

Bradford Park (Round Rock)

Balance Sheet

Period 03/31/2026

Assets

Cash

| | |
|--------------------------|-------------------|
| Cking - Western Alliance | 64,609.62 |
| MMA - Western Alliance | 49,481.34 |
| Total Cash | <u>114,090.96</u> |
| Total Assets | |

114,090.96

Liabilities & Equity

Prepaid Assessments

| | |
|---------------------------|--------------------|
| Prepaid Income | (10,758.61) |
| Total Prepaid Assessments | <u>(10,758.61)</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 | 5,963.19 |
| Total Fund Balance | <u>124,849.57</u> |

Total Liabilities & Equity

114,090.96

Bradford Park (Round Rock)

Income Statement

Period 3/1/2026 To 3/31/2026 11:59:00 PM

| | Month to Date | % | Year to Date | % |
|--------------------------------|---------------|---------|--------------|---------|
| Operating Income | | | | |
| Assessments | | | | |
| Assessments | 2,567.34 | 92.28% | 39,289.76 | 95.89% |
| Total Assessments | 2,567.34 | 92.28% | 39,289.76 | 95.89% |
| Other Income | | | | |
| Interest Income | 7.67 | 0.28% | 22.65 | 0.06% |
| Late Fee | 53.56 | 1.93% | 127.12 | 0.31% |
| AR Fee Income | 153.41 | 5.51% | 1,290.34 | 3.15% |
| Legal Expense Reimb | 0.00 | 0.00% | 220.00 | 0.54% |
| NSF Fees | 0.00 | 0.00% | 25.00 | 0.06% |
| Total Other Income | 214.64 | 7.72% | 1,685.11 | 4.11% |
| Total Income | 2,781.98 | 100.00% | 40,974.87 | 100.00% |
| Expense | | | | |
| Administrative Expenses | | | | |
| Accounting | 40.00 | 1.01% | 40.00 | 0.11% |
| Accounting-Audit | 0.00 | 0.00% | 553.50 | 1.58% |
| Copies | 162.55 | 4.12% | 1,563.55 | 4.47% |
| Dues/Licenses/Permits | 60.00 | 1.52% | 180.00 | 0.51% |
| Admin-AR Fees | 160.00 | 4.05% | 378.00 | 1.08% |
| Legal Expense | 480.00 | 12.15% | 4,186.50 | 11.96% |
| Management Fees | 800.00 | 20.25% | 2,844.00 | 8.12% |
| Postage/Delivery | 38.22 | 0.97% | 605.81 | 1.73% |
| Total Administrative Expenses | 1,740.77 | 44.07% | 10,351.36 | 29.57% |
| Property Expenses | | | | |
| Landscape-Tree Maint | 0.00 | 0.00% | 155.00 | 0.44% |
| Maint/Repair | 0.00 | 0.00% | 21,575.76 | 61.62% |
| Total Property Expenses | 0.00 | 0.00% | 21,730.76 | 62.07% |
| Tax/Ins/Interest Exp | | | | |
| Ins-D & O | 2,209.00 | 55.93% | 2,209.00 | 6.31% |
| Ins-F&EC or Package | 0.00 | 0.00% | 720.56 | 2.06% |
| Total Tax/Ins/Interest Exp | 2,209.00 | 55.93% | 2,929.56 | 8.37% |
| Transfer Proof | | | | |
| Tran fr Oper to Res | 500.00 | 12.66% | 1,500.00 | 4.28% |
| Dep fr Oper to Res | (500.00) | -12.66% | (1,500.00) | -4.28% |
| Total Transfer Proof | 0.00 | 0.00% | 0.00 | 0.00% |
| Total Expense | 3,949.77 | 100.00% | 35,011.68 | 100.00% |
| Fund Change | (1,167.79) | | 5,963.19 | |

