

Bradford Park (Round Rock)

Balance Sheet

Period 07/31/2026

Assets

Cash

Cking - Western Alliance	58,088.35	
MMA - Western Alliance	51,506.56	
Total Cash	<u>109,594.91</u>	
Total Assets		<u><u>109,594.91</u></u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	(9,541.94)	
Total Prepaid Assessments	<u>(9,541.94)</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	250.47	
Total Fund Balance	<u>119,136.85</u>	
Total Liabilities & Equity		<u><u>109,594.91</u></u>

Bradford Park (Round Rock)

Income Statement

Period 7/1/2026 To 7/31/2026 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating				
<u>Income</u>				
Assessments				
Assessments	680.00	14.68%	45,124.13	79.23%
Total Assessments	680.00	14.68%	45,124.13	79.23%
Other Income				
Interest Income	7.76	0.17%	52.86	0.09%
Landscape Reimb	0.00	0.00%	4.59	0.01%
Late Fee	132.54	2.86%	1,039.29	1.82%
AR Fee Income	1,455.00	31.40%	5,576.80	9.79%
Legal Expense Reimb	2,358.20	50.89%	5,132.00	9.01%
NSF Fees	0.00	0.00%	25.00	0.04%
Total Other Income	3,953.50	85.32%	11,830.54	20.77%
Total Income	4,633.50	100.00%	56,954.67	100.00%
<u>Expense</u>				
Administrative Expenses				
Accounting	0.00	0.00%	465.00	0.82%
Accounting-Audit	300.00	12.32%	2,601.50	4.59%
Copies	241.95	9.94%	2,748.25	4.85%
Dues/Licenses/Permits	60.00	2.46%	420.00	0.74%
Admin-AR Fees	62.00	2.55%	728.00	1.28%
Legal Expense	625.00	25.68%	16,132.01	28.45%
Management Fees	800.00	32.87%	6,044.00	10.66%
Postage/Delivery	60.06	2.47%	1,259.40	2.22%
Printing-Newsletter	0.00	0.00%	520.00	0.92%
Total Administrative Expenses	2,149.01	88.28%	30,918.16	54.53%
Property Expenses				
Landscape-Tree Maint	0.00	0.00%	155.00	0.27%
Maint/Repair	0.00	0.00%	21,575.76	38.05%
Total Property Expenses	0.00	0.00%	21,730.76	38.32%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	2,209.00	3.90%
Ins-F&EC or Package	285.18	11.72%	1,846.28	3.26%
Total Tax/Ins/Interest Exp	285.18	11.72%	4,055.28	7.15%
Transfer Proof				
Tran fr Oper to Res	500.00	20.54%	3,500.00	6.17%
Dep fr Oper to Res	(500.00)	-20.54%	(3,500.00)	-6.17%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	2,434.19	100.00%	56,704.20	100.00%
Fund Change	2,199.31		250.47	

