

Cash Flow

Beal Properties

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

Date Range: 01/01/2022 to 12/31/2022

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
Operating Income & Expense				
Income				
Late Fees\NSF Rent	231.00	0.85	231.00	0.85
Homeowners Association Dues	26,283.63	96.49	26,283.63	96.49
Fines for violations	575.00	2.11	575.00	2.11
Certified Letter Charge	29.55	0.11	29.55	0.11
CREEK MEADOWS HOA INCOME				
CM/ECM Fines For Violations	25.00	0.09	25.00	0.09
Total CREEK MEADOWS HOA INCOME	25.00	0.09	25.00	0.09
Certified Mail Charges Recovered	96.51	0.35	96.51	0.35
Total Operating Income	27,240.69	100.00	27,240.69	100.00
Expense				
Insurance	1,009.00	3.70	1,009.00	3.70
Lawn/Property Maintenance	6,681.50	24.53	6,681.50	24.53
Management Fee	5,110.00	18.76	5,110.00	18.76
Professional Fees	380.00	1.39	380.00	1.39
Utilities	580.98	2.13	580.98	2.13
Utilities - electric	1,729.01	6.35	1,729.01	6.35
Utilities - Water	281.24	1.03	281.24	1.03
Total Operating Expense	15,771.73	57.90	15,771.73	57.90
NOI - Net Operating Income	11,468.96	42.10	11,468.96	42.10
Total Income	27,240.69	100.00	27,240.69	100.00
Total Expense	15,771.73	57.90	15,771.73	57.90
Net Income	11,468.96	42.10	11,468.96	42.10
Other Items				
Prepayments	11,432.47		11,432.47	
Net Other Items	11,432.47		11,432.47	
Cash Flow	22,901.43		22,901.43	
Beginning Cash	5,507.80		5,507.80	
Beginning Cash + Cash Flow	28,409.23		28,409.23	
Actual Ending Cash	28,409.23		28,409.23	

Expense Distribution

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

Payees: All

Bill Date Range: 01/01/2022 to 12/31/2022

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
4600 - Homeowners Association Dues											
	08/18/2022	Rockbridge HOA	106 Blanco Drive	3363 University Drive East Suite 215 Bryan, TX 77802	Dawn Garcia & Gregory Garcia	2200	837.65	0.00	4063, 4063, 4066	08/18/2022, 08/18/2022, 09/07/2022	Refund of Mortgage Payment Accidentally Sent To Beal
4606 - Certified Letter Charge											
	01/25/2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	15.06	0.00	4043	01/25/2022	Certified Letter Charge for 01/2022
	01/29/2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	22.02	0.00	4044	01/31/2022	Certified Letter Charge for 01/2022
	03/14/2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	6.96	0.00	4049	03/14/2022	Certified Letter Charge for 03/2022
	06/20/2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	22.02	0.00	4059	07/11/2022	Certified Letter Charge for 06/2022
	12/31/2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	7.53	0.00	4074	01/12/2023	Certified Letter Charge for 12/2022
							73.59	0.00			
6470 - Insurance											
Quote IE25C0	02/28/2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Farmers Insurance Group	2200	1,009.00	0.00	4047	02/28/2022	HOA Property Insurance Premium
6475 - Lawn/Property Maintenance											
INV0102	01/12/2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Chase Pacher	2200	230.00	0.00	4040	01/12/2022	Monthly Lawn Maintenance
INV0108	02/03/2022	Rockbridge HOA		3363 University	Chase Pacher	2200	230.00	0.00	4046	02/07/2022	Monthly

