

Bradford Park (Round Rock)

Balance Sheet

Period 10/31/2024

Assets

Cash

| | | |
|--------------------------|-------------------|-------------------|
| Cking - Western Alliance | 80,547.27 | |
| MMA - Western Alliance | 40,885.88 | |
| Total Cash | <u>121,433.15</u> | |
| Total Assets | | <u>121,433.15</u> |

Liabilities & Equity

Prepaid Assessments

| | | |
|---------------------------|--------------------|--|
| Prepaid Income | (11,168.18) | |
| Total Prepaid Assessments | <u>(11,168.18)</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 | 8,440.99 | |
| Total Fund Balance | <u>132,601.33</u> | |
| Total Liabilities & Equity | | <u>121,433.15</u> |

Bradford Park (Round Rock)

Income Statement

Period 10/1/2024 To 10/31/2024 11:59:00 PM

| | Month to Date | % | Year to Date | % |
|--------------------------------|---------------|---------|--------------|---------|
| Operating Income | | | | |
| Assessments | | | | |
| Assessments | 1,114.96 | 48.20% | 45,194.66 | 91.30% |
| Total Assessments | 1,114.96 | 48.20% | 45,194.66 | 91.30% |
| Other Income | | | | |
| Interest Income | 6.85 | 0.30% | 67.33 | 0.14% |
| Late Fee | 256.50 | 11.09% | 1,010.59 | 2.04% |
| AR Fee Income | 934.75 | 40.41% | 2,369.26 | 4.79% |
| Prior Mgr - AR Fees | 0.00 | 0.00% | 859.59 | 1.74% |
| Total Other Income | 1,198.10 | 51.80% | 4,306.77 | 8.70% |
| Total Income | 2,313.06 | 100.00% | 49,501.43 | 100.00% |
| Expense | | | | |
| Administrative Expenses | | | | |
| Accounting | 0.00 | 0.00% | 2,252.50 | 5.49% |
| Accounting-Audit | 0.00 | 0.00% | 198.65 | 0.48% |
| Copies | 151.65 | 4.44% | 1,583.60 | 3.86% |
| Dues/Licenses/Permits | 35.00 | 1.02% | 350.00 | 0.85% |
| Admin-AR Fees | 0.00 | 0.00% | 7,000.00 | 17.05% |
| Legal Expense | 870.00 | 25.44% | 3,034.50 | 7.39% |
| Management Fees | 973.00 | 28.46% | 9,730.00 | 23.70% |
| Meeting Expense | 250.00 | 7.31% | 409.90 | 1.00% |
| Postage/Delivery | 48.87 | 1.43% | 1,302.61 | 3.17% |
| Printing-Newsletter | 310.49 | 9.08% | 827.18 | 2.01% |
| Social Events | 475.00 | 13.89% | 1,774.70 | 4.32% |
| Total Administrative Expenses | 3,114.01 | 91.08% | 28,463.64 | 69.32% |
| Property Expenses | | | | |
| Landscape-Force Mow | 45.00 | 1.32% | 135.00 | 0.33% |
| Landscape-Maint | 0.00 | 0.00% | 7,925.00 | 19.30% |
| Total Property Expenses | 45.00 | 1.32% | 8,060.00 | 19.63% |
| Tax/Ins/Interest Exp | | | | |
| Ins-D & O | 0.00 | 0.00% | 2,061.95 | 5.02% |
| Ins-F&EC or Package | 260.15 | 7.61% | 2,474.85 | 6.03% |
| Total Tax/Ins/Interest Exp | 260.15 | 7.61% | 4,536.80 | 11.05% |
| Transfer Proof | | | | |
| Tran fr Oper to Res | 500.00 | 14.62% | 5,000.00 | 12.18% |
| Dep fr Oper to Res | (500.00) | -14.62% | (5,000.00) | -12.18% |
| Total Transfer Proof | 0.00 | 0.00% | 0.00 | 0.00% |
| Total Expense | 3,419.16 | 100.00% | 41,060.44 | 100.00% |
| Fund Change | (1,106.10) | | 8,440.99 | |

Bradford Park (Round Rock)
Budget Comparison
Period 10/1/2024 To 10/31/2024 11:59:00 PM

