Bradford Park (Round Rock)

Balance Sheet

Period 12/31/2025

Assets		
Cash		
Cking - Western Alliance	70,193.55	
MMA - Western Alliance	47,963.33	
Total Cash	118,156.88	
Total Assets		118,156.88
Liabilities & Equity		
Prepaid Assessments		
Prepaid Income	(729.50)	
Total Prepaid Assessments	(729.50)	
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	(9,657.91)	
Total Fund Balance	118,886.38	
Total Liabilities & Equity		118,156.88

Bradford Park (Round Rock)

Income Statement

Period 12/1/2025 To 12/31/2025 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating				
Income				
Assessments				
Assessments	0.00	0.00%	45,704.62	94.64%
Total Assessments	0.00	0.00%	45,704.62	94.64%
Other Income				
Interest Income	7.56	68.92%	89.16	0.18%
Late Fee	0.00	0.00%	641.62	1.33%
AR Fee Income	3.41	31.08%	1,858.83	3.85%
Total Other Income	10.97	100.00%	2,589.61	5.36%
Total Income	10.97	100.00%	48,294.23	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	705.00	1.22%
Accounting-Audit	665.07	3.90%	1,862.64	3.21%
Copies	199.50	1.17%	1,908.75	3.29%
Dues/Licenses/Permits	45.00	0.26%	540.00	0.93%
Admin-AR Fees	176.00	1.03%	4,209.00	7.26%
Legal Expense	220.00	1.29%	3,340.15	5.76%
Management Fees	1,022.00	5.99%	12,264.00	21.16%
Postage/Delivery	53.04	0.31%	2,029.91	3.50%
Social Events	0.00	0.00%	459.90	0.79%
Yard of The Month	300.00	1.76%	450.00	0.78%
Total Administrative Expenses	2,680.61	15.71%	27,769.35	47.92%
Property Expenses				
Landscape-Force Mow	0.00	0.00%	90.00	0.16%
Landscape-Maint	14,383.84	84.29%	24,963.84	43.08%
Total Property Expenses	14,383.84	84.29%	25,053.84	43.23%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	2,211.95	3.82%
Ins-F&EC or Package	0.00	0.00%	2,917.00	5.03%
Total Tax/Ins/Interest Exp	0.00	0.00%	5,128.95	8.85%
Transfer Proof				
Tran fr Oper to Res	500.00	2.93%	6,000.00	10.35%
Dep fr Oper to Res	(500.00)	-2.93%	(6,000.00)	-10.35%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	17,064.45	100.00%	57,952.14	100.00%
Fund Change	(17,053.48)		(9,657.91)	