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2022			Drive East Suite 215 Bryan, TX 77802							Landscaping - January
INV0113	03/31/ 2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Chase Pacher	2200	195.50	0.00	4050	03/31/2022	Monthly Landscaping - February
INV0117	03/31/ 2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Chase Pacher	2200	240.00	0.00	4050	03/31/2022	lawn Maintenance
INV0121	04/12/ 2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Chase Pacher	2200	240.00	0.00	4053	04/12/2022	Monthly Lawn Maintenance
INV0138	05/12/ 2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Chase Pacher	2200	240.00	0.00	4055	05/12/2022	Mowing May 9th
INV0135	05/12/ 2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Chase Pacher	2200	216.00	0.00	4055	05/12/2022	Mowing April 28
INV0130	05/12/ 2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Chase Pacher	2200	240.00	0.00	4055	05/12/2022	Mowing April 13
INV0147	06/10/ 2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Chase Pacher	2200	480.00	0.00	4058	06/10/2022	Monthly Landscaping
INV0155	07/12/ 2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Chase Pacher	2200	240.00	0.00	4061	07/12/2022	Landscaping - July 7
INV0150	07/12/ 2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Chase Pacher	2200	240.00	0.00	4061	07/12/2022	Landscaping - June 18
INV0166	09/06/ 2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Chase Pacher	2200	240.00	0.00	4065	09/07/2022	August Mowing
INV0175	09/07/ 2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX	Chase Pacher	2200	270.00	0.00	4067	09/07/2022	Lawn Maintenance entrance

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				77802							
INV0185	10/14/2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Chase Pacher	2200	270.00	0.00	4069	10/14/2022	Landscape Maintenance
INV0183	10/14/2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Chase Pacher	2200	2,300.00	0.00	4069	10/14/2022	Clear Fence on 1791
INV0178	10/14/2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Chase Pacher	2200	270.00	0.00	4069	10/14/2022	Landscape Maintenance
INV0200	12/06/2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Chase Pacher	2200	270.00	0.00	4073	12/16/2022	lawn Maintenance
INV0210	12/16/2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Chase Pacher	2200	270.00	0.00	4073	12/16/2022	Landscaping - Dec 10
							6,681.50	0.00			

6540 - Management Fee

	01/01/2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	250.00	0.00	4041	01/24/2022	January 2022
	02/01/2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	250.00	0.00	4045	02/07/2022	February 2022
	03/14/2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	370.00	0.00	4049	03/14/2022	Management Fee for 03/2022
	04/01/2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	370.00	0.00	4051, 4051, 4052	04/11/2022, 04/11/2022, 04/11/2022	April 2022
	05/09/2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	370.00	0.00	4054	05/10/2022	Management Fee for 05/2022
	06/06/2022	Rockbridge HOA		3363 University	Beal Properties	2200	500.00	0.00	4057	06/07/2022	Management Fee

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2022			Drive East Suite 215 Bryan, TX 77802							for 06/2022
	07/11/ 2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	500.00	0.00	4059	07/11/2022	Management Fee for 07/2022
	08/08/ 2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	500.00	0.00	4062	08/08/2022	Management Fee for 08/2022
	09/01/ 2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	500.00	0.00	4064	09/07/2022	Management Fee for 09/2022
	10/03/ 2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	500.00	0.00	4068	10/03/2022	Management Fee for 10/2022
	11/01/ 2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	500.00	0.00	4070	11/08/2022	Management Fee for 11/2022
	12/05/ 2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	500.00	0.00	4072	12/05/2022	Management Fee for 12/2022
							5,110.00	0.00			
6705 - Professional Fees											
216728	11/10/ 2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Thompson, Derrig and Craig, P.C.	2200	380.00	0.00	4071	11/11/2022	2021 Tax Prep
6810 - Utilities											
339505001	10/31/ 2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	MidSouth Electric Co-op	2200	195.55	0.00	ACH	10/31/2022	FM 1791 0
339505001	11/28/ 2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	MidSouth Electric Co-op	2200	193.52	0.00	ACH	11/28/2022	FM 1791 0 - ELECTRIC
339505001	12/27/ 2022	Rockbridge HOA		3363 University Drive East Suite	Midsouth Electric Co-op	2200	191.91	0.00	drafted	12/28/2022	FM 1791 0 - Utilities - Electric

