

Bradford Park (Round Rock)

Balance Sheet

Period 02/28/2025

Assets

Cash

Cking - Western Alliance	94,846.38	
MMA - Western Alliance	42,906.40	
Total Cash	<u>137,752.78</u>	
Total Assets		<u>137,752.78</u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	(12,537.09)	
Total Prepaid Assessments	<u>(12,537.09)</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	
Fund Change 2024	4,383.95	
Tran Fr Prior Mgr	127,739.42	
Fund Change	21,745.58	
Total Fund Balance	<u>150,289.87</u>	
Total Liabilities & Equity		<u>137,752.78</u>

Bradford Park (Round Rock)

Income Statement

Period 2/1/2025 To 2/28/2025 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	4,835.41	95.92%	37,650.68	98.64%
Total Assessments	4,835.41	95.92%	37,650.68	98.64%
Other Income				
Interest Income	6.80	0.13%	14.20	0.04%
Late Fee	43.71	0.87%	162.15	0.42%
AR Fee Income	155.22	3.08%	341.22	0.89%
Total Other Income	205.73	4.08%	517.57	1.36%
Total Income	5,041.14	100.00%	38,168.25	100.00%
Expense				
Administrative Expenses				
Accounting-Audit	98.50	0.76%	917.57	5.59%
Copies	66.50	0.51%	682.70	4.16%
Dues/Licenses/Permits	45.00	0.35%	90.00	0.55%
Admin-AR Fees	352.00	2.71%	412.00	2.51%
Legal Expense	0.00	0.00%	337.50	2.06%
Management Fees	1,022.00	7.87%	2,044.00	12.45%
Postage/Delivery	308.63	2.38%	794.58	4.84%
Total Administrative Expenses	1,892.63	14.57%	5,278.35	32.14%
Property Expenses				
Landscape-Maint	10,400.00	80.05%	10,445.00	63.60%
Total Property Expenses	10,400.00	80.05%	10,445.00	63.60%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	699.32	5.38%	699.32	4.26%
Total Tax/Ins/Interest Exp	699.32	5.38%	699.32	4.26%
Transfer Proof				
Tran fr Oper to Res	500.00	3.85%	1,000.00	6.09%
Dep fr Oper to Res	(500.00)	-3.85%	(1,000.00)	-6.09%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	12,991.95	100.00%	16,422.67	100.00%
Fund Change	(7,950.81)		21,745.58	

Bradford Park (Round Rock)
Budget Comparison
Period 2/1/2025 To 2/28/2025 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	4,835.41	0.00	4,835.41	0.00%	37,650.68	47,260.00	(9,609.32)	20.33%	47,260.00
Total Assessments	4,835.41	0.00	4,835.41	0.00%	37,650.68	47,260.00	(9,609.32)	20.33%	47,260.00
Other Income									
Interest Income	6.80	0.00	6.80	0.00%	14.20	0.00	14.20	0.00%	0.00
Late Fee	43.71	0.00	43.71	0.00%	162.15	0.00	162.15	0.00%	0.00
AR Fee Income	155.22	0.00	155.22	0.00%	341.22	0.00	341.22	0.00%	0.00
Total Other Income	205.73	0.00	205.73	0.00%	517.57	0.00	517.57	0.00%	0.00
Total Income	5,041.14	0.00	5,041.14	0.00%	38,168.25	47,260.00	(9,091.75)	19.24%	47,260.00
Expense									
Administrative Expenses									
Accounting	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	535.00
Accounting-Audit	98.50	0.00	98.50	0.00%	917.57	0.00	917.57	0.00%	1,787.00
Copies	66.50	150.00	(83.50)	55.67%	682.70	300.00	382.70	-127.57%	1,800.00
Dues/Licenses/Permits	45.00	45.00	0.00	0.00%	90.00	90.00	0.00	0.00%	540.00
Admin-AR Fees	352.00	500.00	(148.00)	29.60%	412.00	1,000.00	(588.00)	58.80%	6,000.00
Legal Expense	0.00	300.00	(300.00)	100.00%	337.50	850.00	(512.50)	60.29%	3,850.00
Management Fees	1,022.00	1,021.00	1.00	-0.10%	2,044.00	2,042.00	2.00	-0.10%	12,252.00
Postage/Delivery	308.63	79.00	229.63	-290.67%	794.58	158.00	636.58	-402.90%	948.00
Printing-Newsletter	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	1,575.00
Social Events	0.00	0.00	0.00	0.00%	0.00	318.00	(318.00)	100.00%	1,272.00
Yard of The Month	0.00	50.00	(50.00)	100.00%	0.00	100.00	(100.00)	100.00%	600.00
Total Administrative Expenses	1,892.63	2,145.00	(252.37)	11.77%	5,278.35	4,858.00	420.35	-8.65%	31,159.00
Property Expenses									
Landscape-Maint	10,400.00	0.00	10,400.00	0.00%	10,445.00	0.00	10,445.00	0.00%	0.00
Total Property Expenses	10,400.00	0.00	10,400.00	0.00%	10,445.00	0.00	10,445.00	0.00%	0.00
Tax/Ins/Interest Exp									
Ins-F&EC or Package	699.32	260.00	439.32	-168.97%	699.32	520.00	179.32	-34.48%	3,120.00
Total Tax/Ins/Interest Exp	699.32	260.00	439.32	-168.97%	699.32	520.00	179.32	-34.48%	3,120.00
Transfer Proof									
Tran fr Oper to Res	500.00	500.00	0.00	0.00%	1,000.00	1,000.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(1,000.00)	0.00	(1,000.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	1,000.00	(1,000.00)	100.00%	6,000.00
Total Expense	12,991.95	2,905.00	10,086.95	-347.23%	16,422.67	6,378.00	10,044.67	-157.49%	40,279.00
Fund Change	(7,950.81)	(2,905.00)	(5,045.81)	-173.69%	21,745.58	40,882.00	(19,136.42)	46.81%	6,981.00