Bradford Park (Round Rock)
Budget Comparison
Period 12/1/2025 To 12/31/2025 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	$ Var	% Var	Actual	Budget	$ Var	% Var	Annual
Income									
Assessments									
Assessments	0.00	0.00	0.00	0.00%	45,704.62	47,260.00	(1,555.38)	3.29%	47,260.00
Total Assessments	0.00	0.00	0.00	0.00%	45,704.62	47,260.00	(1,555.38)	3.29%	47,260.00
Other Income									
Interest Income	7.56	0.00	7.56	0.00%	89.16	0.00	89.16	0.00%	0.00
Late Fee	0.00	0.00	0.00	0.00%	641.62	0.00	641.62	0.00%	0.00
AR Fee Income	3.41	0.00	3.41	0.00%	1,858.83	0.00	1,858.83	0.00%	0.00
Total Other Income	10.97	0.00	10.97	0.00%	2,589.61	0.00	2,589.61	0.00%	0.00
Total Income	10.97	0.00	10.97	0.00%	48,294.23	47,260.00	1,034.23	-2.19%	47,260.00
Expense									
Administrative Expenses									
Accounting	0.00	0.00	0.00	0.00%	705.00	535.00	170.00	-31.78%	535.00
Accounting-Audit	665.07	0.00	665.07	0.00%	1,862.64	1,787.00	75.64	-4.23%	1,787.00
Copies	199.50	150.00	49.50	-33.00%	1,908.75	1,800.00	108.75	-6.04%	1,800.00
Dues/Licenses/Permits	45.00	45.00	0.00	0.00%	540.00	540.00	0.00	0.00%	540.00
Admin-AR Fees	176.00	500.00	(324.00)	64.80%	4,209.00	6,000.00	(1,791.00)	29.85%	6,000.00
Legal Expense	220.00	300.00	(80.00)	26.67%	3,340.15	3,850.00	(509.85)	13.24%	3,850.00
Management Fees	1,022.00	1,021.00	1.00	-0.10%	12,264.00	12,252.00	12.00	-0.10%	12,252.00
Postage/Delivery	53.04	79.00	(25.96)	32.86%	2,029.91	948.00	1,081.91	-114.13%	948.00
Printing-Newsletter	0.00	0.00	0.00	0.00%	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	300.00	50.00	250.00	-500.00%	450.00	600.00	(150.00)	25.00%	600.00
Total Administrative Expenses	2,680.61	2,145.00	535.61	-24.97%	27,769.35	31,159.00	(3,389.65)	10.88%	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	14,383.84	0.00	14,383.84	0.00%	24,963.84	0.00	24,963.84	0.00%	0.00
Total Property Expenses	14,383.84	0.00	14,383.84	0.00%	25,053.84	0.00	25,053.84	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	0.00	260.00	(260.00)	100.00%	2,917.00	3,120.00	(203.00)	6.51%	3,120.00
Total Tax/Ins/Interest Exp	0.00	260.00	(260.00)	100.00%	5,128.95	3,120.00	2,008.95	-64.39%	3,120.00
Transfer Proof									
Tran fr Oper to Res	500.00	500.00	0.00	0.00%	6,000.00	6,000.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(6,000.00)	0.00	(6,000.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	6,000.00	(6,000.00)	100.00%	6,000.00
Total Expense	17,064.45	2,905.00	14,159.45	-487.42%	57,952.14	40,279.00	17,673.14	-43.88%	40,279.00
Fund Change	(17,053.48)	(2,905.00)	(14,148.48)	-487.04%	(9,657.91)	6,981.00	(16,638.91)	238.35%	6,981.00

Bradford Park (Round Rock)

12 Month Income Statement with Annual Variance Estimate

Period 12/1/2025 To 12/31/2025 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	8	89	0	89
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	3	1,859	0	1,859
TOTAL Other Income	312	206	146	129	175	1,074	68	235	165	8	62	11	2,590	0	2,590
TOTAL INCOME	33,127	5,041	2,303	1,349	1,535	2,279	310	1,425	675	8	232	11	48,294	47,260	1,034
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	665	1,863	1,787	76
Copies	616	67	111	93	128	74	83	177	2	150	209	200	1,909	1,800	109
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	176	4,209	6,000	(1,791)
Legal Expense	338	0	0	120	494	1,854	80	0	0	235	0	220	3,340	3,850	(510)
Management Fees	1,022	1,022	1,022	1,022	1,022	1,022	1,022	1,022	1,022	1,022	1,022	1,022	12,264	12,252	12
Postage/Delivery	486	309	11	323	48	308	53	42	1	342	56	53	2,030	948	1,082
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	300	450	600	(150)
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	2,681	27,769	31,159	(3,390)
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	14,384	24,964	0	24,964
TOTAL Property Expenses	45	10,400	90	90	45	0	0	0	0	0	0	14,384	25,054	0	25,054
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	0	2,917	3,120	(203)
TOTAL Tax/Ins/Interest Exp	0	699	0	2,489	277	0	554	277	277	277	277	0	5,129	3,120	2,009
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)	(500)	(6,000)	0	(6,000)
TOTAL Transfer Proof	0	0	0	0	0	0	0	0	0	0	0	0	0	6,000	(6,000)
TOTAL EXPENSES	3,431	12,992	1,952	4,762	2,782	4,124	2,370	1,930	1,649	2,579	2,317	17,064	57,952	40,279	17,673
Excess Revenue / Expense	29,696	(7,951)	351	(3,413)	(1,246)	(1,846)	(2,060)	(505)	(974)	(2,571)	(2,086)	(17,053)	(9,658)	6,981	(16,639)