Bradford Park (Round Rock)
Budget Comparison
Period 7/1/2026 To 7/31/2026 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
<u>Income</u>									
Assessments									
Assessments	680.00	0.00	680.00	0.00%	45,124.13	47,260.00	(2,135.87)	4.52%	47,260.00
Total Assessments	680.00	0.00	680.00	0.00%	45,124.13	47,260.00	(2,135.87)	4.52%	47,260.00
Other Income									
Interest Income	7.76	0.00	7.76	0.00%	52.86	0.00	52.86	0.00%	0.00
Landscape Reimb	0.00	0.00	0.00	0.00%	4.59	0.00	4.59	0.00%	0.00
Late Fee	132.54	0.00	132.54	0.00%	1,039.29	0.00	1,039.29	0.00%	0.00
AR Fee Income	1,455.00	0.00	1,455.00	0.00%	5,576.80	0.00	5,576.80	0.00%	0.00
Legal Expense Reimb	2,358.20	0.00	2,358.20	0.00%	5,132.00	0.00	5,132.00	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	3,953.50	0.00	3,953.50	0.00%	11,830.54	0.00	11,830.54	0.00%	0.00
Total Income	4,633.50	0.00	4,633.50	0.00%	56,954.67	47,260.00	9,694.67	-20.51%	47,260.00
<u>Expense</u>									
Administrative Expenses									
Accounting	0.00	0.00	0.00	0.00%	465.00	455.00	10.00	-2.20%	455.00
Accounting-Audit	300.00	1,588.00	(1,288.00)	81.11%	2,601.50	2,506.00	95.50	-3.81%	2,506.00
Copies	241.95	100.00	141.95	-141.95%	2,748.25	1,216.00	1,532.25	-126.01%	1,716.00
Dues/Licenses/Permits	60.00	60.00	0.00	0.00%	420.00	420.00	0.00	0.00%	720.00
Admin-AR Fees	62.00	500.00	(438.00)	87.60%	728.00	3,500.00	(2,772.00)	79.20%	6,000.00
Legal Expense	625.00	300.00	325.00	-108.33%	16,132.01	2,100.00	14,032.01	-668.19%	3,600.00
Management Fees	800.00	1,037.00	(237.00)	22.85%	6,044.00	7,259.00	(1,215.00)	16.74%	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	60.06	100.00	(39.94)	39.94%	1,259.40	700.00	559.40	-79.91%	1,200.00
Printing-Newsletter	0.00	200.00	(200.00)	100.00%	520.00	800.00	(280.00)	35.00%	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	2,149.01	3,885.00	(1,735.99)	44.68%	30,918.16	19,116.00	11,802.16	-61.74%	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%	1,846.28	1,807.00	39.28	-2.17%	2,915.00
Total Tax/Ins/Interest Exp	285.18	277.00	8.18	-2.95%	4,055.28	4,019.00	36.28	-0.90%	5,127.00
Transfer Proof									
Tran fr Oper to Res	500.00	500.00	0.00	0.00%	3,500.00	3,500.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(3,500.00)	0.00	(3,500.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	3,500.00	(3,500.00)	100.00%	6,000.00
Total Expense	2,434.19	4,662.00	(2,227.81)	47.79%	56,704.20	26,635.00	30,069.20	-112.89%	41,728.00
Fund Change	2,199.31	(4,662.00)	6,861.31	147.18%	250.47	20,625.00	(20,374.53)	98.79%	5,532.00

Bradford Park (Round Rock)**12 Month Income Statement with Annual Variance Estimate****Period 7/1/2026 To 7/31/2026 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	1,020	680	0	0	0	0	0	45,124	47,260	(2,136)
TOTAL Assessments	31,809	4,914	2,567	1,418	2,716	1,020	680	0	0	0	0	0	45,124	47,260	(2,136)
Other Income															
Interest Income	8	7	8	7	8	7	8	0	0	0	0	0	53	0	53
Landscape Reimb	0	0	0	0	5	0	0	0	0	0	0	0	5	0	5
Late Fee	0	74	54	33	577	169	133	0	0	0	0	0	1,039	0	1,039
AR Fee Income	(170)	1,307	153	79	2,608	144	1,455	0	0	0	0	0	5,577	0	5,577
Legal Expense Reimb	0	220	0	0	2,554	0	2,358	0	0	0	0	0	5,132	0	5,132
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	321	3,954	0	0	0	0	0	11,831	0	11,831
TOTAL INCOME	31,672	6,521	2,782	1,538	8,468	1,341	4,634	0	0	0	0	0	56,955	47,260	9,695
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	1,466	300	0	0	0	0	0	2,602	2,506	96
Copies	1,242	159	163	301	373	269	242	100	100	100	100	100	3,248	1,716	1,532
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	74	62	500	500	500	500	500	3,228	6,000	(2,772)
Legal Expense	1,777	1,930	480	5,785	4,050	1,486	625	300	300	300	300	300	17,632	3,600	14,032
Management Fees	1,022	1,022	800	800	800	800	800	1,037	1,037	1,037	1,037	1,037	11,229	12,444	(1,215)
Meeting Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	160	(160)
Postage/Delivery	544	23	38	425	100	69	60	100	100	100	100	100	1,759	1,200	559
Printing-Newsletter	0	0	0	0	520	0	0	0	200	0	200	0	920	1,200	(280)
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	4,222	2,149	2,097	2,297	2,397	2,297	2,397	42,403	30,601	11,802
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	285	285	277	277	277	277	0	2,954	2,915	39
TOTAL Tax/Ins/Interest Exp	0	721	2,209	270	285	285	285	277	277	277	277	0	5,163	5,127	36
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)	(500)	(500)	0	0	0	0	0	(3,500)	0	(3,500)
TOTAL Transfer Proof	0	0	0	0	0	0	0	500	500	500	500	500	2,500	6,000	(3,500)
TOTAL EXPENSES	4,984	26,078	3,950	7,761	6,989	4,508	2,434	2,874	3,074	3,174	3,074	2,897	71,797	41,728	30,069
Excess Revenue / Expense	26,688	(19,557)	(1,168)	(6,223)	1,478	(3,167)	2,199	(2,874)	(3,074)	(3,174)	(3,074)	(2,897)	(14,843)	5,532	(20,375)