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 2/1/2025 To 2/28/2025 11:59:00 PM

	Operating												Total	Budget	Variance
	01/2025	02/2025	03/2025	04/2025	05/2025	06/2025	07/2025	08/2025	09/2025	10/2025	11/2025	12/2025			
INCOME															
Assessments															
Assessments	32,815	4,835	0	0	0	0	0	0	0	0	0	0	37,651	47,260	(9,609)
TOTAL Assessments	32,815	4,835	0	0	0	0	0	0	0	0	0	0	37,651	47,260	(9,609)
Other Income															
Interest Income	7	7	0	0	0	0	0	0	0	0	0	0	14	0	14
Late Fee	118	44	0	0	0	0	0	0	0	0	0	0	162	0	162
AR Fee Income	186	155	0	0	0	0	0	0	0	0	0	0	341	0	341
TOTAL Other Income	312	206	0	0	0	0	0	0	0	0	0	0	518	0	518
TOTAL INCOME	33,127	5,041	0	0	0	0	0	0	0	0	0	0	38,168	47,260	(9,092)
EXPENSES															
Administrative Expenses															
Accounting	0	0	0	0	535	0	0	0	0	0	0	0	535	535	0
Accounting-Audit	819	99	0	0	199	0	1,588	0	0	0	0	0	2,705	1,787	918
Copies	616	67	150	150	150	150	150	150	150	150	150	150	2,183	1,800	383
Dues/Licenses/Permits	45	45	45	45	45	45	45	45	45	45	45	45	540	540	0
Admin-AR Fees	60	352	500	500	500	500	500	500	500	500	500	500	5,412	6,000	(588)
Legal Expense	338	0	300	300	300	300	300	300	300	300	300	300	3,338	3,850	(513)
Management Fees	1,022	1,022	1,021	1,021	1,021	1,021	1,021	1,021	1,021	1,021	1,021	1,021	12,254	12,252	2
Postage/Delivery	486	309	79	79	79	79	79	79	79	79	79	79	1,585	948	637
Printing-Newsletter	0	0	315	0	315	0	315	0	315	0	315	0	1,575	1,575	0
Social Events	0	0	0	318	0	0	318	0	0	318	0	0	954	1,272	(318)
Yard of The Month	0	0	50	50	50	50	50	50	50	50	50	50	500	600	(100)
TOTAL Administrative Expense	3,386	1,893	2,460	2,463	3,194	2,145	4,366	2,145	2,460	2,463	2,460	2,145	31,579	31,159	420
Property Expenses															
Landscape-Maint	45	10,400	0	0	0	0	0	0	0	0	0	0	10,445	0	10,445
TOTAL Property Expenses	45	10,400	0	0	0	0	0	0	0	0	0	0	10,445	0	10,445
Tax/Ins/Interest Exp															
Ins-F&EC or Package	0	699	260	260	260	260	260	260	260	260	260	260	3,299	3,120	179
TOTAL Tax/Ins/Interest Exp	0	699	260	260	260	260	260	260	260	260	260	260	3,299	3,120	179
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)	0	0	0	0	0	0	0	0	0	0	(1,000)	0	(1,000)
TOTAL Transfer Proof	0	0	500	500	500	500	500	500	500	500	500	500	5,000	6,000	(1,000)
TOTAL EXPENSES	3,431	12,992	3,220	3,223	3,954	2,905	5,126	2,905	3,220	3,223	3,220	2,905	50,324	40,279	10,045
Excess Revenue / Expense	29,696	(7,951)	(3,220)	(3,223)	(3,954)	(2,905)	(5,126)	(2,905)	(3,220)	(3,223)	(3,220)	(2,905)	(12,155)	6,981	(19,136)