3,181.52	2,752.00	429.52	-15.61%	35,292.94	29,436.00	5,856.94	-19.90%	41,318.00
Fund Change	(2,416.59)	(2,752.00)	335.41	12.19%	11,651.35	17,824.00	(6,172.65)	34.63%	5,942.00

**Bradford Park (Round Rock)**  
**12 Month Income Statement with Annual Variance Estimate**  
**Period 8/1/2024 To 8/31/2024 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	758	0	0	0	0	43,935	47,260	(3,325)
TOTAL Assessments	29,846	4,905	2,749	2,048	850	2,052	728	758	0	0	0	0	43,935	47,260	(3,325)
<b>Other Income</b>															
Interest Income	7	6	7	7	7	7	7	2	0	0	0	0	49	0	49
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	5	0	0	0	0	1,746	0	1,746
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	7	0	0	0	0	3,009	0	3,009
TOTAL INCOME	29,853	4,987	2,882	2,238	925	4,461	832	765	0	0	0	0	46,944	47,260	(316)
<b>EXPENSES</b>															
<b>Administrative Expenses</b>															
Accounting	0	0	0	0	535	0	1,588	130	0	0	0	0	2,253	625	1,628
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	161	150	150	150	150	1,926	1,800	126
Dues/Licenses/Permits	35	35	35	35	35	35	35	35	0	0	0	0	280	0	280
Admin-AR Fees	192	116	170	1,034	1,002	1,580	2,349	243	200	200	200	200	7,486	2,400	5,086
Legal Expense	0	999	646	0	75	258	0	188	200	200	200	200	2,965	2,400	565
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	160	0	0	0	0	160	250	(90)
Postage/Delivery	422	15	23	54	26	19	17	657	79	79	79	79	1,549	948	601
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	330	0	318	0	0	1,068	1,272	(204)
Yard of The Month	0	0	0	0	0	0	0	0	50	50	50	50	200	600	(400)
TOTAL Administrative Expense	2,591	2,207	2,167	2,530	2,968	2,968	5,043	2,876	1,930	1,970	1,930	1,652	30,833	25,836	4,997
<b>Property Expenses</b>															
Landscape-Force Mow	0	0	0	0	0	0	0	45	0	0	0	0	45	0	45
Landscape-Maint	555	425	425	850	4,775	850	0	0	600	600	600	600	10,280	7,200	3,080
TOTAL Property Expenses	555	425	425	850	4,775	850	0	45	600	600	600	600	10,325	7,200	3,125
<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	260	0	0	0	0	1,955	2,282	(327)
TOTAL Tax/Ins/Interest Exp	0	654	2,062	0	520	260	260	260	0	0	0	0	4,017	2,282	1,735
<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)	(500)	0	0	0	0	(4,000)	0	(4,000)
TOTAL Transfer Proof	0	0	0	0	0	0	0	0	500	500	500	500	2,000	6,000	(4,000)
TOTAL EXPENSES	3,146	3,286	4,654	3,380	8,263	4,079	5,303	3,182	3,030	3,070	3,030	2,752	47,175	41,318	5,857
Excess Revenue / Expense	26,707	1,701	(1,772)	(1,142)	(7,338)	383	(4,471)	(2,417)	(3,030)	(3,070)	(3,030)	(2,752)	(231)	5,942	(6,173)