

Bradford Park (Round Rock)

Balance Sheet

Period 07/31/2025

Assets

Cash

Cking - Western Alliance	85,882.10	
MMA - Western Alliance	45,434.09	
Total Cash	<u>131,316.19</u>	
Total Assets		<u><u>131,316.19</u></u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	(10,759.18)	
Total Prepaid Assessments	<u>(10,759.18)</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	13,531.08	
Total Fund Balance	<u>142,075.37</u>	
Total Liabilities & Equity		<u><u>131,316.19</u></u>

Bradford Park (Round Rock)

Income Statement

Period 7/1/2025 To 7/31/2025 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
<u>Assessments</u>				
Assessments	242.01	78.15%	43,834.62	95.41%
Total Assessments	242.01	78.15%	43,834.62	95.41%
<u>Other Income</u>				
Interest Income	7.59	2.45%	51.47	0.11%
Late Fee	12.06	3.89%	489.34	1.07%
AR Fee Income	48.00	15.50%	1,568.63	3.41%
Total Other Income	67.65	21.85%	2,109.44	4.59%
Total Income	309.66	100.00%	45,944.06	100.00%
<u>Expense</u>				
<u>Administrative Expenses</u>				
Accounting	250.00	10.55%	705.00	2.18%
Accounting-Audit	121.00	5.11%	1,038.57	3.20%
Copies	83.00	3.50%	1,171.75	3.62%
Dues/Licenses/Permits	45.00	1.90%	315.00	0.97%
Admin-AR Fees	162.00	6.84%	2,917.00	9.00%
Legal Expense	80.00	3.38%	2,885.15	8.90%
Management Fees	1,022.00	43.12%	7,154.00	22.07%
Postage/Delivery	52.53	2.22%	1,536.40	4.74%
Total Administrative Expenses	1,815.53	76.61%	17,722.87	54.68%
<u>Property Expenses</u>				
Landscape-Force Mow	0.00	0.00%	90.00	0.28%
Landscape-Maint	0.00	0.00%	10,580.00	32.64%
Total Property Expenses	0.00	0.00%	10,670.00	32.92%
<u>Tax/Ins/Interest Exp</u>				
Ins-D & O	0.00	0.00%	2,211.95	6.82%
Ins-F&EC or Package	554.42	23.39%	1,808.16	5.58%
Total Tax/Ins/Interest Exp	554.42	23.39%	4,020.11	12.40%
<u>Transfer Proof</u>				
Tran fr Oper to Res	500.00	21.10%	3,500.00	10.80%
Dep fr Oper to Res	(500.00)	-21.10%	(3,500.00)	-10.80%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	2,369.95	100.00%	32,412.98	100.00%
Fund Change	(2,060.29)		13,531.08	

Bradford Park (Round Rock)
Budget Comparison
Period 7/1/2025 To 7/31/2025 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	242.01	0.00	242.01	0.00%	43,834.62	47,260.00	(3,425.38)	7.25%	47,260.00
Total Assessments	242.01	0.00	242.01	0.00%	43,834.62	47,260.00	(3,425.38)	7.25%	47,260.00
Other Income									
Interest Income	7.59	0.00	7.59	0.00%	51.47	0.00	51.47	0.00%	0.00
Late Fee	12.06	0.00	12.06	0.00%	489.34	0.00	489.34	0.00%	0.00
AR Fee Income	48.00	0.00	48.00	0.00%	1,568.63	0.00	1,568.63	0.00%	0.00
Total Other Income	67.65	0.00	67.65	0.00%	2,109.44	0.00	2,109.44	0.00%	0.00
Total Income	309.66	0.00	309.66	0.00%	45,944.06	47,260.00	(1,315.94)	2.78%	47,260.00
<u>Expense</u>									
Administrative Expenses									
Accounting	250.00	0.00	250.00	0.00%	705.00	535.00	170.00	-31.78%	535.00
Accounting-Audit	121.00	1,588.00	(1,467.00)	92.38%	1,038.57	1,787.00	(748.43)	41.88%	1,787.00
Copies	83.00	150.00	(67.00)	44.67%	1,171.75	1,050.00	121.75	-11.60%	1,800.00
Dues/Licenses/Permits	45.00	45.00	0.00	0.00%	315.00	315.00	0.00	0.00%	540.00
Admin-AR Fees	162.00	500.00	(338.00)	67.60%	2,917.00	3,500.00	(583.00)	16.66%	6,000.00
Legal Expense	80.00	300.00	(220.00)	73.33%	2,885.15	2,350.00	535.15	-22.77%	3,850.00
Management Fees	1,022.00	1,021.00	1.00	-0.10%	7,154.00	7,147.00	7.00	-0.10%	12,252.00
Postage/Delivery	52.53	79.00	(26.47)	33.51%	1,536.40	553.00	983.40	-177.83%	948.00
Printing-Newsletter	0.00	315.00	(315.00)	100.00%	0.00	945.00	(945.00)	100.00%	1,575.00
Social Events	0.00	318.00	(318.00)	100.00%	0.00	954.00	(954.00)	100.00%	1,272.00
Yard of The Month	0.00	50.00	(50.00)	100.00%	0.00	350.00	(350.00)	100.00%	600.00
Total Administrative Expenses	1,815.53	4,366.00	(2,550.47)	58.42%	17,722.87	19,486.00	(1,763.13)	9.05%	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	554.42	260.00	294.42	-113.24%	1,808.16	1,820.00	(11.84)	0.65%	3,120.00
Total Tax/Ins/Interest Exp	554.42	260.00	294.42	-113.24%	4,020.11	1,820.00	2,200.11	-120.89%	3,120.00
Transfer Proof									
Tran fr Oper to Res	500.00	500.00	0.00	0.00%	3,500.00	3,500.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(3,500.00)	0.00	(3,500.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	3,500.00	(3,500.00)	100.00%	6,000.00
Total Expense	2,369.95	5,126.00	(2,756.05)	53.77%	32,412.98	24,806.00	7,606.98	-30.67%	40,279.00
Fund Change	(2,060.29)	(5,126.00)	3,065.71	59.81%	13,531.08	22,454.00	(8,922.92)	39.74%	6,981.00