| | Current Month Operating | | | | Year to Date Operating | | | | Annual |
|--------------------------------|-------------------------|------------|----------|----------|------------------------|-----------|------------|----------|-----------|
| | Actual | Budget | \$ Var | % Var | Actual | Budget | \$ Var | % Var | |
| Income | | | | | | | | | |
| Assessments | | | | | | | | | |
| Assessments | 1,114.96 | 0.00 | 1,114.96 | 0.00% | 45,194.66 | 47,260.00 | (2,065.34) | 4.37% | 47,260.00 |
| Total Assessments | 1,114.96 | 0.00 | 1,114.96 | 0.00% | 45,194.66 | 47,260.00 | (2,065.34) | 4.37% | 47,260.00 |
| Other Income | | | | | | | | | |
| Interest Income | 6.85 | 0.00 | 6.85 | 0.00% | 67.33 | 0.00 | 67.33 | 0.00% | 0.00 |
| Late Fee | 256.50 | 0.00 | 256.50 | 0.00% | 1,010.59 | 0.00 | 1,010.59 | 0.00% | 0.00 |
| AR Fee Income | 934.75 | 0.00 | 934.75 | 0.00% | 2,369.26 | 0.00 | 2,369.26 | 0.00% | 0.00 |
| Prior Mgr - AR Fees | 0.00 | 0.00 | 0.00 | 0.00% | 859.59 | 0.00 | 859.59 | 0.00% | 0.00 |
| Total Other Income | 1,198.10 | 0.00 | 1,198.10 | 0.00% | 4,306.77 | 0.00 | 4,306.77 | 0.00% | 0.00 |
| Total Income | 2,313.06 | 0.00 | 2,313.06 | 0.00% | 49,501.43 | 47,260.00 | 2,241.43 | -4.74% | 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 | 151.65 | 150.00 | 1.65 | -1.10% | 1,583.60 | 1,500.00 | 83.60 | -5.57% | 1,800.00 |
| Dues/Licenses/Permits | 35.00 | 0.00 | 35.00 | 0.00% | 350.00 | 0.00 | 350.00 | 0.00% | 0.00 |
| Admin-AR Fees | 0.00 | 200.00 | (200.00) | 100.00% | 7,000.00 | 2,000.00 | 5,000.00 | -250.00% | 2,400.00 |
| Legal Expense | 870.00 | 200.00 | 670.00 | -335.00% | 3,034.50 | 2,000.00 | 1,034.50 | -51.73% | 2,400.00 |
| Management Fees | 973.00 | 973.00 | 0.00 | 0.00% | 9,730.00 | 9,730.00 | 0.00 | 0.00% | 11,676.00 |
| Meeting Expense | 250.00 | 0.00 | 250.00 | 0.00% | 409.90 | 250.00 | 159.90 | -63.96% | 250.00 |
| Postage/Delivery | 48.87 | 79.00 | (30.13) | 38.14% | 1,302.61 | 790.00 | 512.61 | -64.89% | 948.00 |
| Printing-Newsletter | 310.49 | 0.00 | 310.49 | 0.00% | 827.18 | 1,390.00 | (562.82) | 40.49% | 1,668.00 |
| Social Events | 475.00 | 318.00 | 157.00 | -49.37% | 1,774.70 | 1,272.00 | 502.70 | -39.52% | 1,272.00 |
| Yard of The Month | 0.00 | 50.00 | (50.00) | 100.00% | 0.00 | 500.00 | (500.00) | 100.00% | 600.00 |
| Total Administrative Expenses | 3,114.01 | 1,970.00 | 1,144.01 | -58.07% | 28,463.64 | 22,254.00 | 6,209.64 | -27.90% | 25,836.00 |
| Property Expenses | | | | | | | | | |
| Landscape-Force Mow | 45.00 | 0.00 | 45.00 | 0.00% | 135.00 | 0.00 | 135.00 | 0.00% | 0.00 |
| Landscape-Maint | 0.00 | 600.00 | (600.00) | 100.00% | 7,925.00 | 6,000.00 | 1,925.00 | -32.08% | 7,200.00 |
| Total Property Expenses | 45.00 | 600.00 | (555.00) | 92.50% | 8,060.00 | 6,000.00 | 2,060.00 | -34.33% | 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% | 2,474.85 | 2,282.00 | 192.85 | -8.45% | 2,282.00 |
| Total Tax/Ins/Interest Exp | 260.15 | 0.00 | 260.15 | 0.00% | 4,536.80 | 2,282.00 | 2,254.80 | -98.81% | 2,282.00 |
| Transfer Proof | | | | | | | | | |
| Tran fr Oper to Res | 500.00 | 500.00 | 0.00 | 0.00% | 5,000.00 | 5,000.00 | 0.00 | 0.00% | 6,000.00 |
| Dep fr Oper to Res | (500.00) | 0.00 | (500.00) | 0.00% | (5,000.00) | 0.00 | (5,000.00) | 0.00% | 0.00 |
| Total Transfer Proof | 0.00 | 500.00 | (500.00) | 100.00% | 0.00 | 5,000.00 | (5,000.00) | 100.00% | 6,000.00 |
| Total Expense | 3,419.16 | 3,070.00 | 349.16 | -11.37% | 41,060.44 | 35,536.00 | 5,524.44 | -15.55% | 41,318.00 |
| Fund Change | (1,106.10) | (3,070.00) | 1,963.90 | 63.97% | 8,440.99 | 11,724.00 | (3,283.01) | 28.00% | 5,942.00 |

