

Bradford Park (Round Rock)

Balance Sheet

Period 05/31/2026

Assets

Cash

Cking - Western Alliance	59,140.66	
MMA - Western Alliance	50,493.83	
Total Cash	<u>109,634.49</u>	
Total Assets		<u>109,634.49</u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	(10,469.95)	
Total Prepaid Assessments	<u>(10,469.95)</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	1,218.06	
Total Fund Balance	<u>120,104.44</u>	
Total Liabilities & Equity		<u>109,634.49</u>

Bradford Park (Round Rock)

Income Statement

Period 5/1/2026 To 5/31/2026 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	2,716.33	32.08%	43,424.13	85.18%
Total Assessments	2,716.33	32.08%	43,424.13	85.18%
Other Income				
Interest Income	7.65	0.09%	37.69	0.07%
Landscape Reimb	4.59	0.05%	4.59	0.01%
Late Fee	577.24	6.82%	737.51	1.45%
AR Fee Income	2,608.20	30.80%	3,977.80	7.80%
Legal Expense Reimb	2,553.80	30.16%	2,773.80	5.44%
NSF Fees	0.00	0.00%	25.00	0.05%
Total Other Income	5,751.48	67.92%	7,556.39	14.82%
Total Income	8,467.81	100.00%	50,980.52	100.00%
Expense				
Administrative Expenses				
Accounting	425.00	6.08%	465.00	0.93%
Accounting-Audit	282.50	4.04%	836.00	1.68%
Copies	372.95	5.34%	2,237.80	4.50%
Dues/Licenses/Permits	60.00	0.86%	300.00	0.60%
Admin-AR Fees	94.00	1.34%	592.00	1.19%
Legal Expense	4,049.60	57.94%	14,021.28	28.18%
Management Fees	800.00	11.45%	4,444.00	8.93%
Postage/Delivery	100.22	1.43%	1,130.70	2.27%
Printing-Newsletter	520.00	7.44%	520.00	1.04%
Total Administrative Expenses	6,704.27	95.92%	24,546.78	49.33%
Property Expenses				
Landscape-Tree Maint	0.00	0.00%	155.00	0.31%
Maint/Repair	0.00	0.00%	21,575.76	43.36%
Total Property Expenses	0.00	0.00%	21,730.76	43.67%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	2,209.00	4.44%
Ins-F&EC or Package	285.18	4.08%	1,275.92	2.56%
Total Tax/Ins/Interest Exp	285.18	4.08%	3,484.92	7.00%
Transfer Proof				
Tran fr Oper to Res	500.00	7.15%	2,500.00	5.02%
Dep fr Oper to Res	(500.00)	-7.15%	(2,500.00)	-5.02%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	6,989.45	100.00%	49,762.46	100.00%
Fund Change	1,478.36		1,218.06	

Bradford Park (Round Rock)
Budget Comparison
Period 5/1/2026 To 5/31/2026 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	2,716.33	0.00	2,716.33	0.00%	43,424.13	47,260.00	(3,835.87)	8.12%	47,260.00
Total Assessments	2,716.33	0.00	2,716.33	0.00%	43,424.13	47,260.00	(3,835.87)	8.12%	47,260.00
Other Income									
Interest Income	7.65	0.00	7.65	0.00%	37.69	0.00	37.69	0.00%	0.00
Landscape Reimb	4.59	0.00	4.59	0.00%	4.59	0.00	4.59	0.00%	0.00
Late Fee	577.24	0.00	577.24	0.00%	737.51	0.00	737.51	0.00%	0.00
AR Fee Income	2,608.20	0.00	2,608.20	0.00%	3,977.80	0.00	3,977.80	0.00%	0.00
Legal Expense Reimb	2,553.80	0.00	2,553.80	0.00%	2,773.80	0.00	2,773.80	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	5,751.48	0.00	5,751.48	0.00%	7,556.39	0.00	7,556.39	0.00%	0.00
Total Income	8,467.81	0.00	8,467.81	0.00%	50,980.52	47,260.00	3,720.52	-7.87%	47,260.00
Expense									
Administrative Expenses									
Accounting	425.00	0.00	425.00	0.00%	465.00	455.00	10.00	-2.20%	455.00
Accounting-Audit	282.50	0.00	282.50	0.00%	836.00	918.00	(82.00)	8.93%	2,506.00
Copies	372.95	100.00	272.95	-272.95%	2,237.80	1,016.00	1,221.80	-120.26%	1,716.00
Dues/Licenses/Permits	60.00	60.00	0.00	0.00%	300.00	300.00	0.00	0.00%	720.00
Admin-AR Fees	94.00	500.00	(406.00)	81.20%	592.00	2,500.00	(1,908.00)	76.32%	6,000.00
Legal Expense	4,049.60	300.00	3,749.60	-1249.87%	14,021.28	1,500.00	12,521.28	-834.75%	3,600.00
Management Fees	800.00	1,037.00	(237.00)	22.85%	4,444.00	5,185.00	(741.00)	14.29%	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	100.22	100.00	0.22	-0.22%	1,130.70	500.00	630.70	-126.14%	1,200.00
Printing-Newsletter	520.00	200.00	320.00	-160.00%	520.00	600.00	(80.00)	13.33%	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	6,704.27	2,297.00	4,407.27	-191.87%	24,546.78	13,134.00	11,412.78	-86.89%	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	0.00	0.00	0.00	0.00%	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%	1,275.92	1,253.00	22.92	-1.83%	2,915.00
Total Tax/Ins/Interest Exp	285.18	277.00	8.18	-2.95%	3,484.92	3,465.00	19.92	-0.57%	5,127.00
Transfer Proof									
Tran fr Oper to Res	500.00	500.00	0.00	0.00%	2,500.00	2,500.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(2,500.00)	0.00	(2,500.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	2,500.00	(2,500.00)	100.00%	6,000.00
Total Expense	6,989.45	3,074.00	3,915.45	-127.37%	49,762.46	19,099.00	30,663.46	-160.55%	41,728.00
Fund Change	1,478.36	(3,074.00)	4,552.36	148.09%	1,218.06	28,161.00	(26,942.94)	95.67%	5,532.00

