

Bradford Park (Round Rock)

Balance Sheet

Period 09/30/2025

Assets

Cash

Cking - Western Alliance	83,606.05	
MMA - Western Alliance	46,445.57	
Total Cash	<u>130,051.62</u>	
Total Assets		<u><u>130,051.62</u></u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	(10,545.43)	
Total Prepaid Assessments	<u>(10,545.43)</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	12,052.76	
Total Fund Balance	<u>140,597.05</u>	
Total Liabilities & Equity		<u><u>130,051.62</u></u>

Bradford Park (Round Rock)

Income Statement

Period 9/1/2025 To 9/30/2025 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating				
<u>Income</u>				
Assessments				
Assessments	510.00	75.56%	45,534.62	94.78%
Total Assessments	510.00	75.56%	45,534.62	94.78%
Other Income				
Interest Income	7.41	1.10%	66.49	0.14%
Late Fee	50.76	7.52%	627.52	1.31%
AR Fee Income	106.79	15.82%	1,815.42	3.78%
Total Other Income	164.96	24.44%	2,509.43	5.22%
Total Income	674.96	100.00%	48,044.05	100.00%
<u>Expense</u>				
Administrative Expenses				
Accounting	0.00	0.00%	705.00	1.96%
Accounting-Audit	0.00	0.00%	1,197.57	3.33%
Copies	1.75	0.11%	1,350.25	3.75%
Dues/Licenses/Permits	45.00	2.73%	405.00	1.13%
Admin-AR Fees	302.00	18.32%	3,427.00	9.52%
Legal Expense	0.00	0.00%	2,885.15	8.02%
Management Fees	1,022.00	61.99%	9,198.00	25.56%
Postage/Delivery	0.78	0.05%	1,578.79	4.39%
Total Administrative Expenses	1,371.53	83.19%	20,746.76	57.64%
Property Expenses				
Landscape-Force Mow	0.00	0.00%	90.00	0.25%
Landscape-Maint	0.00	0.00%	10,580.00	29.40%
Total Property Expenses	0.00	0.00%	10,670.00	29.65%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	2,211.95	6.15%
Ins-F&EC or Package	277.21	16.81%	2,362.58	6.56%
Total Tax/Ins/Interest Exp	277.21	16.81%	4,574.53	12.71%
Transfer Proof				
Tran fr Oper to Res	500.00	30.33%	4,500.00	12.50%
Dep fr Oper to Res	(500.00)	-30.33%	(4,500.00)	-12.50%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	1,648.74	100.00%	35,991.29	100.00%
Fund Change	(973.78)		12,052.76	

Bradford Park (Round Rock)
Budget Comparison
Period 9/1/2025 To 9/30/2025 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	510.00	0.00	510.00	0.00%	45,534.62	47,260.00	(1,725.38)	3.65%	47,260.00
Total Assessments	510.00	0.00	510.00	0.00%	45,534.62	47,260.00	(1,725.38)	3.65%	47,260.00
Other Income									
Interest Income	7.41	0.00	7.41	0.00%	66.49	0.00	66.49	0.00%	0.00
Late Fee	50.76	0.00	50.76	0.00%	627.52	0.00	627.52	0.00%	0.00
AR Fee Income	106.79	0.00	106.79	0.00%	1,815.42	0.00	1,815.42	0.00%	0.00
Total Other Income	164.96	0.00	164.96	0.00%	2,509.43	0.00	2,509.43	0.00%	0.00
Total Income	674.96	0.00	674.96	0.00%	48,044.05	47,260.00	784.05	-1.66%	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	0.00	0.00	0.00	0.00%	1,197.57	1,787.00	(589.43)	32.98%	1,787.00
Copies	1.75	150.00	(148.25)	98.83%	1,350.25	1,350.00	0.25	-0.02%	1,800.00
Dues/Licenses/Permits	45.00	45.00	0.00	0.00%	405.00	405.00	0.00	0.00%	540.00
Admin-AR Fees	302.00	500.00	(198.00)	39.60%	3,427.00	4,500.00	(1,073.00)	23.84%	6,000.00
Legal Expense	0.00	300.00	(300.00)	100.00%	2,885.15	2,950.00	(64.85)	2.20%	3,850.00
Management Fees	1,022.00	1,021.00	1.00	-0.10%	9,198.00	9,189.00	9.00	-0.10%	12,252.00
Postage/Delivery	0.78	79.00	(78.22)	99.01%	1,578.79	711.00	867.79	-122.05%	948.00
Printing-Newsletter	0.00	315.00	(315.00)	100.00%	0.00	1,260.00	(1,260.00)	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	450.00	(450.00)	100.00%	600.00
Total Administrative Expenses	1,371.53	2,460.00	(1,088.47)	44.25%	20,746.76	24,091.00	(3,344.24)	13.88%	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%	2,362.58	2,340.00	22.58	-0.96%	3,120.00
Total Tax/Ins/Interest Exp	277.21	260.00	17.21	-6.62%	4,574.53	2,340.00	2,234.53	-95.49%	3,120.00
Transfer Proof									
Tran fr Oper to Res	500.00	500.00	0.00	0.00%	4,500.00	4,500.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(4,500.00)	0.00	(4,500.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	4,500.00	(4,500.00)	100.00%	6,000.00
Total Expense	1,648.74	3,220.00	(1,571.26)	48.80%	35,991.29	30,931.00	5,060.29	-16.36%	40,279.00
Fund Change	(973.78)	(3,220.00)	2,246.22	69.76%	12,052.76	16,329.00	(4,276.24)	26.19%	6,981.00

