

# Bradford Park (Round Rock)

## Balance Sheet

Period 11/30/2024

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### Assets

#### Cash

Cking - Western Alliance	82,780.96	
MMA - Western Alliance	41,390.92	
Total Cash	<u>124,171.88</u>	
Total Assets		<u>124,171.88</u>

### Liabilities & Equity

#### Prepaid Assessments

Prepaid Income	(6,235.36)	
Total Prepaid Assessments	<u>(6,235.36)</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	6,246.90	
Total Fund Balance	<u>130,407.24</u>	
Total Liabilities & Equity		<u>124,171.88</u>

# Bradford Park (Round Rock)

## Income Statement

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

	Month to Date	%	Year to Date	%
<b>Operating Income</b>				
<b>Assessments</b>				
Assessments	510.00	83.48%	45,704.66	91.20%
Total Assessments	510.00	83.48%	45,704.66	91.20%
<b>Other Income</b>				
Interest Income	6.74	1.10%	74.07	0.15%
Late Fee	25.38	4.15%	1,035.97	2.07%
AR Fee Income	68.78	11.26%	2,438.04	4.87%
Prior Mgr - AR Fees	0.00	0.00%	859.59	1.72%
Total Other Income	100.90	16.52%	4,407.67	8.80%
Total Income	610.90	100.00%	50,112.33	100.00%
<b>Expense</b>				
<b>Administrative Expenses</b>				
Accounting	0.00	0.00%	2,252.50	5.14%
Accounting-Audit	121.00	4.31%	319.65	0.73%
Copies	627.05	22.35%	2,210.65	5.04%
Dues/Licenses/Permits	35.00	1.25%	385.00	0.88%
Admin-AR Fees	66.00	2.35%	7,066.00	16.11%
Legal Expense	150.00	5.35%	3,184.50	7.26%
Management Fees	973.00	34.69%	10,703.00	24.40%
Meeting Expense	0.00	0.00%	409.90	0.93%
Postage/Delivery	241.30	8.60%	1,543.91	3.52%
Printing-Newsletter	31.49	1.12%	858.67	1.96%
Social Events	300.00	10.70%	2,074.70	4.73%
Total Administrative Expenses	2,544.84	90.73%	31,008.48	70.69%
<b>Property Expenses</b>				
Landscape-Force Mow	0.00	0.00%	135.00	0.31%
Landscape-Maint	0.00	0.00%	7,925.00	18.07%
Total Property Expenses	0.00	0.00%	8,060.00	18.37%
<b>Tax/Ins/Interest Exp</b>				
Ins-D & O	0.00	0.00%	2,061.95	4.70%
Ins-F&EC or Package	260.15	9.27%	2,735.00	6.23%
Total Tax/Ins/Interest Exp	260.15	9.27%	4,796.95	10.94%
<b>Transfer Proof</b>				
Tran fr Oper to Res	500.00	17.83%	5,500.00	12.54%
Dep fr Oper to Res	(500.00)	-17.83%	(5,500.00)	-12.54%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	2,804.99	100.00%	43,865.43	100.00%
Fund Change	(2,194.09)		6,246.90	

