

Bradford Park (Round Rock)

Balance Sheet

Period 09/30/2024

Assets

Cash

Cking - Western Alliance	81,967.58	
MMA - Western Alliance	40,380.75	
Total Cash	<u>122,348.33</u>	
Total Assets		<u>122,348.33</u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	(11,359.10)	
Total Prepaid Assessments	<u>(11,359.10)</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	9,547.09	
Total Fund Balance	<u>133,707.43</u>	
Total Liabilities & Equity		<u>122,348.33</u>

Bradford Park (Round Rock)

Income Statement

Period 9/1/2024 To 9/30/2024 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	144.26	60.34%	44,079.70	93.41%
Total Assessments	144.26	60.34%	44,079.70	93.41%
Other Income				
Interest Income	6.63	2.77%	60.48	0.13%
Late Fee	10.32	4.32%	754.09	1.60%
AR Fee Income	(311.53)	-130.31%	1,434.51	3.04%
Prior Mgr - AR Fees	389.38	162.88%	859.59	1.82%
Total Other Income	94.80	39.66%	3,108.67	6.59%
Total Income	239.06	100.00%	47,188.37	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	2,252.50	5.98%
Accounting-Audit	0.00	0.00%	198.65	0.53%
Copies	106.15	4.52%	1,431.95	3.80%
Dues/Licenses/Permits	35.00	1.49%	315.00	0.84%
Admin-AR Fees	314.00	13.37%	7,000.00	18.60%
Legal Expense	0.00	0.00%	2,164.50	5.75%
Management Fees	973.00	41.43%	8,757.00	23.26%
Meeting Expense	0.00	0.00%	159.90	0.42%
Postage/Delivery	20.67	0.88%	1,253.74	3.33%
Printing-Newsletter	0.00	0.00%	516.69	1.37%
Social Events	549.37	23.39%	1,299.70	3.45%
Total Administrative Expenses	1,998.19	85.09%	25,349.63	67.35%
Property Expenses				
Landscape-Force Mow	45.00	1.92%	90.00	0.24%
Landscape-Maint	45.00	1.92%	7,925.00	21.05%
Total Property Expenses	90.00	3.83%	8,015.00	21.29%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	2,061.95	5.48%
Ins-F&EC or Package	260.15	11.08%	2,214.70	5.88%
Total Tax/Ins/Interest Exp	260.15	11.08%	4,276.65	11.36%
Transfer Proof				
Tran fr Oper to Res	500.00	21.29%	4,500.00	11.95%
Dep fr Oper to Res	(500.00)	-21.29%	(4,500.00)	-11.95%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	2,348.34	100.00%	37,641.28	100.00%
Fund Change	(2,109.28)		9,547.09	

Bradford Park (Round Rock)
Budget Comparison
Period 9/1/2024 To 9/30/2024 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	144.26	0.00	144.26	0.00%	44,079.70	47,260.00	(3,180.30)	6.73%	47,260.00
Total Assessments	144.26	0.00	144.26	0.00%	44,079.70	47,260.00	(3,180.30)	6.73%	47,260.00
Other Income									
Interest Income	6.63	0.00	6.63	0.00%	60.48	0.00	60.48	0.00%	0.00
Late Fee	10.32	0.00	10.32	0.00%	754.09	0.00	754.09	0.00%	0.00
AR Fee Income	(311.53)	0.00	(311.53)	0.00%	1,434.51	0.00	1,434.51	0.00%	0.00
Prior Mgr - AR Fees	389.38	0.00	389.38	0.00%	859.59	0.00	859.59	0.00%	0.00
Total Other Income	94.80	0.00	94.80	0.00%	3,108.67	0.00	3,108.67	0.00%	0.00
Total Income	239.06	0.00	239.06	0.00%	47,188.37	47,260.00	(71.63)	0.15%	47,260.00
Expense									
Administrative Expenses									
Accounting	0.00	0.00	0.00	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	106.15	150.00	(43.85)	29.23%	1,431.95	1,350.00	81.95	-6.07%	1,800.00
Dues/Licenses/Permits	35.00	0.00	35.00	0.00%	315.00	0.00	315.00	0.00%	0.00
Admin-AR Fees	314.00	200.00	114.00	-57.00%	7,000.00	1,800.00	5,200.00	-288.89%	2,400.00
Legal Expense	0.00	200.00	(200.00)	100.00%	2,164.50	1,800.00	364.50	-20.25%	2,400.00
Management Fees	973.00	973.00	0.00	0.00%	8,757.00	8,757.00	0.00	0.00%	11,676.00
Meeting Expense	0.00	0.00	0.00	0.00%	159.90	250.00	(90.10)	36.04%	250.00
Postage/Delivery	20.67	79.00	(58.33)	73.84%	1,253.74	711.00	542.74	-76.33%	948.00
Printing-Newsletter	0.00	278.00	(278.00)	100.00%	516.69	1,390.00	(873.31)	62.83%	1,668.00
Social Events	549.37	0.00	549.37	0.00%	1,299.70	954.00	345.70	-36.24%	1,272.00
Yard of The Month	0.00	50.00	(50.00)	100.00%	0.00	450.00	(450.00)	100.00%	600.00
Total Administrative Expenses	1,998.19	1,930.00	68.19	-3.53%	25,349.63	20,284.00	5,065.63	-24.97%	25,836.00
Property Expenses									
Landscape-Force Mow	45.00	0.00	45.00	0.00%	90.00	0.00	90.00	0.00%	0.00
Landscape-Maint	45.00	600.00	(555.00)	92.50%	7,925.00	5,400.00	2,525.00	-46.76%	7,200.00
Total Property Expenses	90.00	600.00	(510.00)	85.00%	8,015.00	5,400.00	2,615.00	-48.43%	7,200.00
Tax/Ins/Interest Exp									
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%	2,214.70	2,282.00	(67.30)	2.95%	2,282.00
Total Tax/Ins/Interest Exp	260.15	0.00	260.15	0.00%	4,276.65	2,282.00	1,994.65	-87.41%	2,282.00
Transfer Proof									
Tran fr Oper to Res	500.00	500.00	0.00	0.00%	4,500.00	4,500.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(4,500.00)	0.00	(4,500.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	4,500.00	(4,500.00)	100.00%	6,000.00
Total Expense	2,348.34	3,030.00	(681.66)	22.50%	37,641.28	32,466.00	5,175.28	-15.94%	41,318.00
Fund Change	(2,109.28)	(3,030.00)	920.72	30.39%	9,547.09	14,794.00	(5,246.91)	35.47%	5,942.00

