

Bradford Park (Round Rock)

Balance Sheet

Period 02/28/2026

Assets

Cash

Cking - Western Alliance	65,733.71	
MMA - Western Alliance	48,975.04	
Total Cash	<u>114,708.75</u>	
Total Assets		<u><u>114,708.75</u></u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	(11,308.61)	
Total Prepaid Assessments	<u>(11,308.61)</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	7,130.98	
Total Fund Balance	<u>126,017.36</u>	
Total Liabilities & Equity		<u><u>114,708.75</u></u>

Bradford Park (Round Rock)

Income Statement

Period 2/1/2026 To 2/28/2026 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	4,913.72	75.35%	36,722.42	96.15%
Total Assessments	4,913.72	75.35%	36,722.42	96.15%
Other Income				
Interest Income	7.15	0.11%	14.98	0.04%
Late Fee	73.56	1.13%	73.56	0.19%
AR Fee Income	1,306.93	20.04%	1,136.93	2.98%
Legal Expense Reimb	220.00	3.37%	220.00	0.58%
NSF Fees	0.00	0.00%	25.00	0.07%
Total Other Income	1,607.64	24.65%	1,470.47	3.85%
Total Income	6,521.36	100.00%	38,192.89	100.00%
Expense				
Administrative Expenses				
Accounting-Audit	553.50	2.12%	553.50	1.78%
Copies	159.35	0.61%	1,401.00	4.51%
Dues/Licenses/Permits	60.00	0.23%	120.00	0.39%
Admin-AR Fees	34.00	0.13%	218.00	0.70%
Legal Expense	1,930.00	7.40%	3,706.50	11.93%
Management Fees	1,022.00	3.92%	2,044.00	6.58%
Postage/Delivery	23.22	0.09%	567.59	1.83%
Total Administrative Expenses	3,782.07	14.50%	8,610.59	27.72%
Property Expenses				
Landscape-Tree Maint	0.00	0.00%	155.00	0.50%
Maint/Repair	21,575.76	82.73%	21,575.76	69.46%
Total Property Expenses	21,575.76	82.73%	21,730.76	69.96%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	720.56	2.76%	720.56	2.32%
Total Tax/Ins/Interest Exp	720.56	2.76%	720.56	2.32%
Transfer Proof				
Tran fr Oper to Res	500.00	1.92%	1,000.00	3.22%
Dep fr Oper to Res	(500.00)	-1.92%	(1,000.00)	-3.22%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	26,078.39	100.00%	31,061.91	100.00%
Fund Change	(19,557.03)		7,130.98	

Bradford Park (Round Rock)
Budget Comparison
Period 2/1/2026 To 2/28/2026 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	4,913.72	0.00	4,913.72	0.00%	36,722.42	47,260.00	(10,537.58)	22.30%	47,260.00
Total Assessments	4,913.72	0.00	4,913.72	0.00%	36,722.42	47,260.00	(10,537.58)	22.30%	47,260.00
Other Income									
Interest Income	7.15	0.00	7.15	0.00%	14.98	0.00	14.98	0.00%	0.00
Late Fee	73.56	0.00	73.56	0.00%	73.56	0.00	73.56	0.00%	0.00
AR Fee Income	1,306.93	0.00	1,306.93	0.00%	1,136.93	0.00	1,136.93	0.00%	0.00
Legal Expense Reimb	220.00	0.00	220.00	0.00%	220.00	0.00	220.00	0.00%	0.00
NSF Fees	0.00	0.00	0.00	0.00%	25.00	0.00	25.00	0.00%	0.00
Total Other Income	1,607.64	0.00	1,607.64	0.00%	1,470.47	0.00	1,470.47	0.00%	0.00
Total Income	6,521.36	0.00	6,521.36	0.00%	38,192.89	47,260.00	(9,067.11)	19.19%	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	553.50	99.00	454.50	-459.09%	553.50	918.00	(364.50)	39.71%	2,506.00
Copies	159.35	100.00	59.35	-59.35%	1,401.00	716.00	685.00	-95.67%	1,716.00
Dues/Licenses/Permits	60.00	60.00	0.00	0.00%	120.00	120.00	0.00	0.00%	720.00
Admin-AR Fees	34.00	500.00	(466.00)	93.20%	218.00	1,000.00	(782.00)	78.20%	6,000.00
Legal Expense	1,930.00	300.00	1,630.00	-543.33%	3,706.50	600.00	3,106.50	-517.75%	3,600.00
Management Fees	1,022.00	1,037.00	(15.00)	1.45%	2,044.00	2,074.00	(30.00)	1.45%	12,444.00
Meeting Expense	0.00	0.00	0.00	0.00%	0.00	160.00	(160.00)	100.00%	160.00
Postage/Delivery	23.22	100.00	(76.78)	76.78%	567.59	200.00	367.59	-183.80%	1,200.00
Printing-Newsletter	0.00	0.00	0.00	0.00%	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	3,782.07	2,196.00	1,586.07	-72.23%	8,610.59	5,988.00	2,622.59	-43.80%	30,601.00
Property Expenses									
Landscape-Tree Maint	0.00	0.00	0.00	0.00%	155.00	0.00	155.00	0.00%	0.00
Maint/Repair	21,575.76	0.00	21,575.76	0.00%	21,575.76	0.00	21,575.76	0.00%	0.00
Total Property Expenses	21,575.76	0.00	21,575.76	0.00%	21,730.76	0.00	21,730.76	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	720.56	699.00	21.56	-3.08%	720.56	699.00	21.56	-3.08%	2,915.00
Total Tax/Ins/Interest Exp	720.56	699.00	21.56	-3.08%	720.56	699.00	21.56	-3.08%	5,127.00
Transfer Proof									
Tran fr Oper to Res	500.00	500.00	0.00	0.00%	1,000.00	1,000.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(1,000.00)	0.00	(1,000.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	1,000.00	(1,000.00)	100.00%	6,000.00
Total Expense	26,078.39	3,395.00	22,683.39	-668.14%	31,061.91	7,687.00	23,374.91	-304.08%	41,728.00
Fund Change	(19,557.03)	(3,395.00)	(16,162.03)	-476.05%	7,130.98	39,573.00	(32,442.02)	81.98%	5,532.00

