

Bradford Park (Round Rock)

Balance Sheet

Period 06/30/2025

Assets

Cash

Cking - Western Alliance	88,278.13	
MMA - Western Alliance	44,928.35	
Total Cash	<u>133,206.48</u>	
Total Assets		<u><u>133,206.48</u></u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	(10,929.18)	
Total Prepaid Assessments	<u>(10,929.18)</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	15,591.37	
Total Fund Balance	<u>144,135.66</u>	
Total Liabilities & Equity		<u><u>133,206.48</u></u>

Bradford Park (Round Rock)

Income Statement

Period 6/1/2025 To 6/30/2025 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating				
<u>Income</u>				
Assessments				
Assessments	1,205.00	52.88%	43,592.61	95.53%
Total Assessments	1,205.00	52.88%	43,592.61	95.53%
Other Income				
Interest Income	7.35	0.32%	43.88	0.10%
Late Fee	210.61	9.24%	477.28	1.05%
AR Fee Income	855.82	37.56%	1,520.63	3.33%
Total Other Income	1,073.78	47.12%	2,041.79	4.47%
Total Income	2,278.78	100.00%	45,634.40	100.00%
<u>Expense</u>				
Administrative Expenses				
Accounting	0.00	0.00%	455.00	1.51%
Accounting-Audit	0.00	0.00%	917.57	3.05%
Copies	74.25	1.80%	1,088.75	3.62%
Dues/Licenses/Permits	45.00	1.09%	270.00	0.90%
Admin-AR Fees	822.00	19.93%	2,755.00	9.17%
Legal Expense	1,853.65	44.94%	2,805.15	9.34%
Management Fees	1,022.00	24.78%	6,132.00	20.41%
Postage/Delivery	307.58	7.46%	1,483.87	4.94%
Total Administrative Expenses	4,124.48	100.00%	15,907.34	52.95%
Property Expenses				
Landscape-Force Mow	0.00	0.00%	90.00	0.30%
Landscape-Maint	0.00	0.00%	10,580.00	35.22%
Total Property Expenses	0.00	0.00%	10,670.00	35.52%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	2,211.95	7.36%
Ins-F&EC or Package	0.00	0.00%	1,253.74	4.17%
Total Tax/Ins/Interest Exp	0.00	0.00%	3,465.69	11.54%
Transfer Proof				
Tran fr Oper to Res	500.00	12.12%	3,000.00	9.99%
Dep fr Oper to Res	(500.00)	-12.12%	(3,000.00)	-9.99%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	4,124.48	100.00%	30,043.03	100.00%
Fund Change	(1,845.70)		15,591.37	