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 5/1/2026 To 5/31/2026 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	1,418	2,716	0	0	0	0	0	0	0	43,424	47,260	(3,836)
TOTAL Assessments	31,809	4,914	2,567	1,418	2,716	0	0	0	0	0	0	0	43,424	47,260	(3,836)
Other Income															
Interest Income	8	7	8	7	8	0	0	0	0	0	0	0	38	0	38
Landscape Reimb	0	0	0	0	5	0	0	0	0	0	0	0	5	0	5
Late Fee	0	74	54	33	577	0	0	0	0	0	0	0	738	0	738
AR Fee Income	(170)	1,307	153	79	2,608	0	0	0	0	0	0	0	3,978	0	3,978
Legal Expense Reimb	0	220	0	0	2,554	0	0	0	0	0	0	0	2,774	0	2,774
NSF Fees	25	0	0	0	0	0	0	0	0	0	0	0	25	0	25
TOTAL Other Income	(137)	1,608	215	120	5,751	0	0	0	0	0	0	0	7,556	0	7,556
TOTAL INCOME	31,672	6,521	2,782	1,538	8,468	0	0	0	0	0	0	0	50,981	47,260	3,721
EXPENSES															
Administrative Expenses															
Accounting	0	0	40	0	425	0	0	0	0	0	0	0	465	455	10
Accounting-Audit	0	554	0	0	283	0	1,588	0	0	0	0	0	2,424	2,506	(82)
Copies	1,242	159	163	301	373	100	100	100	100	100	100	100	2,938	1,716	1,222
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	94	500	500	500	500	500	500	500	4,092	6,000	(1,908)
Legal Expense	1,777	1,930	480	5,785	4,050	300	300	300	300	300	300	300	16,121	3,600	12,521
Management Fees	1,022	1,022	800	800	800	1,037	1,037	1,037	1,037	1,037	1,037	1,037	11,703	12,444	(741)
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	1,831	1,200	631
Printing-Newsletter	0	0	0	0	520	0	200	0	200	0	200	0	1,120	1,200	(80)
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	7,491	6,704	2,097	3,885	2,097	2,297	2,397	2,297	2,397	42,014	30,601	11,413
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	0	0	0	0	0	0	0	0	0	2,209	2,212	(3)
Ins-F&EC or Package	0	721	0	270	285	277	277	277	277	277	277	0	2,938	2,915	23
TOTAL Tax/Ins/Interest Exp	0	721	2,209	270	285	277	277	277	277	277	277	0	5,147	5,127	20
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)	0	0	0	0	0	0	0	(2,500)	0	(2,500)
TOTAL Transfer Proof	0	0	0	0	0	500	500	500	500	500	500	500	3,500	6,000	(2,500)
TOTAL EXPENSES	4,984	26,078	3,950	7,761	6,989	2,874	4,662	2,874	3,074	3,174	3,074	2,897	72,391	41,728	30,663
Excess Revenue / Expense	26,688	(19,557)	(1,168)	(6,223)	1,478	(2,874)	(4,662)	(2,874)	(3,074)	(3,174)	(3,074)	(2,897)	(21,411)	5,532	(26,943)