Bradford Park (Round Rock)
Budget Comparison
Period 3/1/2026 To 3/31/2026 11:59:00 PM

| | Current Month Operating | | | | Year to Date Operating | | | | Annual |
|--------------------------------|-------------------------|------------|----------|---------|------------------------|-----------|-------------|----------|-----------|
| | Actual | Budget | \$ Var | % Var | Actual | Budget | \$ Var | % Var | |
| Income | | | | | | | | | |
| Assessments | | | | | | | | | |
| Assessments | 2,567.34 | 0.00 | 2,567.34 | 0.00% | 39,289.76 | 47,260.00 | (7,970.24) | 16.86% | 47,260.00 |
| Total Assessments | 2,567.34 | 0.00 | 2,567.34 | 0.00% | 39,289.76 | 47,260.00 | (7,970.24) | 16.86% | 47,260.00 |
| Other Income | | | | | | | | | |
| Interest Income | 7.67 | 0.00 | 7.67 | 0.00% | 22.65 | 0.00 | 22.65 | 0.00% | 0.00 |
| Late Fee | 53.56 | 0.00 | 53.56 | 0.00% | 127.12 | 0.00 | 127.12 | 0.00% | 0.00 |
| AR Fee Income | 153.41 | 0.00 | 153.41 | 0.00% | 1,290.34 | 0.00 | 1,290.34 | 0.00% | 0.00 |
| Legal Expense Reimb | 0.00 | 0.00 | 0.00 | 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 | 214.64 | 0.00 | 214.64 | 0.00% | 1,685.11 | 0.00 | 1,685.11 | 0.00% | 0.00 |
| Total Income | 2,781.98 | 0.00 | 2,781.98 | 0.00% | 40,974.87 | 47,260.00 | (6,285.13) | 13.30% | 47,260.00 |
| Expense | | | | | | | | | |
| Administrative Expenses | | | | | | | | | |
| Accounting | 40.00 | 0.00 | 40.00 | 0.00% | 40.00 | 0.00 | 40.00 | 0.00% | 455.00 |
| Accounting-Audit | 0.00 | 0.00 | 0.00 | 0.00% | 553.50 | 918.00 | (364.50) | 39.71% | 2,506.00 |
| Copies | 162.55 | 100.00 | 62.55 | -62.55% | 1,563.55 | 816.00 | 747.55 | -91.61% | 1,716.00 |
| Dues/Licenses/Permits | 60.00 | 60.00 | 0.00 | 0.00% | 180.00 | 180.00 | 0.00 | 0.00% | 720.00 |
| Admin-AR Fees | 160.00 | 500.00 | (340.00) | 68.00% | 378.00 | 1,500.00 | (1,122.00) | 74.80% | 6,000.00 |
| Legal Expense | 480.00 | 300.00 | 180.00 | -60.00% | 4,186.50 | 900.00 | 3,286.50 | -365.17% | 3,600.00 |
| Management Fees | 800.00 | 1,037.00 | (237.00) | 22.85% | 2,844.00 | 3,111.00 | (267.00) | 8.58% | 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 | 38.22 | 100.00 | (61.78) | 61.78% | 605.81 | 300.00 | 305.81 | -101.94% | 1,200.00 |
| Printing-Newsletter | 0.00 | 200.00 | (200.00) | 100.00% | 0.00 | 400.00 | (400.00) | 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 | 1,740.77 | 2,297.00 | (556.23) | 24.22% | 10,351.36 | 8,285.00 | 2,066.36 | -24.94% | 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 | 0.00 | 0.00 | 0.00 | 0.00% | 21,575.76 | 0.00 | 21,575.76 | 0.00% | 0.00 |
| Total Property Expenses | 0.00 | 0.00 | 0.00 | 0.00% | 21,730.76 | 0.00 | 21,730.76 | 0.00% | 0.00 |
| Tax/Ins/Interest Exp | | | | | | | | | |
| Ins-D & O | 2,209.00 | 0.00 | 2,209.00 | 0.00% | 2,209.00 | 0.00 | 2,209.00 | 0.00% | 2,212.00 |
| Ins-F&EC or Package | 0.00 | 0.00 | 0.00 | 0.00% | 720.56 | 699.00 | 21.56 | -3.08% | 2,915.00 |
| Total Tax/Ins/Interest Exp | 2,209.00 | 0.00 | 2,209.00 | 0.00% | 2,929.56 | 699.00 | 2,230.56 | -319.11% | 5,127.00 |
| Transfer Proof | | | | | | | | | |
| Tran fr Oper to Res | 500.00 | 500.00 | 0.00 | 0.00% | 1,500.00 | 1,500.00 | 0.00 | 0.00% | 6,000.00 |
| Dep fr Oper to Res | (500.00) | 0.00 | (500.00) | 0.00% | (1,500.00) | 0.00 | (1,500.00) | 0.00% | 0.00 |
| Total Transfer Proof | 0.00 | 500.00 | (500.00) | 100.00% | 0.00 | 1,500.00 | (1,500.00) | 100.00% | 6,000.00 |
| Total Expense | 3,949.77 | 2,797.00 | 1,152.77 | -41.21% | 35,011.68 | 10,484.00 | 24,527.68 | -233.95% | 41,728.00 |
| Fund Change | (1,167.79) | (2,797.00) | 1,629.21 | 58.25% | 5,963.19 | 36,776.00 | (30,812.81) | 83.79% | 5,532.00 |