Bradford Park (Round Rock)
Budget Comparison
Period 6/1/2025 To 6/30/2025 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
Income									
Assessments									
Assessments	1,205.00	0.00	1,205.00	0.00%	43,592.61	47,260.00	(3,667.39)	7.76%	47,260.00
Total Assessments	1,205.00	0.00	1,205.00	0.00%	43,592.61	47,260.00	(3,667.39)	7.76%	47,260.00
Other Income									
Interest Income	7.35	0.00	7.35	0.00%	43.88	0.00	43.88	0.00%	0.00
Late Fee	210.61	0.00	210.61	0.00%	477.28	0.00	477.28	0.00%	0.00
AR Fee Income	855.82	0.00	855.82	0.00%	1,520.63	0.00	1,520.63	0.00%	0.00
Total Other Income	1,073.78	0.00	1,073.78	0.00%	2,041.79	0.00	2,041.79	0.00%	0.00
Total Income	2,278.78	0.00	2,278.78	0.00%	45,634.40	47,260.00	(1,625.60)	3.44%	47,260.00
Expense									
Administrative Expenses									
Accounting	0.00	0.00	0.00	0.00%	455.00	535.00	(80.00)	14.95%	535.00
Accounting-Audit	0.00	0.00	0.00	0.00%	917.57	199.00	718.57	-361.09%	1,787.00
Copies	74.25	150.00	(75.75)	50.50%	1,088.75	900.00	188.75	-20.97%	1,800.00
Dues/Licenses/Permits	45.00	45.00	0.00	0.00%	270.00	270.00	0.00	0.00%	540.00
Admin-AR Fees	822.00	500.00	322.00	-64.40%	2,755.00	3,000.00	(245.00)	8.17%	6,000.00
Legal Expense	1,853.65	300.00	1,553.65	-517.88%	2,805.15	2,050.00	755.15	-36.84%	3,850.00
Management Fees	1,022.00	1,021.00	1.00	-0.10%	6,132.00	6,126.00	6.00	-0.10%	12,252.00
Postage/Deliv ery	307.58	79.00	228.58	-289.34%	1,483.87	474.00	1,009.87	-213.05%	948.00
Printing-Newsletter	0.00	0.00	0.00	0.00%	0.00	630.00	(630.00)	100.00%	1,575.00
Social Ev ents	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	300.00	(300.00)	100.00%	600.00
Total Administrative Expenses	4,124.48	2,145.00	1,979.48	-92.28%	15,907.34	15,120.00	787.34	-5.21%	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	0.00	0.00	0.00	0.00%	10,580.00	0.00	10,580.00	0.00%	0.00
Total Property Expenses	0.00	0.00	0.00	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	0.00	260.00	(260.00)	100.00%	1,253.74	1,560.00	(306.26)	19.63%	3,120.00
Total Tax/Ins/Interest Exp	0.00	260.00	(260.00)	100.00%	3,465.69	1,560.00	1,905.69	-122.16%	3,120.00
Transfer Proof									
Tran fr Oper to Res	500.00	500.00	0.00	0.00%	3,000.00	3,000.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(3,000.00)	0.00	(3,000.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	3,000.00	(3,000.00)	100.00%	6,000.00
Total Expense	4,124.48	2,905.00	1,219.48	-41.98%	30,043.03	19,680.00	10,363.03	-52.66%	40,279.00
Fund Change	(1,845.70)	(2,905.00)	1,059.30	36.46%	15,591.37	27,580.00	(11,988.63)	43.47%	6,981.00

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 6/1/2025 To 6/30/2025 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	1,205	0	0	0	0	0	0	43,593	47,260	(3,667)
TOTAL Assessments	32,815	4,835	2,157	1,220	1,360	1,205	0	0	0	0	0	0	43,593	47,260	(3,667)
Other Income															
Interest Income	7	7	8	7	8	7	0	0	0	0	0	0	44	0	44
Late Fee	118	44	35	28	42	211	0	0	0	0	0	0	477	0	477
AR Fee Income	186	155	104	94	125	856	0	0	0	0	0	0	1,521	0	1,521
TOTAL Other Income	312	206	146	129	175	1,074	0	0	0	0	0	0	2,042	0	2,042
TOTAL INCOME	33,127	5,041	2,303	1,349	1,535	2,279	0	0	0	0	0	0	45,634	47,260	(1,626)
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	74	150	150	150	150	150	150	1,989	1,800	189
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	822	500	500	500	500	500	500	5,755	6,000	(245)
Legal Expense	338	0	0	120	494	1,854	300	300	300	300	300	300	4,605	3,850	755
Management Fees	1,022	1,022	1,022	1,022	1,022	1,022	1,021	1,021	1,021	1,021	1,021	1,021	12,258	12,252	6
Postage/Delivery	486	309	11	323	48	308	79	79	79	79	79	79	1,958	948	1,010
Printing-New sletter	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	0	50	50	50	50	50	50	300	600	(300)
TOTAL Administrative Expense	3,386	1,893	1,862	2,183	2,459	4,124	4,366	2,145	2,460	2,463	2,460	2,145	31,946	31,159	787
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	0	260	260	260	260	260	260	2,814	3,120	(306)
TOTAL Tax/Ins/Interest Exp	0	699	0	2,489	277	0	260	260	260	260	260	260	5,026	3,120	1,906
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)	(500)	0	0	0	0	0	0	(3,000)	0	(3,000)
TOTAL Transfer Proof	0	0	0	0	0	0	500	500	500	500	500	500	3,000	6,000	(3,000)
TOTAL EXPENSES	3,431	12,992	1,952	4,762	2,782	4,124	5,126	2,905	3,220	3,223	3,220	2,905	50,642	40,279	10,363
Excess Revenue / Expense	29,696	(7,951)	351	(3,413)	(1,246)	(1,846)	(5,126)	(2,905)	(3,220)	(3,223)	(3,220)	(2,905)	(5,008)	6,981	(11,989)