

Bradford Park (Round Rock)

Balance Sheet

Period 08/31/2026

Assets

Cash

Cking - Western Alliance	62,516.59	
MMA - Western Alliance	52,013.12	
Total Cash	<u>114,529.71</u>	
Total Assets		<u><u>114,529.71</u></u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	(9,098.98)	
Total Prepaid Assessments	<u>(9,098.98)</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	4,742.31	
Total Fund Balance	<u>123,628.69</u>	
Total Liabilities & Equity		<u><u>114,529.71</u></u>

Bradford Park (Round Rock)

Income Statement

Period 8/1/2026 To 8/31/2026 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	1,360.00	21.41%	46,484.13	73.43%
Total Assessments	1,360.00	21.41%	46,484.13	73.43%
Other Income				
Interest Income	7.82	0.12%	60.68	0.10%
Landscape Reimb	0.00	0.00%	4.59	0.01%
Late Fee	172.85	2.72%	1,212.14	1.91%
AR Fee Income	611.00	9.62%	6,187.80	9.77%
Legal Expense Reimb	4,200.35	66.13%	9,332.35	14.74%
NSF Fees	0.00	0.00%	25.00	0.04%
Total Other Income	4,992.02	78.59%	16,822.56	26.57%
Total Income	6,352.02	100.00%	63,306.69	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	465.00	0.79%
Accounting-Audit	0.00	0.00%	2,601.50	4.44%
Copies	232.40	12.49%	2,980.65	5.09%
Dues/Licenses/Permits	60.00	3.23%	480.00	0.82%
Admin-AR Fees	192.00	10.32%	920.00	1.57%
Legal Expense	225.00	12.10%	16,357.01	27.93%
Management Fees	800.00	43.01%	6,844.00	11.69%
Postage/Delivery	65.60	3.53%	1,325.00	2.26%
Printing-Newsletter	0.00	0.00%	520.00	0.89%
Total Administrative Expenses	1,575.00	84.67%	32,493.16	55.48%
Property Expenses				
Landscape-Tree Maint	0.00	0.00%	155.00	0.26%
Maint/Repair	0.00	0.00%	21,575.76	36.84%
Total Property Expenses	0.00	0.00%	21,730.76	37.11%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	2,209.00	3.77%
Ins-F&EC or Package	285.18	15.33%	2,131.46	3.64%
Total Tax/Ins/Interest Exp	285.18	15.33%	4,340.46	7.41%
Transfer Proof				
Tran fr Oper to Res	500.00	26.88%	4,000.00	6.83%
Dep fr Oper to Res	(500.00)	-26.88%	(4,000.00)	-6.83%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	1,860.18	100.00%	58,564.38	100.00%
Fund Change	4,491.84		4,742.31	