**Bradford Park (Round Rock)**  
**Budget Comparison**  
**Period 11/1/2024 To 11/30/2024 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	510.00	0.00	510.00	0.00%	45,704.66	47,260.00	(1,555.34)	3.29%	47,260.00
Total Assessments	510.00	0.00	510.00	0.00%	45,704.66	47,260.00	(1,555.34)	3.29%	47,260.00
<b>Other Income</b>									
Interest Income	6.74	0.00	6.74	0.00%	74.07	0.00	74.07	0.00%	0.00
Late Fee	25.38	0.00	25.38	0.00%	1,035.97	0.00	1,035.97	0.00%	0.00
AR Fee Income	68.78	0.00	68.78	0.00%	2,438.04	0.00	2,438.04	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	100.90	0.00	100.90	0.00%	4,407.67	0.00	4,407.67	0.00%	0.00
Total Income	610.90	0.00	610.90	0.00%	50,112.33	47,260.00	2,852.33	-6.04%	47,260.00
<b>Expense</b>									
<b>Administrative Expenses</b>									
Accounting	0.00	0.00	0.00	0.00%	2,252.50	625.00	1,627.50	-260.40%	625.00
Accounting-Audit	121.00	0.00	121.00	0.00%	319.65	2,197.00	(1,877.35)	85.45%	2,197.00
Copies	627.05	150.00	477.05	-318.03%	2,210.65	1,650.00	560.65	-33.98%	1,800.00
Dues/Licenses/Permits	35.00	0.00	35.00	0.00%	385.00	0.00	385.00	0.00%	0.00
Admin-AR Fees	66.00	200.00	(134.00)	67.00%	7,066.00	2,200.00	4,866.00	-221.18%	2,400.00
Legal Expense	150.00	200.00	(50.00)	25.00%	3,184.50	2,200.00	984.50	-44.75%	2,400.00
Management Fees	973.00	973.00	0.00	0.00%	10,703.00	10,703.00	0.00	0.00%	11,676.00
Meeting Expense	0.00	0.00	0.00	0.00%	409.90	250.00	159.90	-63.96%	250.00
Postage/Delivery	241.30	79.00	162.30	-205.44%	1,543.91	869.00	674.91	-77.67%	948.00
Printing-Newsletter	31.49	278.00	(246.51)	88.67%	858.67	1,668.00	(809.33)	48.52%	1,668.00
Social Events	300.00	0.00	300.00	0.00%	2,074.70	1,272.00	802.70	-63.11%	1,272.00
Yard of The Month	0.00	50.00	(50.00)	100.00%	0.00	550.00	(550.00)	100.00%	600.00
Total Administrative Expenses	2,544.84	1,930.00	614.84	-31.86%	31,008.48	24,184.00	6,824.48	-28.22%	25,836.00
<b>Property Expenses</b>									
Landscape-Force Mow	0.00	0.00	0.00	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	6,600.00	1,325.00	-20.08%	7,200.00
Total Property Expenses	0.00	600.00	(600.00)	100.00%	8,060.00	6,600.00	1,460.00	-22.12%	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%	2,735.00	2,282.00	453.00	-19.85%	2,282.00
Total Tax/Ins/Interest Exp	260.15	0.00	260.15	0.00%	4,796.95	2,282.00	2,514.95	-110.21%	2,282.00
<b>Transfer Proof</b>									
Tran fr Oper to Res	500.00	500.00	0.00	0.00%	5,500.00	5,500.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(5,500.00)	0.00	(5,500.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	5,500.00	(5,500.00)	100.00%	6,000.00
Total Expense	2,804.99	3,030.00	(225.01)	7.43%	43,865.43	38,566.00	5,299.43	-13.74%	41,318.00
Fund Change	(2,194.09)	(3,030.00)	835.91	27.59%	6,246.90	8,694.00	(2,447.10)	28.15%	5,942.00

**Bradford Park (Round Rock)**  
**12 Month Income Statement with Annual Variance Estimate**  
**Period 11/1/2024 To 11/30/2024 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			
<b>INCOME</b>															
<b>Assessments</b>															
Assessments	29,846	4,905	2,749	2,048	850	2,052	728	758	144	1,115	510	0	45,705	47,260	(1,555)
TOTAL Assessments	29,846	4,905	2,749	2,048	850	2,052	728	758	144	1,115	510	0	45,705	47,260	(1,555)
<b>Other Income</b>															
Interest Income	7	6	7	7	7	7	7	7	7	7	7	0	74	0	74
Late Fee	0	16	38	64	25	575	27	0	10	257	25	0	1,036	0	1,036
AR Fee Income	0	60	89	120	44	1,358	71	5	(312)	935	69	0	2,438	0	2,438
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	101	0	4,408	0	4,408
TOTAL INCOME	29,853	4,987	2,882	2,238	925	4,461	832	770	239	2,313	611	0	50,112	47,260	2,852
<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	121	0	320	2,197	(1,877)
Copies	549	70	102	135	123	104	82	161	106	152	627	150	2,361	1,800	561
Dues/Licenses/Permits	35	35	35	35	35	35	35	35	35	35	35	0	385	0	385
Admin-AR Fees	192	116	170	1,034	1,002	1,580	2,349	243	314	0	66	200	7,266	2,400	4,866
Legal Expense	0	999	646	0	75	258	0	188	0	870	150	200	3,385	2,400	985
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	241	79	1,623	948	675
Printing-Newsletter	0	0	218	298	0	0	0	0	0	310	31	0	859	1,668	(809)
Social Events	420	0	0	0	0	0	0	330	549	475	300	0	2,075	1,272	803
Yard of The Month	0	0	0	0	0	0	0	0	0	0	0	50	50	600	(550)
TOTAL Administrative Expense	2,591	2,207	2,167	2,530	2,968	2,968	5,043	2,876	1,998	3,114	2,545	1,652	32,660	25,836	6,824
<b>Property Expenses</b>															
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	0	600	8,525	7,200	1,325
TOTAL Property Expenses	555	425	425	850	4,775	850	0	45	90	45	0	600	8,660	7,200	1,460
<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	260	260	260	0	2,735	2,282	453
TOTAL Tax/Ins/Interest Exp	0	654	2,062	0	520	260	260	260	260	260	260	0	4,797	2,282	2,515
<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)	(500)	(500)	(500)	0	(5,500)	0	(5,500)
TOTAL Transfer Proof	0	0	0	0	0	0	0	0	0	0	0	500	500	6,000	(5,500)
TOTAL EXPENSES	3,146	3,286	4,654	3,380	8,263	4,079	5,303	3,182	2,348	3,419	2,805	2,752	46,617	41,318	5,299
Excess Revenue / Expense	26,707	1,701	(1,772)	(1,142)	(7,338)	383	(4,471)	(2,412)	(2,109)	(1,106)	(2,194)	(2,752)	3,495	5,942	(2,447)