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				215 Bryan, TX 77802			580.98	0.00			
6820 - Utilities - electric											
339505001 ACH	02/28/2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	MidSouth Electric Co-op	2200	379.00	0.00	339505001 ACH	02/28/2022	Electric
339505001 ACH	03/28/2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	MidSouth Electric Co-op	2200	183.80	0.00	339505001 ACH	03/28/2022	Electric
339505001 ACH	04/29/2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Midsouth Electric Co-op	2200	183.80	0.00	339505001 ACH	04/29/2022	April Bill
339505001 ACH	05/31/2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	MidSouth Electric Co-op	2200	184.20	0.00	339505001 ACH	05/31/2022	Electric
339505001 ach	06/27/2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	MidSouth Electric Co-op	2200	185.00	0.00	339505001 ACH	06/27/2022	Electric
339505001	07/29/2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	MidSouth Electric Co-op	2200	203.26	0.00	ACH	07/29/2022	Electric
339505001	08/29/2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	MidSouth Electric Co-op	2200	201.23	0.00	ACH	08/29/2022	Midsouth Electric Bill
339505001	09/26/2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	MidSouth Electric Co-op	2200	208.72	0.00	ACH, ACH, ACH, ACH, drafted	09/09/2022, 09/09/2022, 09/26/2022, 09/26/2022, 09/26/2022	FM 1791 - electric
							1,729.01	0.00			
6840 - Utilities - Water											
05-0065-00	01/24/2022	Rockbridge HOA		3363 University Drive East Suite 215 Bryan, TX 77802	City of Huntsville	2200	107.25	0.00	4042	01/24/2022	utilities - water
Utility Bill from	07/12/	Rockbridge HOA		3363 University	City of Huntsville	2200	173.99	0.00	4060	07/12/2022	Utility Bill from

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
April (Transfer)	2022			Drive East Suite 215 Bryan, TX 77802			281.24	0.00			April (Transfer)
Total							16,682.97	0.00			

Annual Budget - Comparative

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

As of: Dec 2022

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	YTD \$ Var.	YTD % Var.	Annual Budget
Income				
Late Fees\NSF Rent	231.00	231.00	0.00%	0.00
Homeowners Association Dues	26,283.63	2,193.63	9.11%	24,090.00
Fines for violations	575.00	-125.00	-17.86%	700.00
Certified Letter Charge	29.55	29.55	0.00%	0.00
CREEK MEADOWS HOA INCOME				
CM/ECM Fines For Violations	25.00	25.00	0.00%	0.00
Total CREEK MEADOWS HOA INCOME	25.00	25.00	0.00%	0.00
Certified Mail Charges Recovered	96.51	96.51	0.00%	0.00
Total Operating Income	27,240.69	2,450.69	9.89%	24,790.00
Expense				
Collections	0.00	200.00	100.00%	200.00
General Maintenance	0.00	1,500.00	100.00%	1,500.00
Insurance	1,009.00	3,491.00	77.58%	4,500.00
Transfer to Reserves	0.00	2,500.00	100.00%	2,500.00
Legal Fees	0.00	500.00	100.00%	500.00
Lawn/Property Maintenance	6,681.50	-2,681.50	-67.04%	4,000.00
Landscape - Irrigation Repair	0.00	500.00	100.00%	500.00
Management Fee	5,110.00	-1,610.00	-46.00%	3,500.00
Misc. Property Expense	0.00	500.00	100.00%	500.00
Professional Fees	380.00	120.00	24.00%	500.00
Property Taxes	0.00	100.00	100.00%	100.00
Sign Expense	0.00	300.00	100.00%	300.00
Utilities	580.98	-580.98	0.00%	0.00
Utilities - electric	1,729.01	2,270.99	56.77%	4,000.00
Utilities - Water	281.24	1,718.76	85.94%	2,000.00
Total Operating Expense	15,771.73	8,828.27	35.89%	24,600.00
Total Operating Income	27,240.69	2,450.69	9.89%	24,790.00
Total Operating Expense	15,771.73	8,828.27	35.89%	24,600.00
NOI - Net Operating Income	11,468.96	11,278.96	5,936.29%	190.00
Total Income	27,240.69	2,450.69	9.89%	24,790.00
Total Expense	15,771.73	8,828.27	35.89%	24,600.00
Net Income	11,468.96	11,278.96	5,936.29%	190.00