

# Bradford Park (Round Rock)

## Balance Sheet

Period 04/30/2026

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### Assets

#### Cash

Cking - Western Alliance	58,033.74	
MMA - Western Alliance	49,987.45	
Total Cash	<u>108,021.19</u>	
Total Assets		<u><u>108,021.19</u></u>

### Liabilities & Equity

#### Prepaid Assessments

Prepaid Income	(10,588.61)	
Total Prepaid Assessments	<u>(10,588.61)</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	(276.58)	
Total Fund Balance	<u>118,609.80</u>	
Total Liabilities & Equity		<u><u>108,021.19</u></u>

# Bradford Park (Round Rock)

## Income Statement

Period 4/1/2026 To 4/30/2026 11:59:00 PM

	Month to Date	%	Year to Date	%
<b>Operating Income</b>				
<b>Assessments</b>				
Assessments	1,418.04	92.29%	40,707.80	95.76%
Total Assessments	1,418.04	92.29%	40,707.80	95.76%
<b>Other Income</b>				
Interest Income	6.11	0.40%	28.76	0.07%
Late Fee	33.15	2.16%	160.27	0.38%
AR Fee Income	79.26	5.16%	1,369.60	3.22%
Legal Expense Reimb	0.00	0.00%	220.00	0.52%
NSF Fees	0.00	0.00%	25.00	0.06%
Total Other Income	118.52	7.71%	1,803.63	4.24%
Total Income	1,536.56	100.00%	42,511.43	100.00%
<b>Expense</b>				
<b>Administrative Expenses</b>				
Accounting	0.00	0.00%	40.00	0.09%
Accounting-Audit	0.00	0.00%	553.50	1.29%
Copies	301.30	3.87%	1,864.85	4.36%
Dues/Licenses/Permits	60.00	0.77%	240.00	0.56%
Admin-AR Fees	120.00	1.54%	498.00	1.16%
Legal Expense	5,785.18	74.39%	9,971.68	23.30%
Management Fees	800.00	10.29%	3,644.00	8.52%
Postage/Delivery	424.67	5.46%	1,030.48	2.41%
Total Administrative Expenses	7,491.15	96.33%	17,842.51	41.70%
<b>Property Expenses</b>				
Landscape-Tree Maint	0.00	0.00%	155.00	0.36%
Maint/Repair	0.00	0.00%	21,575.76	50.42%
Total Property Expenses	0.00	0.00%	21,730.76	50.79%
<b>Tax/Ins/Interest Exp</b>				
Ins-D & O	0.00	0.00%	2,209.00	5.16%
Ins-F&EC or Package	285.18	3.67%	1,005.74	2.35%
Total Tax/Ins/Interest Exp	285.18	3.67%	3,214.74	7.51%
<b>Transfer Proof</b>				
Tran fr Oper to Res	500.00	6.43%	2,000.00	4.67%
Dep fr Oper to Res	(500.00)	-6.43%	(2,000.00)	-4.67%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	7,776.33	100.00%	42,788.01	100.00%
Fund Change	(6,239.77)		(276.58)	

**Bradford Park (Round Rock)**  
**Budget Comparison**  
**Period 4/1/2026 To 4/30/2026 11:59:00 PM**

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b>Assessments</b>									
Assessments	1,418.04	0.00	1,418.04	0.00%	40,707.80	47,260.00	(6,552.20)	13.86%	47,260.00
Total Assessments	1,418.04	0.00	1,418.04	0.00%	40,707.80	47,260.00	(6,552.20)	13.86%	47,260.00
<b>Other Income</b>									
Interest Income	6.11	0.00	6.11	0.00%	28.76	0.00	28.76	0.00%	0.00
Late Fee	33.15	0.00	33.15	0.00%	160.27	0.00	160.27	0.00%	0.00
AR Fee Income	79.26	0.00	79.26	0.00%	1,369.60	0.00	1,369.60	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	118.52	0.00	118.52	0.00%	1,803.63	0.00	1,803.63	0.00%	0.00
Total Income	1,536.56	0.00	1,536.56	0.00%	42,511.43	47,260.00	(4,748.57)	10.05%	47,260.00
<b>Expense</b>									
<b>Administrative Expenses</b>									
Accounting	0.00	455.00	(455.00)	100.00%	40.00	455.00	(415.00)	91.21%	455.00
Accounting-Audit	0.00	0.00	0.00	0.00%	553.50	918.00	(364.50)	39.71%	2,506.00
Copies	301.30	100.00	201.30	-201.30%	1,864.85	916.00	948.85	-103.59%	1,716.00
Dues/Licenses/Permits	60.00	60.00	0.00	0.00%	240.00	240.00	0.00	0.00%	720.00
Admin-AR Fees	120.00	500.00	(380.00)	76.00%	498.00	2,000.00	(1,502.00)	75.10%	6,000.00
Legal Expense	5,785.18	300.00	5,485.18	-1828.39%	9,971.68	1,200.00	8,771.68	-730.97%	3,600.00
Management Fees	800.00	1,037.00	(237.00)	22.85%	3,644.00	4,148.00	(504.00)	12.15%	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	424.67	100.00	324.67	-324.67%	1,030.48	400.00	630.48	-157.62%	1,200.00
Printing-Newsletter	0.00	0.00	0.00	0.00%	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	7,491.15	2,552.00	4,939.15	-193.54%	17,842.51	10,837.00	7,005.51	-64.64%	30,601.00
<b>Property Expenses</b>									
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
<b>Tax/Ins/Interest Exp</b>									
Ins-D & O	0.00	2,212.00	(2,212.00)	100.00%	2,209.00	2,212.00	(3.00)	0.14%	2,212.00
Ins-F&EC or Package	285.18	277.00	8.18	-2.95%	1,005.74	976.00	29.74	-3.05%	2,915.00
Total Tax/Ins/Interest Exp	285.18	2,489.00	(2,203.82)	88.54%	3,214.74	3,188.00	26.74	-0.84%	5,127.00
<b>Transfer Proof</b>									
Tran fr Oper to Res	500.00	500.00	0.00	0.00%	2,000.00	2,000.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(2,000.00)	0.00	(2,000.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	2,000.00	(2,000.00)	100.00%	6,000.00
Total Expense	7,776.33	5,541.00	2,235.33	-40.34%	42,788.01	16,025.00	26,763.01	-167.01%	41,728.00
Fund Change	(6,239.77)	(5,541.00)	(698.77)	-12.61%	(276.58)	31,235.00	(31,511.58)	100.89%	5,532.00