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 9/1/2024 To 9/30/2024 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			
INCOME															
Assessments															
Assessments	29,846	4,905	2,749	2,048	850	2,052	728	758	144	0	0	0	44,080	47,260	(3,180)
TOTAL Assessments	29,846	4,905	2,749	2,048	850	2,052	728	758	144	0	0	0	44,080	47,260	(3,180)
Other Income															
Interest Income	7	6	7	7	7	7	7	7	7	0	0	0	60	0	60
Late Fee	0	16	38	64	25	575	27	0	10	0	0	0	754	0	754
AR Fee Income	0	60	89	120	44	1,358	71	5	(312)	0	0	0	1,435	0	1,435
Prior Mgr - AR Fees	0	0	0	0	0	470	0	0	389	0	0	0	860	0	860
TOTAL Other Income	7	82	134	190	75	2,409	104	12	95	0	0	0	3,109	0	3,109
TOTAL INCOME	29,853	4,987	2,882	2,238	925	4,461	832	770	239	0	0	0	47,188	47,260	(72)
EXPENSES															
Administrative Expenses															
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	106	150	150	150	1,882	1,800	82
Dues/Licenses/Permits	35	35	35	35	35	35	35	35	35	0	0	0	315	0	315
Admin-AR Fees	192	116	170	1,034	1,002	1,580	2,349	243	314	200	200	200	7,600	2,400	5,200
Legal Expense	0	999	646	0	75	258	0	188	0	200	200	200	2,765	2,400	365
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	21	79	79	79	1,491	948	543
Printing-Newsletter	0	0	218	298	0	0	0	0	0	0	278	0	795	1,668	(873)
Social Events	420	0	0	0	0	0	0	330	549	318	0	0	1,618	1,272	346
Yard of The Month	0	0	0	0	0	0	0	0	0	50	50	50	150	600	(450)
TOTAL Administrative Expense	2,591	2,207	2,167	2,530	2,968	2,968	5,043	2,876	1,998	1,970	1,930	1,652	30,902	25,836	5,066
Property Expenses															
Landscape-Force Mow	0	0	0	0	0	0	0	45	45	0	0	0	90	0	90
Landscape-Maint	555	425	425	850	4,775	850	0	0	45	600	600	600	9,725	7,200	2,525
TOTAL Property Expenses	555	425	425	850	4,775	850	0	45	90	600	600	600	9,815	7,200	2,615
Tax/Ins/Interest Exp															
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	260	0	0	0	2,215	2,282	(67)
TOTAL Tax/Ins/Interest Exp	0	654	2,062	0	520	260	260	260	260	0	0	0	4,277	2,282	1,995
Transfer Proof															
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)	(500)	0	0	0	(4,500)	0	(4,500)
TOTAL Transfer Proof	0	0	0	0	0	0	0	0	0	500	500	500	1,500	6,000	(4,500)
TOTAL EXPENSES	3,146	3,286	4,654	3,380	8,263	4,079	5,303	3,182	2,348	3,070	3,030	2,752	46,493	41,318	5,175
Excess Revenue / Expense	26,707	1,701	(1,772)	(1,142)	(7,338)	383	(4,471)	(2,412)	(2,109)	(3,070)	(3,030)	(2,752)	695	5,942	(5,247)