

## Cash Flow

### Beal Properties

Properties: Rockbridge HOA - 3363 University Drive East Suite 215 Bryan, TX 77802

Date Range: 01/01/2021 to 12/31/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Homeowners Association Dues	14,557.80	100.00	14,557.80	100.00
<b>Total Operating Income</b>	<b>14,557.80</b>	<b>100.00</b>	<b>14,557.80</b>	<b>100.00</b>
<b>Expense</b>				
Bank Fees/Office Expenses	30.00	0.21	30.00	0.21
Legal Fees	300.00	2.06	300.00	2.06
Lawn/Property Maintenance	2,055.00	14.12	2,055.00	14.12
Management Fee	3,250.00	22.32	3,250.00	22.32
Professional Fees	360.00	2.47	360.00	2.47
Utilities - electric	2,118.90	14.56	2,118.90	14.56
Utilities - Water	936.10	6.43	936.10	6.43
<b>Total Operating Expense</b>	<b>9,050.00</b>	<b>62.17</b>	<b>9,050.00</b>	<b>62.17</b>
<b>NOI - Net Operating Income</b>	<b>5,507.80</b>	<b>37.83</b>	<b>5,507.80</b>	<b>37.83</b>
Total Income	14,557.80	100.00	14,557.80	100.00
Total Expense	9,050.00	62.17	9,050.00	62.17
<b>Net Income</b>	<b>5,507.80</b>	<b>37.83</b>	<b>5,507.80</b>	<b>37.83</b>
<b>Cash Flow</b>	<b>5,507.80</b>		<b>5,507.80</b>	
<b>Beginning Cash</b>	<b>0.00</b>		<b>0.00</b>	
<b>Beginning Cash + Cash Flow</b>	<b>5,507.80</b>		<b>5,507.80</b>	
<b>Actual Ending Cash</b>	<b>5,507.80</b>		<b>5,507.80</b>	

## Expense Distribution

**Properties:** Rockbridge HOA - 3363 University Drive East Suite 215 Bryan, TX 77802

**Payees:** All

**Bill Date Range:** 01/01/2021 to 12/31/2021

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
<b>6473 - Legal Fees</b>											
45763	11/11/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	300.00	0.00	4032	11/11/2021	Management Certificate
<b>6475 - Lawn/Property Maintenance</b>											
INV0052	06/30/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Chase's Lawn Care	2200	440.00	0.00	4009	06/30/2021	Mowing, weedeating, blowing & Frontage ditch mowed
INV0053	06/30/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Chase's Lawn Care	2200	190.00	0.00	4009	06/30/2021	Frontage Mowing & Herbicide applied to weeds in beds
INV0055	07/07/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Chase Pacher	2200	40.00	0.00	4011, 4011, 4016	07/07/2021, 07/07/2021, 07/07/2021	Entrance mowing 6/30/2021
INV0061	07/22/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Chase Pacher	2200	230.00	0.00	4012, 4012, 4017	07/27/2021, 07/27/2021, 07/27/2021	Monthly Lawn Maintenance
INV0067	08/10/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Chase Pacher	2200	40.00	0.00	4018	08/10/2021	Lawn Maintenance entrance
INV0069	08/24/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Chase Pacher	2200	190.00	0.00	4022	08/25/2021	Lawn Maintenance entrance
INV0074	09/07/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Chase Pacher	2200	235.00	0.00	4024	09/07/2021	Monthly Lawn Maintenance
INV0084	10/08/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Chase Pacher	2200	230.00	0.00	4028	10/08/2021	lawn Maintenance
INV0088	11/11/2021	Rockbridge HOA		3363 University Drive East Suite	Chase Pacher	2200	230.00	0.00	4033	11/11/2021	Monthly Landscaping

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				215 Bryan, TX 77802							
INV0093	11/23/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Chase Pacher	2200	230.00	0.00	4036	11/23/2021	Road frontage, entrance and mailbox
							<b>2,055.00</b>	<b>0.00</b>			

### 6540 - Management Fee

0003	02/23/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	750.00	0.00	4002	02/23/2021	
	03/01/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	250.00	0.00	4003	03/22/2021	March 2021
	04/01/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	250.00	0.00	4004	04/01/2021	April 2021
	05/01/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	250.00	0.00	4005	05/05/2021	May 2021
	06/01/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	250.00	0.00	4006	06/02/2021	June 2021
	07/01/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	250.00	0.00	4010	07/02/2021	July 2021
	08/01/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	250.00	0.00	4015	08/02/2021	August 2021
	09/01/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	250.00	0.00	4023	09/03/2021	September 2021
	10/01/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	250.00	0.00	4027	10/05/2021	October 2021