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 9/1/2025 To 9/30/2025 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			
<u>INCOME</u>															
<u>Assessments</u>															
Assessments	32,815	4,835	2,157	1,220	1,360	1,205	242	1,190	510	0	0	0	45,535	47,260	(1,725)
TOTAL Assessments	32,815	4,835	2,157	1,220	1,360	1,205	242	1,190	510	0	0	0	45,535	47,260	(1,725)
<u>Other Income</u>															
Interest Income	7	7	8	7	8	7	8	8	7	0	0	0	66	0	66
Late Fee	118	44	35	28	42	211	12	87	51	0	0	0	628	0	628
AR Fee Income	186	155	104	94	125	856	48	140	107	0	0	0	1,815	0	1,815
TOTAL Other Income	312	206	146	129	175	1,074	68	235	165	0	0	0	2,509	0	2,509
TOTAL INCOME	33,127	5,041	2,303	1,349	1,535	2,279	310	1,425	675	0	0	0	48,044	47,260	784
<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	2	150	150	150	1,800	1,800	0
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	302	500	500	500	4,927	6,000	(1,073)
Legal Expense	338	0	0	120	494	1,854	80	0	0	300	300	300	3,785	3,850	(65)
Management Fees	1,022	1,022	1,022	1,022	1,022	1,022	1,022	1,022	1,022	1,021	1,021	1,021	12,261	12,252	9
Postage/Delivery	486	309	11	323	48	308	53	42	1	79	79	79	1,816	948	868
Printing-Newsletter	0	0	0	0	0	0	0	0	0	0	315	0	315	1,575	(1,260)
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	0	50	50	50	150	600	(450)
TOTAL Administrative Expense	3,386	1,893	1,862	2,183	2,459	4,124	1,816	1,652	1,372	2,463	2,460	2,145	27,815	31,159	(3,344)
<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	277	260	260	260	3,143	3,120	23
TOTAL Tax/Ins/Interest Exp	0	699	0	2,489	277	0	554	277	277	260	260	260	5,355	3,120	2,235
<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)	(500)	0	0	0	(4,500)	0	(4,500)
TOTAL Transfer Proof	0	0	0	0	0	0	0	0	0	500	500	500	1,500	6,000	(4,500)
TOTAL EXPENSES	3,431	12,992	1,952	4,762	2,782	4,124	2,370	1,930	1,649	3,223	3,220	2,905	45,339	40,279	5,060
Excess Revenue / Expense	29,696	(7,951)	351	(3,413)	(1,246)	(1,846)	(2,060)	(505)	(974)	(3,223)	(3,220)	(2,905)	2,705	6,981	(4,276)