

Bradford Park (Round Rock)

Balance Sheet

Period 08/31/2025

Assets

Cash

Cking - Western Alliance	84,871.76	
MMA - Western Alliance	45,939.89	
Total Cash	<u>130,811.65</u>	
Total Assets		<u><u>130,811.65</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	13,026.54	
Total Fund Balance	<u>141,570.83</u>	
Total Liabilities & Equity		<u><u>130,811.65</u></u>

Bradford Park (Round Rock)

Income Statement

Period 8/1/2025 To 8/31/2025 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating				
<u>Income</u>				
Assessments				
Assessments	1,190.00	83.51%	45,024.62	95.05%
Total Assessments	1,190.00	83.51%	45,024.62	95.05%
Other Income				
Interest Income	7.61	0.53%	59.08	0.12%
Late Fee	87.42	6.13%	576.76	1.22%
AR Fee Income	140.00	9.82%	1,708.63	3.61%
Total Other Income	235.03	16.49%	2,344.47	4.95%
Total Income	1,425.03	100.00%	47,369.09	100.00%
<u>Expense</u>				
Administrative Expenses				
Accounting	0.00	0.00%	705.00	2.05%
Accounting-Audit	159.00	8.24%	1,197.57	3.49%
Copies	176.75	9.16%	1,348.50	3.93%
Dues/Licenses/Permits	45.00	2.33%	360.00	1.05%
Admin-AR Fees	208.00	10.78%	3,125.00	9.10%
Legal Expense	0.00	0.00%	2,885.15	8.40%
Management Fees	1,022.00	52.97%	8,176.00	23.81%
Postage/Delivery	41.61	2.16%	1,578.01	4.59%
Total Administrative Expenses	1,652.36	85.63%	19,375.23	56.42%
Property Expenses				
Landscape-Force Mow	0.00	0.00%	90.00	0.26%
Landscape-Maint	0.00	0.00%	10,580.00	30.81%
Total Property Expenses	0.00	0.00%	10,670.00	31.07%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	2,211.95	6.44%
Ins-F&EC or Package	277.21	14.37%	2,085.37	6.07%
Total Tax/Ins/Interest Exp	277.21	14.37%	4,297.32	12.51%
Transfer Proof				
Tran fr Oper to Res	500.00	25.91%	4,000.00	11.65%
Dep fr Oper to Res	(500.00)	-25.91%	(4,000.00)	-11.65%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	1,929.57	100.00%	34,342.55	100.00%
Fund Change	(504.54)		13,026.54	