Bradford Park (Round Rock)
Budget Comparison
Period 8/1/2026 To 8/31/2026 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	1,360.00	0.00	1,360.00	0.00%	46,484.13	47,260.00	(775.87)	1.64%	47,260.00
Total Assessments	1,360.00	0.00	1,360.00	0.00%	46,484.13	47,260.00	(775.87)	1.64%	47,260.00
Other Income									
Interest Income	7.82	0.00	7.82	0.00%	60.68	0.00	60.68	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	172.85	0.00	172.85	0.00%	1,212.14	0.00	1,212.14	0.00%	0.00
AR Fee Income	611.00	0.00	611.00	0.00%	6,187.80	0.00	6,187.80	0.00%	0.00
Legal Expense Reimb	4,200.35	0.00	4,200.35	0.00%	9,332.35	0.00	9,332.35	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	4,992.02	0.00	4,992.02	0.00%	16,822.56	0.00	16,822.56	0.00%	0.00
Total Income	6,352.02	0.00	6,352.02	0.00%	63,306.69	47,260.00	16,046.69	-33.95%	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	0.00	0.00	0.00	0.00%	2,601.50	2,506.00	95.50	-3.81%	2,506.00
Copies	232.40	100.00	132.40	-132.40%	2,980.65	1,316.00	1,664.65	-126.49%	1,716.00
Dues/Licenses/Permits	60.00	60.00	0.00	0.00%	480.00	480.00	0.00	0.00%	720.00
Admin-AR Fees	192.00	500.00	(308.00)	61.60%	920.00	4,000.00	(3,080.00)	77.00%	6,000.00
Legal Expense	225.00	300.00	(75.00)	25.00%	16,357.01	2,400.00	13,957.01	-581.54%	3,600.00
Management Fees	800.00	1,037.00	(237.00)	22.85%	6,844.00	8,296.00	(1,452.00)	17.50%	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	65.60	100.00	(34.40)	34.40%	1,325.00	800.00	525.00	-65.63%	1,200.00
Printing-Newsletter	0.00	0.00	0.00	0.00%	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	1,575.00	2,097.00	(522.00)	24.89%	32,493.16	21,213.00	11,280.16	-53.18%	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%	2,131.46	2,084.00	47.46	-2.28%	2,915.00
Total Tax/Ins/Interest Exp	285.18	277.00	8.18	-2.95%	4,340.46	4,296.00	44.46	-1.03%	5,127.00
Transfer Proof									
Tran fr Oper to Res	500.00	500.00	0.00	0.00%	4,000.00	4,000.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(4,000.00)	0.00	(4,000.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	4,000.00	(4,000.00)	100.00%	6,000.00
Total Expense	1,860.18	2,874.00	(1,013.82)	35.28%	58,564.38	29,509.00	29,055.38	-98.46%	41,728.00
Fund Change	4,491.84	(2,874.00)	7,365.84	256.29%	4,742.31	17,751.00	(13,008.69)	73.28%	5,532.00

Bradford Park (Round Rock)**12 Month Income Statement with Annual Variance Estimate****Period 8/1/2026 To 8/31/2026 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			
<u>INCOME</u>															
<u>Assessments</u>															
Assessments	31,809	4,914	2,567	1,418	2,716	1,020	680	1,360	0	0	0	0	46,484	47,260	(776)
TOTAL Assessments	31,809	4,914	2,567	1,418	2,716	1,020	680	1,360	0	0	0	0	46,484	47,260	(776)
<u>Other Income</u>															
Interest Income	8	7	8	7	8	7	8	8	0	0	0	0	61	0	61
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	173	0	0	0	0	1,212	0	1,212
AR Fee Income	(170)	1,307	153	79	2,608	144	1,455	611	0	0	0	0	6,188	0	6,188
Legal Expense Reimb	0	220	0	0	2,554	0	2,358	4,200	0	0	0	0	9,332	0	9,332
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	4,992	0	0	0	0	16,823	0	16,823
TOTAL INCOME	31,672	6,521	2,782	1,538	8,468	1,341	4,634	6,352	0	0	0	0	63,307	47,260	16,047
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
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	232	100	100	100	100	3,381	1,716	1,665
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	192	500	500	500	500	2,920	6,000	(3,080)
Legal Expense	1,777	1,930	480	5,785	4,050	1,486	625	225	300	300	300	300	17,557	3,600	13,957
Management Fees	1,022	1,022	800	800	800	800	800	800	1,037	1,037	1,037	1,037	10,992	12,444	(1,452)
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	66	100	100	100	100	1,725	1,200	525
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 Expenses	4,829	3,782	1,741	7,491	6,704	4,222	2,149	1,575	2,297	2,397	2,297	2,397	41,881	30,601	11,280
<u>Property Expenses</u>															
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
<u>Tax/Ins/Interest Exp</u>															
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	285	277	277	277	0	2,962	2,915	47
TOTAL Tax/Ins/Interest Exp	0	721	2,209	270	285	285	285	285	277	277	277	0	5,171	5,127	44
<u>Transfer Proof</u>															
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)	(500)	0	0	0	0	(4,000)	0	(4,000)
TOTAL Transfer Proof	0	0	0	0	0	0	0	0	500	500	500	500	2,000	6,000	(4,000)
TOTAL EXPENSES	4,984	26,078	3,950	7,761	6,989	4,508	2,434	1,860	3,074	3,174	3,074	2,897	70,783	41,728	29,055
Excess Revenue / Expense	26,688	(19,557)	(1,168)	(6,223)	1,478	(3,167)	2,199	4,492	(3,074)	(3,174)	(3,074)	(2,897)	(7,477)	5,532	(13,009)