

Bradford Park (Round Rock)

Balance Sheet

Period 11/30/2025

Assets

Cash

Cking - Western Alliance	78,107.14	
MMA - Western Alliance	47,457.29	
Total Cash	<u>125,564.43</u>	
Total Assets		<u><u>125,564.43</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	<u>7,395.57</u>	
Total Fund Balance	<u>135,939.86</u>	
Total Liabilities & Equity		<u><u>125,564.43</u></u>

Bradford Park (Round Rock)

Income Statement

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

	Month to Date	%	Year to Date	%
Operating				
<u>Income</u>				
Assessments				
Assessments	170.00	73.42%	45,704.62	94.66%
Total Assessments	170.00	73.42%	45,704.62	94.66%
Other Income				
Interest Income	7.43	3.21%	81.60	0.17%
Late Fee	14.10	6.09%	641.62	1.33%
AR Fee Income	40.00	17.28%	1,855.42	3.84%
Total Other Income	61.53	26.58%	2,578.64	5.34%
Total Income	231.53	100.00%	48,283.26	100.00%
<u>Expense</u>				
Administrative Expenses				
Accounting	0.00	0.00%	705.00	1.72%
Accounting-Audit	0.00	0.00%	1,197.57	2.93%
Copies	209.45	9.04%	1,709.25	4.18%
Dues/Licenses/Permits	45.00	1.94%	495.00	1.21%
Admin-AR Fees	558.00	24.08%	4,033.00	9.86%
Legal Expense	0.00	0.00%	3,120.15	7.63%
Management Fees	1,022.00	44.10%	11,242.00	27.49%
Postage/Delivery	55.63	2.40%	1,976.87	4.83%
Social Events	0.00	0.00%	459.90	1.12%
Yard of The Month	150.00	6.47%	150.00	0.37%
Total Administrative Expenses	2,040.08	88.04%	25,088.74	61.36%
Property Expenses				
Landscape-Force Mow	0.00	0.00%	90.00	0.22%
Landscape-Maint	0.00	0.00%	10,580.00	25.88%
Total Property Expenses	0.00	0.00%	10,670.00	26.10%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	2,211.95	5.41%
Ins-F&EC or Package	277.21	11.96%	2,917.00	7.13%
Total Tax/Ins/Interest Exp	277.21	11.96%	5,128.95	12.54%
Transfer Proof				
Tran fr Oper to Res	500.00	21.58%	5,500.00	13.45%
Dep fr Oper to Res	(500.00)	-21.58%	(5,500.00)	-13.45%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	2,317.29	100.00%	40,887.69	100.00%
Fund Change	(2,085.76)		7,395.57	

Bradford Park (Round Rock)
Budget Comparison
Period 11/1/2025 To 11/30/2025 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	170.00	0.00	170.00	0.00%	45,704.62	47,260.00	(1,555.38)	3.29%	47,260.00
Total Assessments	170.00	0.00	170.00	0.00%	45,704.62	47,260.00	(1,555.38)	3.29%	47,260.00
Other Income									
Interest Income	7.43	0.00	7.43	0.00%	81.60	0.00	81.60	0.00%	0.00
Late Fee	14.10	0.00	14.10	0.00%	641.62	0.00	641.62	0.00%	0.00
AR Fee Income	40.00	0.00	40.00	0.00%	1,855.42	0.00	1,855.42	0.00%	0.00
Total Other Income	61.53	0.00	61.53	0.00%	2,578.64	0.00	2,578.64	0.00%	0.00
Total Income	231.53	0.00	231.53	0.00%	48,283.26	47,260.00	1,023.26	-2.17%	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	209.45	150.00	59.45	-39.63%	1,709.25	1,650.00	59.25	-3.59%	1,800.00
Dues/Licenses/Permits	45.00	45.00	0.00	0.00%	495.00	495.00	0.00	0.00%	540.00
Admin-AR Fees	558.00	500.00	58.00	-11.60%	4,033.00	5,500.00	(1,467.00)	26.67%	6,000.00
Legal Expense	0.00	300.00	(300.00)	100.00%	3,120.15	3,550.00	(429.85)	12.11%	3,850.00
Management Fees	1,022.00	1,021.00	1.00	-0.10%	11,242.00	11,231.00	11.00	-0.10%	12,252.00
Postage/Delivery	55.63	79.00	(23.37)	29.58%	1,976.87	869.00	1,107.87	-127.49%	948.00
Printing-Newsletter	0.00	315.00	(315.00)	100.00%	0.00	1,575.00	(1,575.00)	100.00%	1,575.00
Social Events	0.00	0.00	0.00	0.00%	459.90	1,272.00	(812.10)	63.84%	1,272.00
Yard of The Month	150.00	50.00	100.00	-200.00%	150.00	550.00	(400.00)	72.73%	600.00
Total Administrative Expenses	2,040.08	2,460.00	(419.92)	17.07%	25,088.74	29,014.00	(3,925.26)	13.53%	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%	2,917.00	2,860.00	57.00	-1.99%	3,120.00
Total Tax/Ins/Interest Exp	277.21	260.00	17.21	-6.62%	5,128.95	2,860.00	2,268.95	-79.33%	3,120.00
Transfer Proof									
Tran fr Oper to Res	500.00	500.00	0.00	0.00%	5,500.00	5,500.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(5,500.00)	0.00	(5,500.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	5,500.00	(5,500.00)	100.00%	6,000.00
Total Expense	2,317.29	3,220.00	(902.71)	28.03%	40,887.69	37,374.00	3,513.69	-9.40%	40,279.00
Fund Change	(2,085.76)	(3,220.00)	1,134.24	35.22%	7,395.57	9,886.00	(2,490.43)	25.19%	6,981.00

