

Bradford Park (Round Rock)

Balance Sheet

Period 01/31/2026

Assets

Cash

Cking - Western Alliance	85,751.74	
MMA - Western Alliance	48,469.45	
Total Cash	<u>134,221.19</u>	
Total Assets		<u>134,221.19</u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	(11,353.20)	
Total Prepaid Assessments	<u>(11,353.20)</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	
Fund Change 2025	(9,657.91)	
Tran Fr Prior Mgr	127,739.42	
Fund Change	26,688.01	
Total Fund Balance	<u>145,574.39</u>	
Total Liabilities & Equity		<u>134,221.19</u>

Bradford Park (Round Rock)

Income Statement

Period 1/1/2026 To 1/31/2026 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	31,808.70	100.43%	31,808.70	100.43%
Total Assessments	31,808.70	100.43%	31,808.70	100.43%
Other Income				
Interest Income	7.83	0.02%	7.83	0.02%
AR Fee Income	(170.00)	-0.54%	(170.00)	-0.54%
NSF Fees	25.00	0.08%	25.00	0.08%
Total Other Income	(137.17)	-0.43%	(137.17)	-0.43%
Total Income	31,671.53	100.00%	31,671.53	100.00%
Expense				
Administrative Expenses				
Copies	1,241.65	24.92%	1,241.65	24.92%
Dues/Licenses/Permits	60.00	1.20%	60.00	1.20%
Admin-AR Fees	184.00	3.69%	184.00	3.69%
Legal Expense	1,776.50	35.65%	1,776.50	35.65%
Management Fees	1,022.00	20.51%	1,022.00	20.51%
Postage/Delivery	544.37	10.92%	544.37	10.92%
Total Administrative Expenses	4,828.52	96.89%	4,828.52	96.89%
Property Expenses				
Landscape-Tree Maint	155.00	3.11%	155.00	3.11%
Total Property Expenses	155.00	3.11%	155.00	3.11%
Transfer Proof				
Tran fr Oper to Res	500.00	10.03%	500.00	10.03%
Dep fr Oper to Res	(500.00)	-10.03%	(500.00)	-10.03%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	4,983.52	100.00%	4,983.52	100.00%
Fund Change	26,688.01		26,688.01	

Bradford Park (Round Rock)
Budget Comparison
Period 1/1/2026 To 1/31/2026 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	31,808.70	47,260.00	(15,451.30)	32.69%	31,808.70	47,260.00	(15,451.30)	32.69%	47,260.00
Total Assessments	31,808.70	47,260.00	(15,451.30)	32.69%	31,808.70	47,260.00	(15,451.30)	32.69%	47,260.00
Other Income									
Interest Income	7.83	0.00	7.83	0.00%	7.83	0.00	7.83	0.00%	0.00
AR Fee Income	(170.00)	0.00	(170.00)	0.00%	(170.00)	0.00	(170.00)	0.00%	0.00
NSF Fees	25.00	0.00	25.00	0.00%	25.00	0.00	25.00	0.00%	0.00
Total Other Income	(137.17)	0.00	(137.17)	0.00%	(137.17)	0.00	(137.17)	0.00%	0.00
Total Income	31,671.53	47,260.00	(15,588.47)	32.98%	31,671.53	47,260.00	(15,588.47)	32.98%	47,260.00
Expense									
Administrative Expenses									
Accounting	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	455.00
Accounting-Audit	0.00	819.00	(819.00)	100.00%	0.00	819.00	(819.00)	100.00%	2,506.00
Copies	1,241.65	616.00	625.65	-101.57%	1,241.65	616.00	625.65	-101.57%	1,716.00
Dues/Licenses/Permits	60.00	60.00	0.00	0.00%	60.00	60.00	0.00	0.00%	720.00
Admin-AR Fees	184.00	500.00	(316.00)	63.20%	184.00	500.00	(316.00)	63.20%	6,000.00
Legal Expense	1,776.50	300.00	1,476.50	-492.17%	1,776.50	300.00	1,476.50	-492.17%	3,600.00
Management Fees	1,022.00	1,037.00	(15.00)	1.45%	1,022.00	1,037.00	(15.00)	1.45%	12,444.00
Meeting Expense	0.00	160.00	(160.00)	100.00%	0.00	160.00	(160.00)	100.00%	160.00
Postage/Delivery	544.37	100.00	444.37	-444.37%	544.37	100.00	444.37	-444.37%	1,200.00
Printing-Newsletter	0.00	200.00	(200.00)	100.00%	0.00	200.00	(200.00)	100.00%	1,200.00
Social Events	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	600.00
Total Administrative Expenses	4,828.52	3,792.00	1,036.52	-27.33%	4,828.52	3,792.00	1,036.52	-27.33%	30,601.00
Property Expenses									
Landscape-Tree Maint	155.00	0.00	155.00	0.00%	155.00	0.00	155.00	0.00%	0.00
Total Property Expenses	155.00	0.00	155.00	0.00%	155.00	0.00	155.00	0.00%	0.00
Tax/Ins/Interest Exp									
Ins-D & O	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	2,212.00
Ins-F&EC or Package	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	2,915.00
Total Tax/Ins/Interest Exp	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	5,127.00
Transfer Proof									
Tran fr Oper to Res	500.00	500.00	0.00	0.00%	500.00	500.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(500.00)	0.00	(500.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	500.00	(500.00)	100.00%	6,000.00
Total Expense	4,983.52	4,292.00	691.52	-16.11%	4,983.52	4,292.00	691.52	-16.11%	41,728.00
Fund Change	26,688.01	42,968.00	(16,279.99)	37.89%	26,688.01	42,968.00	(16,279.99)	37.89%	5,532.00