Bradford Park (Round Rock)**12 Month Income Statement with Annual Variance Estimate****Period 7/1/2025 To 7/31/2025 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			
<u>INCOME</u>															
<u>Assessments</u>															
Assessments	32,815	4,835	2,157	1,220	1,360	1,205	242	0	0	0	0	0	43,835	47,260	(3,425)
TOTAL Assessments	32,815	4,835	2,157	1,220	1,360	1,205	242	0	0	0	0	0	43,835	47,260	(3,425)
<u>Other Income</u>															
Interest Income	7	7	8	7	8	7	8	0	0	0	0	0	51	0	51
Late Fee	118	44	35	28	42	211	12	0	0	0	0	0	489	0	489
AR Fee Income	186	155	104	94	125	856	48	0	0	0	0	0	1,569	0	1,569
TOTAL Other Income	312	206	146	129	175	1,074	68	0	0	0	0	0	2,109	0	2,109
TOTAL INCOME	33,127	5,041	2,303	1,349	1,535	2,279	310	0	0	0	0	0	45,944	47,260	(1,316)
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
Accounting	0	0	0	455	0	0	250	0	0	0	0	0	705	535	170
Accounting-Audit	819	99	0	0	0	0	121	0	0	0	0	0	1,039	1,787	(748)
Copies	616	67	111	93	128	74	83	150	150	150	150	150	1,922	1,800	122
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	162	500	500	500	500	500	5,417	6,000	(583)
Legal Expense	338	0	0	120	494	1,854	80	300	300	300	300	300	4,385	3,850	535
Management Fees	1,022	1,022	1,022	1,022	1,022	1,022	1,022	1,021	1,021	1,021	1,021	1,021	12,259	12,252	7
Postage/Delivery	486	309	11	323	48	308	53	79	79	79	79	79	1,931	948	983
Printing-Newsletter	0	0	0	0	0	0	0	0	315	0	315	0	630	1,575	(945)
Social Events	0	0	0	0	0	0	0	0	0	318	0	0	318	1,272	(954)
Yard of The Month	0	0	0	0	0	0	0	50	50	50	50	50	250	600	(350)
TOTAL Administrative Expense	3,386	1,893	1,862	2,183	2,459	4,124	1,816	2,145	2,460	2,463	2,460	2,145	29,396	31,159	(1,763)
<u>Property Expenses</u>															
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
<u>Tax/Ins/Interest Exp</u>															
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	554	260	260	260	260	260	3,108	3,120	(12)
TOTAL Tax/Ins/Interest Exp	0	699	0	2,489	277	0	554	260	260	260	260	260	5,320	3,120	2,200
<u>Transfer Proof</u>															
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)	(500)	0	0	0	0	0	(3,500)	0	(3,500)
TOTAL Transfer Proof	0	0	0	0	0	0	0	500	500	500	500	500	2,500	6,000	(3,500)
TOTAL EXPENSES	3,431	12,992	1,952	4,762	2,782	4,124	2,370	2,905	3,220	3,223	3,220	2,905	47,886	40,279	7,607
Excess Revenue / Expense	29,696	(7,951)	351	(3,413)	(1,246)	(1,846)	(2,060)	(2,905)	(3,220)	(3,223)	(3,220)	(2,905)	(1,942)	6,981	(8,923)