Bradford Park (Round Rock)**12 Month Income Statement with Annual Variance Estimate****Period 11/1/2025 To 11/30/2025 11:59:00 PM**

Operating															
	01/2025	02/2025	03/2025	04/2025	05/2025	06/2025	07/2025	08/2025	09/2025	10/2025	11/2025	12/2025	Total	Budget	Variance
INCOME															
Assessments															
Assessments	32,815	4,835	2,157	1,220	1,360	1,205	242	1,190	510	0	170	0	45,705	47,260	(1,555)
TOTAL Assessments	32,815	4,835	2,157	1,220	1,360	1,205	242	1,190	510	0	170	0	45,705	47,260	(1,555)
Other Income															
Interest Income	7	7	8	7	8	7	8	8	7	8	7	0	82	0	82
Late Fee	118	44	35	28	42	211	12	87	51	0	14	0	642	0	642
AR Fee Income	186	155	104	94	125	856	48	140	107	0	40	0	1,855	0	1,855
TOTAL Other Income	312	206	146	129	175	1,074	68	235	165	8	62	0	2,579	0	2,579
TOTAL INCOME	33,127	5,041	2,303	1,349	1,535	2,279	310	1,425	675	8	232	0	48,283	47,260	1,023
EXPENSES															
Administrative Expenses															
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	209	150	1,859	1,800	59
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	558	500	4,533	6,000	(1,467)
Legal Expense	338	0	0	120	494	1,854	80	0	0	235	0	300	3,420	3,850	(430)
Management Fees	1,022	1,022	1,022	1,022	1,022	1,022	1,022	1,022	1,022	1,022	1,022	1,021	12,263	12,252	11
Postage/Delivery	486	309	11	323	48	308	53	42	1	342	56	79	2,056	948	1,108
Printing-Newsletter	0	0	0	0	0	0	0	0	0	0	0	0	0	1,575	(1,575)
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	150	50	200	600	(400)
TOTAL Administrative Expense	3,386	1,893	1,862	2,183	2,459	4,124	1,816	1,652	1,372	2,302	2,040	2,145	27,234	31,159	(3,925)
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	554	277	277	277	277	260	3,177	3,120	57
TOTAL Tax/Ins/Interest Exp	0	699	0	2,489	277	0	554	277	277	277	277	260	5,389	3,120	2,269
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)	(500)	(500)	(500)	(500)	(500)	0	(5,500)	0	(5,500)
TOTAL Transfer Proof	0	0	0	0	0	0	0	0	0	0	0	500	500	6,000	(5,500)
TOTAL EXPENSES	3,431	12,992	1,952	4,762	2,782	4,124	2,370	1,930	1,649	2,579	2,317	2,905	43,793	40,279	3,514
Excess Revenue / Expense	29,696	(7,951)	351	(3,413)	(1,246)	(1,846)	(2,060)	(505)	(974)	(2,571)	(2,086)	(2,905)	4,491	6,981	(2,490)