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 1/1/2026 To 1/31/2026 11:59:00 PM

	Operating												Total	Budget	Variance
	01/2026	02/2026	03/2026	04/2026	05/2026	06/2026	07/2026	08/2026	09/2026	10/2026	11/2026	12/2026			
INCOME															
Assessments															
Assessments	31,809	0	0	0	0	0	0	0	0	0	0	0	31,809	47,260	(15,451)
TOTAL Assessments	31,809	0	0	0	0	0	0	0	0	0	0	0	31,809	47,260	(15,451)
Other Income															
Interest Income	8	0	0	0	0	0	0	0	0	0	0	0	8	0	8
AR Fee Income	(170)	0	0	0	0	0	0	0	0	0	0	0	(170)	0	(170)
NSF Fees	25	0	0	0	0	0	0	0	0	0	0	0	25	0	25
TOTAL Other Income	(137)	0	0	0	0	0	0	0	0	0	0	0	(137)	0	(137)
TOTAL INCOME	31,672	0	0	0	0	0	0	0	0	0	0	0	31,672	47,260	(15,588)
EXPENSES															
Administrative Expenses															
Accounting	0	0	0	455	0	0	0	0	0	0	0	0	455	455	0
Accounting-Audit	0	99	0	0	0	0	1,588	0	0	0	0	0	1,687	2,506	(819)
Copies	1,242	100	100	100	100	100	100	100	100	100	100	100	2,342	1,716	626
Dues/Licenses/Permits	60	60	60	60	60	60	60	60	60	60	60	60	720	720	0
Admin-AR Fees	184	500	500	500	500	500	500	500	500	500	500	500	5,684	6,000	(316)
Legal Expense	1,777	300	300	300	300	300	300	300	300	300	300	300	5,077	3,600	1,477
Management Fees	1,022	1,037	1,037	1,037	1,037	1,037	1,037	1,037	1,037	1,037	1,037	1,037	12,429	12,444	(15)
Meeting Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	160	(160)
Postage/Delivery	544	100	100	100	100	100	100	100	100	100	100	100	1,644	1,200	444
Printing-Newsletter	0	0	200	0	200	0	200	0	200	0	200	0	1,000	1,200	(200)
Social Events	0	0	0	0	0	0	0	0	0	300	0	300	600	600	0
TOTAL Administrative Expense	4,829	2,196	2,297	2,552	2,297	2,097	3,885	2,097	2,297	2,397	2,297	2,397	31,638	30,601	1,037
Property Expenses															
Landscape-Tree Maint	155	0	0	0	0	0	0	0	0	0	0	0	155	0	155
TOTAL Property Expenses	155	0	0	0	0	0	0	0	0	0	0	0	155	0	155
Tax/Ins/Interest Exp															
Ins-D & O	0	0	0	2,212	0	0	0	0	0	0	0	0	2,212	2,212	0
Ins-F&EC or Package	0	699	0	277	277	277	277	277	277	277	277	0	2,915	2,915	0
TOTAL Tax/Ins/Interest Exp	0	699	0	2,489	277	277	277	277	277	277	277	0	5,127	5,127	0
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)	0	0	0	0	0	0	0	0	0	0	0	(500)	0	(500)
TOTAL Transfer Proof	0	500	500	500	500	500	500	500	500	500	500	500	5,500	6,000	(500)
TOTAL EXPENSES	4,984	3,395	2,797	5,541	3,074	2,874	4,662	2,874	3,074	3,174	3,074	2,897	42,420	41,728	692
Excess Revenue / Expense	26,688	(3,395)	(2,797)	(5,541)	(3,074)	(2,874)	(4,662)	(2,874)	(3,074)	(3,174)	(3,074)	(2,897)	(10,748)	5,532	(16,280)