

Bradford Park (Round Rock)

Balance Sheet

Period 10/31/2025

Assets

Cash

Cking - Western Alliance	80,698.69	
MMA - Western Alliance	46,951.50	
Total Cash	<u>127,650.19</u>	
Total Assets		<u><u>127,650.19</u></u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	(10,375.43)	
Total Prepaid Assessments	<u>(10,375.43)</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	9,481.33	
Total Fund Balance	<u>138,025.62</u>	
Total Liabilities & Equity		<u><u>127,650.19</u></u>

Bradford Park (Round Rock)

Income Statement

Period 10/1/2025 To 10/31/2025 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	0.00	0.00%	45,534.62	94.76%
Total Assessments	0.00	0.00%	45,534.62	94.76%
Other Income				
Interest Income	7.68	100.00%	74.17	0.15%
Late Fee	0.00	0.00%	627.52	1.31%
AR Fee Income	0.00	0.00%	1,815.42	3.78%
Total Other Income	7.68	100.00%	2,517.11	5.24%
Total Income	7.68	100.00%	48,051.73	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	705.00	1.83%
Accounting-Audit	0.00	0.00%	1,197.57	3.10%
Copies	149.55	5.80%	1,499.80	3.89%
Dues/Licenses/Permits	45.00	1.74%	450.00	1.17%
Admin-AR Fees	48.00	1.86%	3,475.00	9.01%
Legal Expense	235.00	9.11%	3,120.15	8.09%
Management Fees	1,022.00	39.63%	10,220.00	26.50%
Postage/Delivery	342.45	13.28%	1,921.24	4.98%
Social Events	459.90	17.83%	459.90	1.19%
Total Administrative Expenses	2,301.90	89.25%	23,048.66	59.76%
Property Expenses				
Landscape-Force Mow	0.00	0.00%	90.00	0.23%
Landscape-Maint	0.00	0.00%	10,580.00	27.43%
Total Property Expenses	0.00	0.00%	10,670.00	27.66%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	2,211.95	5.73%
Ins-F&EC or Package	277.21	10.75%	2,639.79	6.84%
Total Tax/Ins/Interest Exp	277.21	10.75%	4,851.74	12.58%
Transfer Proof				
Tran fr Oper to Res	500.00	19.39%	5,000.00	12.96%
Dep fr Oper to Res	(500.00)	-19.39%	(5,000.00)	-12.96%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	2,579.11	100.00%	38,570.40	100.00%
Fund Change	(2,571.43)		9,481.33	

Bradford Park (Round Rock)
Budget Comparison
Period 10/1/2025 To 10/31/2025 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	0.00	0.00	0.00	0.00%	45,534.62	47,260.00	(1,725.38)	3.65%	47,260.00
Total Assessments	0.00	0.00	0.00	0.00%	45,534.62	47,260.00	(1,725.38)	3.65%	47,260.00
Other Income									
Interest Income	7.68	0.00	7.68	0.00%	74.17	0.00	74.17	0.00%	0.00
Late Fee	0.00	0.00	0.00	0.00%	627.52	0.00	627.52	0.00%	0.00
AR Fee Income	0.00	0.00	0.00	0.00%	1,815.42	0.00	1,815.42	0.00%	0.00
Total Other Income	7.68	0.00	7.68	0.00%	2,517.11	0.00	2,517.11	0.00%	0.00
Total Income	7.68	0.00	7.68	0.00%	48,051.73	47,260.00	791.73	-1.68%	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	149.55	150.00	(0.45)	0.30%	1,499.80	1,500.00	(0.20)	0.01%	1,800.00
Dues/Licenses/Permits	45.00	45.00	0.00	0.00%	450.00	450.00	0.00	0.00%	540.00
Admin-AR Fees	48.00	500.00	(452.00)	90.40%	3,475.00	5,000.00	(1,525.00)	30.50%	6,000.00
Legal Expense	235.00	300.00	(65.00)	21.67%	3,120.15	3,250.00	(129.85)	4.00%	3,850.00
Management Fees	1,022.00	1,021.00	1.00	-0.10%	10,220.00	10,210.00	10.00	-0.10%	12,252.00
Postage/Delivery	342.45	79.00	263.45	-333.48%	1,921.24	790.00	1,131.24	-143.19%	948.00
Printing-Newsletter	0.00	0.00	0.00	0.00%	0.00	1,260.00	(1,260.00)	100.00%	1,575.00
Social Events	459.90	318.00	141.90	-44.62%	459.90	1,272.00	(812.10)	63.84%	1,272.00
Yard of The Month	0.00	50.00	(50.00)	100.00%	0.00	500.00	(500.00)	100.00%	600.00
Total Administrative Expenses	2,301.90	2,463.00	(161.10)	6.54%	23,048.66	26,554.00	(3,505.34)	13.20%	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%	2,639.79	2,600.00	39.79	-1.53%	3,120.00
Total Tax/Ins/Interest Exp	277.21	260.00	17.21	-6.62%	4,851.74	2,600.00	2,251.74	-86.61%	3,120.00
Transfer Proof									
Tran fr Oper to Res	500.00	500.00	0.00	0.00%	5,000.00	5,000.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(5,000.00)	0.00	(5,000.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	5,000.00	(5,000.00)	100.00%	6,000.00
Total Expense	2,579.11	3,223.00	(643.89)	19.98%	38,570.40	34,154.00	4,416.40	-12.93%	40,279.00
Fund Change	(2,571.43)	(3,223.00)	651.57	20.22%	9,481.33	13,106.00	(3,624.67)	27.66%	6,981.00

Bradford Park (Round Rock)**12 Month Income Statement with Annual Variance Estimate****Period 10/1/2025 To 10/31/2025 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	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	8	0	0	74	0	74
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	8	0	0	2,517	0	2,517
TOTAL INCOME	33,127	5,041	2,303	1,349	1,535	2,279	310	1,425	675	8	0	0	48,052	47,260	792
<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	48	500	500	4,475	6,000	(1,525)
Legal Expense	338	0	0	120	494	1,854	80	0	0	235	300	300	3,720	3,850	(130)
Management Fees	1,022	1,022	1,022	1,022	1,022	1,022	1,022	1,022	1,022	1,022	1,021	1,021	12,262	12,252	10
Postage/Delivery	486	309	11	323	48	308	53	42	1	342	79	79	2,079	948	1,131
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	460	0	0	460	1,272	(812)
Yard of The Month	0	0	0	0	0	0	0	0	0	0	50	50	100	600	(500)
TOTAL Administrative Expense	3,386	1,893	1,862	2,183	2,459	4,124	1,816	1,652	1,372	2,302	2,460	2,145	27,654	31,159	(3,505)
<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	277	260	260	3,160	3,120	40
TOTAL Tax/Ins/Interest Exp	0	699	0	2,489	277	0	554	277	277	277	260	260	5,372	3,120	2,252
<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)	(500)	0	0	(5,000)	0	(5,000)
TOTAL Transfer Proof	0	0	0	0	0	0	0	0	0	0	500	500	1,000	6,000	(5,000)
TOTAL EXPENSES	3,431	12,992	1,952	4,762	2,782	4,124	2,370	1,930	1,649	2,579	3,220	2,905	44,695	40,279	4,416
Excess Revenue / Expense	29,696	(7,951)	351	(3,413)	(1,246)	(1,846)	(2,060)	(505)	(974)	(2,571)	(3,220)	(2,905)	3,356	6,981	(3,625)