**Bradford Park (Round Rock)**  
**12 Month Income Statement with Annual Variance Estimate**  
**Period 4/1/2026 To 4/30/2026 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			
<b>INCOME</b>															
<b>Assessments</b>															
Assessments	31,809	4,914	2,567	1,418	0	0	0	0	0	0	0	0	40,708	47,260	(6,552)
TOTAL Assessments	31,809	4,914	2,567	1,418	0	0	0	0	0	0	0	0	40,708	47,260	(6,552)
<b>Other Income</b>															
Interest Income	8	7	8	6	0	0	0	0	0	0	0	0	29	0	29
Late Fee	0	74	54	33	0	0	0	0	0	0	0	0	160	0	160
AR Fee Income	(170)	1,307	153	79	0	0	0	0	0	0	0	0	1,370	0	1,370
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	119	0	0	0	0	0	0	0	0	1,804	0	1,804
TOTAL INCOME	31,672	6,521	2,782	1,537	0	0	0	0	0	0	0	0	42,511	47,260	(4,749)
<b>EXPENSES</b>															
<b>Administrative Expenses</b>															
Accounting	0	0	40	0	0	0	0	0	0	0	0	0	40	455	(415)
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	301	100	100	100	100	100	100	100	100	2,665	1,716	949
Dues/Licenses/Permits	60	60	60	60	60	60	60	60	60	60	60	60	720	720	0
Admin-AR Fees	184	34	160	120	500	500	500	500	500	500	500	500	4,498	6,000	(1,502)
Legal Expense	1,777	1,930	480	5,785	300	300	300	300	300	300	300	300	12,372	3,600	8,772
Management Fees	1,022	1,022	800	800	1,037	1,037	1,037	1,037	1,037	1,037	1,037	1,037	11,940	12,444	(504)
Meeting Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	160	(160)
Postage/Delivery	544	23	38	425	100	100	100	100	100	100	100	100	1,830	1,200	630
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 Expenses	4,829	3,782	1,741	7,491	2,297	2,097	3,885	2,097	2,297	2,397	2,297	2,397	37,607	30,601	7,006
<b>Property Expenses</b>															
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
<b>Tax/Ins/Interest Exp</b>															
Ins-D & O	0	0	2,209	0	0	0	0	0	0	0	0	0	2,209	2,212	(3)
Ins-F&EC or Package	0	721	0	285	277	277	277	277	277	277	277	0	2,945	2,915	30
TOTAL Tax/Ins/Interest Exp	0	721	2,209	285	277	277	277	277	277	277	277	0	5,154	5,127	27
<b>Transfer Proof</b>															
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)	0	0	0	0	0	0	0	0	(2,000)	0	(2,000)
TOTAL Transfer Proof	0	0	0	0	500	500	500	500	500	500	500	500	4,000	6,000	(2,000)
TOTAL EXPENSES	4,984	26,078	3,950	7,776	3,074	2,874	4,662	2,874	3,074	3,174	3,074	2,897	68,491	41,728	26,763
Excess Revenue / Expense	26,688	(19,557)	(1,168)	(6,240)	(3,074)	(2,874)	(4,662)	(2,874)	(3,074)	(3,174)	(3,074)	(2,897)	(25,980)	5,532	(31,512)