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 3/1/2026 To 3/31/2026 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 | 4,914 | 2,567 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 39,290 | 47,260 | (7,970) |
| TOTAL Assessments | 31,809 | 4,914 | 2,567 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 39,290 | 47,260 | (7,970) |
| Other Income | | | | | | | | | | | | | | | |
| Interest Income | 8 | 7 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 | 0 | 23 |
| Late Fee | 0 | 74 | 54 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 127 | 0 | 127 |
| AR Fee Income | (170) | 1,307 | 153 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,290 | 0 | 1,290 |
| 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 | 215 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,685 | 0 | 1,685 |
| TOTAL INCOME | 31,672 | 6,521 | 2,782 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40,975 | 47,260 | (6,285) |
| EXPENSES | | | | | | | | | | | | | | | |
| Administrative Expenses | | | | | | | | | | | | | | | |
| Accounting | 0 | 0 | 40 | 455 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 495 | 455 | 40 |
| Accounting-Audit | 0 | 554 | 0 | 0 | 0 | 0 | 1,588 | 0 | 0 | 0 | 0 | 0 | 2,142 | 2,506 | (365) |
| Copies | 1,242 | 159 | 163 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 2,464 | 1,716 | 748 |
| Dues/Licenses/Permits | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 720 | 720 | 0 |
| Admin-AR Fees | 184 | 34 | 160 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 4,878 | 6,000 | (1,122) |
| Legal Expense | 1,777 | 1,930 | 480 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 6,887 | 3,600 | 3,287 |
| Management Fees | 1,022 | 1,022 | 800 | 1,037 | 1,037 | 1,037 | 1,037 | 1,037 | 1,037 | 1,037 | 1,037 | 1,037 | 12,177 | 12,444 | (267) |
| Meeting Expense | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 160 | (160) |
| Postage/Delivery | 544 | 23 | 38 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 1,506 | 1,200 | 306 |
| Printing-Newsletter | 0 | 0 | 0 | 0 | 200 | 0 | 200 | 0 | 200 | 0 | 200 | 0 | 800 | 1,200 | (400) |
| Social Events | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 300 | 0 | 300 | 600 | 600 | 0 |
| TOTAL Administrative Expense | 4,829 | 3,782 | 1,741 | 2,552 | 2,297 | 2,097 | 3,885 | 2,097 | 2,297 | 2,397 | 2,297 | 2,397 | 32,667 | 30,601 | 2,066 |
| 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 | 2,209 | 2,212 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,421 | 2,212 | 2,209 |
| 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 | 2,209 | 2,489 | 277 | 277 | 277 | 277 | 277 | 277 | 277 | 0 | 7,358 | 5,127 | 2,231 |
| 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) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | (1,500) | 0 | (1,500) |
| TOTAL Transfer Proof | 0 | 0 | 0 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 4,500 | 6,000 | (1,500) |
| TOTAL EXPENSES | 4,984 | 26,078 | 3,950 | 5,541 | 3,074 | 2,874 | 4,662 | 2,874 | 3,074 | 3,174 | 3,074 | 2,897 | 66,256 | 41,728 | 24,528 |
| Excess Revenue / Expense | 26,688 | (19,557) | (1,168) | (5,541) | (3,074) | (2,874) | (4,662) | (2,874) | (3,074) | (3,174) | (3,074) | (2,897) | (25,281) | 5,532 | (30,813) |