Bradford Park (Round Rock)
Budget Comparison
Period 8/1/2025 To 8/31/2025 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	1,190.00	0.00	1,190.00	0.00%	45,024.62	47,260.00	(2,235.38)	4.73%	47,260.00
Total Assessments	1,190.00	0.00	1,190.00	0.00%	45,024.62	47,260.00	(2,235.38)	4.73%	47,260.00
Other Income									
Interest Income	7.61	0.00	7.61	0.00%	59.08	0.00	59.08	0.00%	0.00
Late Fee	87.42	0.00	87.42	0.00%	576.76	0.00	576.76	0.00%	0.00
AR Fee Income	140.00	0.00	140.00	0.00%	1,708.63	0.00	1,708.63	0.00%	0.00
Total Other Income	235.03	0.00	235.03	0.00%	2,344.47	0.00	2,344.47	0.00%	0.00
Total Income	1,425.03	0.00	1,425.03	0.00%	47,369.09	47,260.00	109.09	-0.23%	47,260.00
<u>Expense</u>									
Administrative Expenses									
Accounting	0.00	0.00	0.00	0.00%	705.00	535.00	170.00	-31.78%	535.00
Accounting-Audit	159.00	0.00	159.00	0.00%	1,197.57	1,787.00	(589.43)	32.98%	1,787.00
Copies	176.75	150.00	26.75	-17.83%	1,348.50	1,200.00	148.50	-12.38%	1,800.00
Dues/Licenses/Permits	45.00	45.00	0.00	0.00%	360.00	360.00	0.00	0.00%	540.00
Admin-AR Fees	208.00	500.00	(292.00)	58.40%	3,125.00	4,000.00	(875.00)	21.88%	6,000.00
Legal Expense	0.00	300.00	(300.00)	100.00%	2,885.15	2,650.00	235.15	-8.87%	3,850.00
Management Fees	1,022.00	1,021.00	1.00	-0.10%	8,176.00	8,168.00	8.00	-0.10%	12,252.00
Postage/Delivery	41.61	79.00	(37.39)	47.33%	1,578.01	632.00	946.01	-149.69%	948.00
Printing-Newsletter	0.00	0.00	0.00	0.00%	0.00	945.00	(945.00)	100.00%	1,575.00
Social Events	0.00	0.00	0.00	0.00%	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	400.00	(400.00)	100.00%	600.00
Total Administrative Expenses	1,652.36	2,145.00	(492.64)	22.97%	19,375.23	21,631.00	(2,255.77)	10.43%	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	277.21	260.00	17.21	-6.62%	2,085.37	2,080.00	5.37	-0.26%	3,120.00
Total Tax/Ins/Interest Exp	277.21	260.00	17.21	-6.62%	4,297.32	2,080.00	2,217.32	-106.60%	3,120.00
Transfer Proof									
Tran fr Oper to Res	500.00	500.00	0.00	0.00%	4,000.00	4,000.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(4,000.00)	0.00	(4,000.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	4,000.00	(4,000.00)	100.00%	6,000.00
Total Expense	1,929.57	2,905.00	(975.43)	33.58%	34,342.55	27,711.00	6,631.55	-23.93%	40,279.00
Fund Change	(504.54)	(2,905.00)	2,400.46	82.63%	13,026.54	19,549.00	(6,522.46)	33.36%	6,981.00

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 8/1/2025 To 8/31/2025 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	1,190	0	0	0	0	45,025	47,260	(2,235)
TOTAL Assessments	32,815	4,835	2,157	1,220	1,360	1,205	242	1,190	0	0	0	0	45,025	47,260	(2,235)
<u>Other Income</u>															
Interest Income	7	7	8	7	8	7	8	8	0	0	0	0	59	0	59
Late Fee	118	44	35	28	42	211	12	87	0	0	0	0	577	0	577
AR Fee Income	186	155	104	94	125	856	48	140	0	0	0	0	1,709	0	1,709
TOTAL Other Income	312	206	146	129	175	1,074	68	235	0	0	0	0	2,344	0	2,344
TOTAL INCOME	33,127	5,041	2,303	1,349	1,535	2,279	310	1,425	0	0	0	0	47,369	47,260	109
<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	159	0	0	0	0	1,198	1,787	(589)
Copies	616	67	111	93	128	74	83	177	150	150	150	150	1,949	1,800	149
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	208	500	500	500	500	5,125	6,000	(875)
Legal Expense	338	0	0	120	494	1,854	80	0	300	300	300	300	4,085	3,850	235
Management Fees	1,022	1,022	1,022	1,022	1,022	1,022	1,022	1,022	1,021	1,021	1,021	1,021	12,260	12,252	8
Postage/Delivery	486	309	11	323	48	308	53	42	79	79	79	79	1,894	948	946
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	0	50	50	50	50	200	600	(400)
TOTAL Administrative Expense	3,386	1,893	1,862	2,183	2,459	4,124	1,816	1,652	2,460	2,463	2,460	2,145	28,903	31,159	(2,256)
<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	277	260	260	260	260	3,125	3,120	5
TOTAL Tax/Ins/Interest Exp	0	699	0	2,489	277	0	554	277	260	260	260	260	5,337	3,120	2,217
<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)	(500)	0	0	0	0	(4,000)	0	(4,000)
TOTAL Transfer Proof	0	0	0	0	0	0	0	0	500	500	500	500	2,000	6,000	(4,000)
TOTAL EXPENSES	3,431	12,992	1,952	4,762	2,782	4,124	2,370	1,930	3,220	3,223	3,220	2,905	46,911	40,279	6,632
Excess Revenue / Expense	29,696	(7,951)	351	(3,413)	(1,246)	(1,846)	(2,060)	(505)	(3,220)	(3,223)	(3,220)	(2,905)	459	6,981	(6,522)