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 10/1/2024 To 10/31/2024 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 | | | | |
| INCOME | | | | | | | | | | | | | | | | |
| Assessments | | | | | | | | | | | | | | | | |
| Assessments | 29,846 | 4,905 | 2,749 | 2,048 | 850 | 2,052 | 728 | 758 | 144 | 1,115 | 0 | 0 | 45,195 | 47,260 | (2,065) | |
| TOTAL Assessments | 29,846 | 4,905 | 2,749 | 2,048 | 850 | 2,052 | 728 | 758 | 144 | 1,115 | 0 | 0 | 45,195 | 47,260 | (2,065) | |
| Other Income | | | | | | | | | | | | | | | | |
| Interest Income | 7 | 6 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 0 | 0 | 67 | 0 | 67 | |
| Late Fee | 0 | 16 | 38 | 64 | 25 | 575 | 27 | 0 | 10 | 257 | 0 | 0 | 1,011 | 0 | 1,011 | |
| AR Fee Income | 0 | 60 | 89 | 120 | 44 | 1,358 | 71 | 5 | (312) | 935 | 0 | 0 | 2,369 | 0 | 2,369 | |
| 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 | 1,198 | 0 | 0 | 4,307 | 0 | 4,307 | |
| TOTAL INCOME | 29,853 | 4,987 | 2,882 | 2,238 | 925 | 4,461 | 832 | 770 | 239 | 2,313 | 0 | 0 | 49,501 | 47,260 | 2,241 | |
| 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 | 152 | 150 | 150 | 1,884 | 1,800 | 84 | |
| Dues/Licenses/Permits | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 0 | 0 | 350 | 0 | 350 | |
| Admin-AR Fees | 192 | 116 | 170 | 1,034 | 1,002 | 1,580 | 2,349 | 243 | 314 | 0 | 200 | 200 | 7,400 | 2,400 | 5,000 | |
| Legal Expense | 0 | 999 | 646 | 0 | 75 | 258 | 0 | 188 | 0 | 870 | 200 | 200 | 3,435 | 2,400 | 1,035 | |
| 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 | 250 | 0 | 0 | 410 | 250 | 160 | |
| Postage/Delivery | 422 | 15 | 23 | 54 | 26 | 19 | 17 | 657 | 21 | 49 | 79 | 79 | 1,461 | 948 | 513 | |
| Printing-Newsletter | 0 | 0 | 218 | 298 | 0 | 0 | 0 | 0 | 0 | 310 | 278 | 0 | 1,105 | 1,668 | (563) | |
| Social Events | 420 | 0 | 0 | 0 | 0 | 0 | 0 | 330 | 549 | 475 | 0 | 0 | 1,775 | 1,272 | 503 | |
| Yard of The Month | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 50 | 100 | 600 | (500) | |
| TOTAL Administrative Expense | 2,591 | 2,207 | 2,167 | 2,530 | 2,968 | 2,968 | 5,043 | 2,876 | 1,998 | 3,114 | 1,930 | 1,652 | 32,046 | 25,836 | 6,210 | |
| Property Expenses | | | | | | | | | | | | | | | | |
| Landscape-Force Mow | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 45 | 45 | 45 | 0 | 0 | 135 | 0 | 135 | |
| Landscape-Maint | 555 | 425 | 425 | 850 | 4,775 | 850 | 0 | 0 | 45 | 0 | 600 | 600 | 9,125 | 7,200 | 1,925 | |
| TOTAL Property Expenses | 555 | 425 | 425 | 850 | 4,775 | 850 | 0 | 45 | 90 | 45 | 600 | 600 | 9,260 | 7,200 | 2,060 | |
| 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 | 260 | 0 | 0 | 2,475 | 2,282 | 193 | |
| TOTAL Tax/Ins/Interest Exp | 0 | 654 | 2,062 | 0 | 520 | 260 | 260 | 260 | 260 | 260 | 0 | 0 | 4,537 | 2,282 | 2,255 | |
| 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) | (500) | 0 | 0 | (5,000) | 0 | (5,000) | |
| TOTAL Transfer Proof | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 500 | 500 | 1,000 | 6,000 | (5,000) | |
| TOTAL EXPENSES | 3,146 | 3,286 | 4,654 | 3,380 | 8,263 | 4,079 | 5,303 | 3,182 | 2,348 | 3,419 | 3,030 | 2,752 | 46,842 | 41,318 | 5,524 | |
| Excess Revenue / Expense | 26,707 | 1,701 | (1,772) | (1,142) | (7,338) | 383 | (4,471) | (2,412) | (2,109) | (1,106) | (3,030) | (2,752) | 2,659 | 5,942 | (3,283) | |