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	11/01/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	250.00	0.00	4030	11/04/2021	November 2021
	12/01/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	250.00	0.00	4038	12/02/2021	December 2021
							<b>3,250.00</b>	<b>0.00</b>			

### 6705 - Professional Fees

211435	11/11/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Thompson, Derrig and Craig, P.C.	2200	360.00	0.00	4034	11/11/2021	Tax Preparation
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### 6820 - Utilities - electric

339505001	06/06/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Midsouth Electric Co-op	2200	882.73	0.00	4008	06/06/2021	utilities - electrical FM 1791
339505001	07/27/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Midsouth Electric Co-op	2200	214.47	0.00	4014	07/27/2021	utilities - electrical
339505001	08/20/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	MidSouth Electric Co-op	2200	105.08	0.00	4020	08/20/2021	utilities - electrical
FM1891	09/24/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	MidSouth Electric Co-op	2200	100.52	0.00	4026	09/28/2021	Monthly Electric
	11/03/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	MidSouth Electric Co-op	2200	105.54	0.00	4031	11/05/2021	Monthly Electric
339505001	11/30/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	MidSouth Electric Co-op	2200	623.93	0.00	4037	11/30/2021	Monthly Electric
	12/21/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	MidSouth Electric Co-op	2200	86.63	0.00	4039	12/22/2021	Monthly Electric
							<b>2,118.90</b>	<b>0.00</b>			

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
<b>6840 - Utilities - Water</b>											
05-0065-00	06/06/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	City of Huntsville	2200	239.18	0.00	4007	06/06/2021	utilities - water - 23 FM 1791
05-0065-00	07/27/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	City of Huntsville	2200	470.47	0.00	4013	07/27/2021	utilities - water
05-0065-00	08/11/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	City of Huntsville	2200	34.16	0.00	4019	08/11/2021	utilities - water
05-0065-00	08/24/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	City of Huntsville	2200	84.72	0.00	4021	08/25/2021	utilities - water
05-0065-00	09/16/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	City of Huntsville	2200	12.98	0.00	4025	09/21/2021	utilities - water - 23 FM 1791
05-0065-00	10/25/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	City of Huntsville	2200	46.52	0.00	4029	10/26/2021	Irrigation
05-0065-00	11/23/2021	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	City of Huntsville	2200	48.07	0.00	4035	11/23/2021	utilities - water
							<b>936.10</b>	<b>0.00</b>			
<b>Total</b>							<b>9,020.00</b>	<b>0.00</b>			

## Annual Budget - Comparative

Properties: Rockbridge HOA - 3363 University Drive East Suite 215 Bryan, TX 77802

As of: Dec 2021

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	YTD \$ Var.	YTD % Var.	Annual Budget
<b>Income</b>				
Homeowners Association Dues	14,557.80	-234.20	-1.58%	14,792.00
<b>Total Operating Income</b>	<b>14,557.80</b>	<b>-234.20</b>	<b>-1.58%</b>	<b>14,792.00</b>
<b>Expense</b>				
Bank Fees/Office Expenses	30.00	-30.00	0.00%	0.00
General Maintenance	0.00	500.00	100.00%	500.00
Insurance	0.00	1,500.00	100.00%	1,500.00
Legal Fees	300.00	200.00	40.00%	500.00
Lawn/Property Maintenance	2,055.00	945.00	31.50%	3,000.00
Management Fee	3,250.00	750.00	18.75%	4,000.00
Professional Fees	360.00	140.00	28.00%	500.00
Property Taxes	0.00	100.00	100.00%	100.00
Utilities - electric	2,118.90	881.10	29.37%	3,000.00
Utilities - Sewer/Drainage	0.00	150.00	100.00%	150.00
Utilities - Water	936.10	63.90	6.39%	1,000.00
<b>Total Operating Expense</b>	<b>9,050.00</b>	<b>5,200.00</b>	<b>36.49%</b>	<b>14,250.00</b>
Total Operating Income	14,557.80	-234.20	-1.58%	14,792.00
Total Operating Expense	9,050.00	5,200.00	36.49%	14,250.00
<b>NOI - Net Operating Income</b>	<b>5,507.80</b>	<b>4,965.80</b>	<b>916.20%</b>	<b>542.00</b>
Total Income	14,557.80	-234.20	-1.58%	14,792.00
Total Expense	9,050.00	5,200.00	36.49%	14,250.00
<b>Net Income</b>	<b>5,507.80</b>	<b>4,965.80</b>	<b>916.20%</b>	<b>542.00</b>