

Bradford Park (Round Rock)

Balance Sheet

Period 05/31/2025

Assets

Cash

Cking - Western Alliance	90,415.57	
MMA - Western Alliance	44,422.86	
Total Cash	<u>134,838.43</u>	
Total Assets		<u><u>134,838.43</u></u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	(11,142.93)	
Total Prepaid Assessments	<u>(11,142.93)</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	<u>17,437.07</u>	
Total Fund Balance	<u>145,981.36</u>	
Total Liabilities & Equity		<u><u>134,838.43</u></u>

Bradford Park (Round Rock)

Income Statement

Period 5/1/2025 To 5/31/2025 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating				
<u>Income</u>				
Assessments				
Assessments	1,360.00	88.58%	42,387.61	97.77%
Total Assessments	1,360.00	88.58%	42,387.61	97.77%
Other Income				
Interest Income	7.56	0.49%	36.53	0.08%
Late Fee	42.30	2.76%	266.67	0.62%
AR Fee Income	125.41	8.17%	664.81	1.53%
Total Other Income	175.27	11.42%	968.01	2.23%
Total Income	1,535.27	100.00%	43,355.62	100.00%
<u>Expense</u>				
Administrative Expenses				
Accounting	0.00	0.00%	455.00	1.76%
Accounting-Audit	0.00	0.00%	917.57	3.54%
Copies	127.60	4.59%	1,014.50	3.91%
Dues/Licenses/Permits	45.00	1.62%	225.00	0.87%
Admin-AR Fees	723.00	25.99%	1,933.00	7.46%
Legal Expense	494.00	17.76%	951.50	3.67%
Management Fees	1,022.00	36.74%	5,110.00	19.72%
Postage/Delivery	47.74	1.72%	1,176.29	4.54%
Total Administrative Expenses	2,459.34	88.42%	11,782.86	45.46%
Property Expenses				
Landscape-Force Mow	0.00	0.00%	90.00	0.35%
Landscape-Maint	45.00	1.62%	10,580.00	40.82%
Total Property Expenses	45.00	1.62%	10,670.00	41.17%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	2,211.95	8.53%
Ins-F&EC or Package	277.21	9.97%	1,253.74	4.84%
Total Tax/Ins/Interest Exp	277.21	9.97%	3,465.69	13.37%
Transfer Proof				
Tran fr Oper to Res	500.00	17.98%	2,500.00	9.65%
Dep fr Oper to Res	(500.00)	-17.98%	(2,500.00)	-9.65%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	2,781.55	100.00%	25,918.55	100.00%
Fund Change	(1,246.28)		17,437.07	

Bradford Park (Round Rock)
Budget Comparison
Period 5/1/2025 To 5/31/2025 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
<u>Income</u>									
Assessments									
Assessments	1,360.00	0.00	1,360.00	0.00%	42,387.61	47,260.00	(4,872.39)	10.31%	47,260.00
Total Assessments	1,360.00	0.00	1,360.00	0.00%	42,387.61	47,260.00	(4,872.39)	10.31%	47,260.00
Other Income									
Interest Income	7.56	0.00	7.56	0.00%	36.53	0.00	36.53	0.00%	0.00
Late Fee	42.30	0.00	42.30	0.00%	266.67	0.00	266.67	0.00%	0.00
AR Fee Income	125.41	0.00	125.41	0.00%	664.81	0.00	664.81	0.00%	0.00
Total Other Income	175.27	0.00	175.27	0.00%	968.01	0.00	968.01	0.00%	0.00
Total Income	1,535.27	0.00	1,535.27	0.00%	43,355.62	47,260.00	(3,904.38)	8.26%	47,260.00
<u>Expense</u>									
Administrative Expenses									
Accounting	0.00	535.00	(535.00)	100.00%	455.00	535.00	(80.00)	14.95%	535.00
Accounting-Audit	0.00	199.00	(199.00)	100.00%	917.57	199.00	718.57	-361.09%	1,787.00
Copies	127.60	150.00	(22.40)	14.93%	1,014.50	750.00	264.50	-35.27%	1,800.00
Dues/Licenses/Permits	45.00	45.00	0.00	0.00%	225.00	225.00	0.00	0.00%	540.00
Admin-AR Fees	723.00	500.00	223.00	-44.60%	1,933.00	2,500.00	(567.00)	22.68%	6,000.00
Legal Expense	494.00	300.00	194.00	-64.67%	951.50	1,750.00	(798.50)	45.63%	3,850.00
Management Fees	1,022.00	1,021.00	1.00	-0.10%	5,110.00	5,105.00	5.00	-0.10%	12,252.00
Postage/Delivery	47.74	79.00	(31.26)	39.57%	1,176.29	395.00	781.29	-197.79%	948.00
Printing-Newsletter	0.00	315.00	(315.00)	100.00%	0.00	630.00	(630.00)	100.00%	1,575.00
Social Events	0.00	0.00	0.00	0.00%	0.00	636.00	(636.00)	100.00%	1,272.00
Yard of The Month	0.00	50.00	(50.00)	100.00%	0.00	250.00	(250.00)	100.00%	600.00
Total Administrative Expenses	2,459.34	3,194.00	(734.66)	23.00%	11,782.86	12,975.00	(1,192.14)	9.19%	31,159.00
Property Expenses									
Landscape-Force Mow	0.00	0.00	0.00	0.00%	90.00	0.00	90.00	0.00%	0.00
Landscape-Maint	45.00	0.00	45.00	0.00%	10,580.00	0.00	10,580.00	0.00%	0.00
Total Property Expenses	45.00	0.00	45.00	0.00%	10,670.00	0.00	10,670.00	0.00%	0.00
Tax/Ins/Interest Exp									
Ins-D & O	0.00	0.00	0.00	0.00%	2,211.95	0.00	2,211.95	0.00%	0.00
Ins-F&EC or Package	277.21	260.00	17.21	-6.62%	1,253.74	1,300.00	(46.26)	3.56%	3,120.00
Total Tax/Ins/Interest Exp	277.21	260.00	17.21	-6.62%	3,465.69	1,300.00	2,165.69	-166.59%	3,120.00
Transfer Proof									
Tran fr Oper to Res	500.00	500.00	0.00	0.00%	2,500.00	2,500.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(2,500.00)	0.00	(2,500.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	2,500.00	(2,500.00)	100.00%	6,000.00
Total Expense	2,781.55	3,954.00	(1,172.45)	29.65%	25,918.55	16,775.00	9,143.55	-54.51%	40,279.00
Fund Change	(1,246.28)	(3,954.00)	2,707.72	68.48%	17,437.07	30,485.00	(13,047.93)	42.80%	6,981.00