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 2/1/2026 To 2/28/2026 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	4,914	0	0	0	0	0	0	0	0	0	0	36,722	47,260	(10,538)
TOTAL Assessments	31,809	4,914	0	0	0	0	0	0	0	0	0	0	36,722	47,260	(10,538)
Other Income															
Interest Income	8	7	0	0	0	0	0	0	0	0	0	0	15	0	15
Late Fee	0	74	0	0	0	0	0	0	0	0	0	0	74	0	74
AR Fee Income	(170)	1,307	0	0	0	0	0	0	0	0	0	0	1,137	0	1,137
Legal Expense Reimb	0	220	0	0	0	0	0	0	0	0	0	0	220	0	220
NSF Fees	25	0	0	0	0	0	0	0	0	0	0	0	25	0	25
TOTAL Other Income	(137)	1,608	0	0	0	0	0	0	0	0	0	0	1,470	0	1,470
TOTAL INCOME	31,672	6,521	0	0	0	0	0	0	0	0	0	0	38,193	47,260	(9,067)
EXPENSES															
Administrative Expenses															
Accounting	0	0	0	455	0	0	0	0	0	0	0	0	455	455	0
Accounting-Audit	0	554	0	0	0	0	1,588	0	0	0	0	0	2,142	2,506	(365)
Copies	1,242	159	100	100	100	100	100	100	100	100	100	100	2,401	1,716	685
Dues/Licenses/Permits	60	60	60	60	60	60	60	60	60	60	60	60	720	720	0
Admin-AR Fees	184	34	500	500	500	500	500	500	500	500	500	500	5,218	6,000	(782)
Legal Expense	1,777	1,930	300	300	300	300	300	300	300	300	300	300	6,707	3,600	3,107
Management Fees	1,022	1,022	1,037	1,037	1,037	1,037	1,037	1,037	1,037	1,037	1,037	1,037	12,414	12,444	(30)
Meeting Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	160	(160)
Postage/Delivery	544	23	100	100	100	100	100	100	100	100	100	100	1,568	1,200	368
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 Expenses	4,829	3,782	2,297	2,552	2,297	2,097	3,885	2,097	2,297	2,397	2,297	2,397	33,224	30,601	2,623
Property Expenses															
Landscape-Tree Maint	155	0	0	0	0	0	0	0	0	0	0	0	155	0	155
Maint/Repair	0	21,576	0	0	0	0	0	0	0	0	0	0	21,576	0	21,576
TOTAL Property Expenses	155	21,576	0	0	0	0	0	0	0	0	0	0	21,731	0	21,731
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	721	0	277	277	277	277	277	277	277	277	0	2,937	2,915	22
TOTAL Tax/Ins/Interest Exp	0	721	0	2,489	277	277	277	277	277	277	277	0	5,149	5,127	22
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)	0	0	0	0	0	0	0	0	0	0	(1,000)	0	(1,000)
TOTAL Transfer Proof	0	0	500	500	500	500	500	500	500	500	500	500	5,000	6,000	(1,000)
TOTAL EXPENSES	4,984	26,078	2,797	5,541	3,074	2,874	4,662	2,874	3,074	3,174	3,074	2,897	65,103	41,728	23,375
Excess Revenue / Expense	26,688	(19,557)	(2,797)	(5,541)	(3,074)	(2,874)	(4,662)	(2,874)	(3,074)	(3,174)	(3,074)	(2,897)	(26,910)	5,532	(32,442)