Bradford Park (Round Rock)**12 Month Income Statement with Annual Variance Estimate****Period 5/1/2025 To 5/31/2025 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	2,157	1,220	1,360	0	0	0	0	0	0	0	42,388	47,260	(4,872)
TOTAL Assessments	32,815	4,835	2,157	1,220	1,360	0	0	0	0	0	0	0	42,388	47,260	(4,872)
Other Income															
Interest Income	7	7	8	7	8	0	0	0	0	0	0	0	37	0	37
Late Fee	118	44	35	28	42	0	0	0	0	0	0	0	267	0	267
AR Fee Income	186	155	104	94	125	0	0	0	0	0	0	0	665	0	665
TOTAL Other Income	312	206	146	129	175	0	0	0	0	0	0	0	968	0	968
TOTAL INCOME	33,127	5,041	2,303	1,349	1,535	0	0	0	0	0	0	0	43,356	47,260	(3,904)
EXPENSES															
Administrative Expenses															
Accounting	0	0	0	455	0	0	0	0	0	0	0	0	455	535	(80)
Accounting-Audit	819	99	0	0	0	0	1,588	0	0	0	0	0	2,506	1,787	719
Copies	616	67	111	93	128	150	150	150	150	150	150	150	2,065	1,800	265
Dues/Licenses/Permits	45	45	45	45	45	45	45	45	45	45	45	45	540	540	0
Admin-AR Fees	60	352	674	124	723	500	500	500	500	500	500	500	5,433	6,000	(567)
Legal Expense	338	0	0	120	494	300	300	300	300	300	300	300	3,052	3,850	(799)
Management Fees	1,022	1,022	1,022	1,022	1,022	1,021	1,021	1,021	1,021	1,021	1,021	1,021	12,257	12,252	5
Postage/Delivery	486	309	11	323	48	79	79	79	79	79	79	79	1,729	948	781
Printing-Newsletter	0	0	0	0	0	0	315	0	315	0	315	0	945	1,575	(630)
Social Events	0	0	0	0	0	0	318	0	0	318	0	0	636	1,272	(636)
Yard of The Month	0	0	0	0	0	50	50	50	50	50	50	50	350	600	(250)
TOTAL Administrative Expense	3,386	1,893	1,862	2,183	2,459	2,145	4,366	2,145	2,460	2,463	2,460	2,145	29,967	31,159	(1,192)
Property Expenses															
Landscape-Force Mow	0	0	0	90	0	0	0	0	0	0	0	0	90	0	90
Landscape-Maint	45	10,400	90	0	45	0	0	0	0	0	0	0	10,580	0	10,580
TOTAL Property Expenses	45	10,400	90	90	45	0	0	0	0	0	0	0	10,670	0	10,670
Tax/Ins/Interest Exp															
Ins-D & O	0	0	0	2,212	0	0	0	0	0	0	0	0	2,212	0	2,212
Ins-F&EC or Package	0	699	0	277	277	260	260	260	260	260	260	260	3,074	3,120	(46)
TOTAL Tax/Ins/Interest Exp	0	699	0	2,489	277	260	260	260	260	260	260	260	5,286	3,120	2,166
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)	0	0	0	0	0	0	0	(2,500)	0	(2,500)
TOTAL Transfer Proof	0	0	0	0	0	500	500	500	500	500	500	500	3,500	6,000	(2,500)
TOTAL EXPENSES	3,431	12,992	1,952	4,762	2,782	2,905	5,126	2,905	3,220	3,223	3,220	2,905	49,423	40,279	9,144
Excess Revenue / Expense	29,696	(7,951)	351	(3,413)	(1,246)	(2,905)	(5,126)	(2,905)	(3,220)	(3,223)	(3,220)	(2,905)	(6,067)	6,981	(13,048)