

Bradford Park (Round Rock)

Balance Sheet

Period 09/30/2026

Assets

Cash

Cking - Western Alliance	59,037.70	
MMA - Western Alliance	52,519.54	
Total Cash	<u>111,557.24</u>	
Total Assets		<u><u>111,557.24</u></u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	(8,885.23)	
Total Prepaid Assessments	<u>(8,885.23)</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	1,556.09	
Total Fund Balance	<u>120,442.47</u>	
Total Liabilities & Equity		<u><u>111,557.24</u></u>

Bradford Park (Round Rock)

Income Statement

Period 9/1/2026 To 9/30/2026 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	1,428.63	53.91%	47,912.76	72.64%
Total Assessments	1,428.63	53.91%	47,912.76	72.64%
Other Income				
Interest Income	7.71	0.29%	68.39	0.10%
Landscape Reimb	600.00	22.64%	604.59	0.92%
Late Fee	147.88	5.58%	1,360.02	2.06%
AR Fee Income	430.62	16.25%	6,618.42	10.03%
Legal Expense Reimb	35.00	1.32%	9,367.35	14.20%
NSF Fees	0.00	0.00%	25.00	0.04%
Total Other Income	1,221.21	46.09%	18,043.77	27.36%
Total Income	2,649.84	100.00%	65,956.53	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	465.00	0.72%
Accounting-Audit	0.00	0.00%	2,601.50	4.04%
Copies	139.10	2.38%	3,119.75	4.84%
Dues/Licenses/Permits	60.00	1.03%	540.00	0.84%
Admin-AR Fees	50.00	0.86%	970.00	1.51%
Legal Expense	4,419.00	75.72%	20,776.01	32.26%
Management Fees	800.00	13.71%	7,644.00	11.87%
Postage/Delivery	82.78	1.42%	1,407.78	2.19%
Printing-Newsletter	0.00	0.00%	520.00	0.81%
Total Administrative Expenses	5,550.88	95.11%	38,044.04	59.07%
Property Expenses				
Landscape-Tree Maint	0.00	0.00%	155.00	0.24%
Maint/Repair	0.00	0.00%	21,575.76	33.50%
Total Property Expenses	0.00	0.00%	21,730.76	33.74%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	2,209.00	3.43%
Ins-F&EC or Package	285.18	4.89%	2,416.64	3.75%
Total Tax/Ins/Interest Exp	285.18	4.89%	4,625.64	7.18%
Transfer Proof				
Tran fr Oper to Res	500.00	8.57%	4,500.00	6.99%
Dep fr Oper to Res	(500.00)	-8.57%	(4,500.00)	-6.99%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	5,836.06	100.00%	64,400.44	100.00%
Fund Change	(3,186.22)		1,556.09	

Bradford Park (Round Rock)
Budget Comparison
Period 9/1/2026 To 9/30/2026 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	1,428.63	0.00	1,428.63	0.00%	47,912.76	47,260.00	652.76	-1.38%	47,260.00
Total Assessments	1,428.63	0.00	1,428.63	0.00%	47,912.76	47,260.00	652.76	-1.38%	47,260.00
Other Income									
Interest Income	7.71	0.00	7.71	0.00%	68.39	0.00	68.39	0.00%	0.00
Landscape Reimb	600.00	0.00	600.00	0.00%	604.59	0.00	604.59	0.00%	0.00
Late Fee	147.88	0.00	147.88	0.00%	1,360.02	0.00	1,360.02	0.00%	0.00
AR Fee Income	430.62	0.00	430.62	0.00%	6,618.42	0.00	6,618.42	0.00%	0.00
Legal Expense Reimb	35.00	0.00	35.00	0.00%	9,367.35	0.00	9,367.35	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	1,221.21	0.00	1,221.21	0.00%	18,043.77	0.00	18,043.77	0.00%	0.00
Total Income	2,649.84	0.00	2,649.84	0.00%	65,956.53	47,260.00	18,696.53	-39.56%	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	139.10	100.00	39.10	-39.10%	3,119.75	1,416.00	1,703.75	-120.32%	1,716.00
Dues/Licenses/Permits	60.00	60.00	0.00	0.00%	540.00	540.00	0.00	0.00%	720.00
Admin-AR Fees	50.00	500.00	(450.00)	90.00%	970.00	4,500.00	(3,530.00)	78.44%	6,000.00
Legal Expense	4,419.00	300.00	4,119.00	-1373.00%	20,776.01	2,700.00	18,076.01	-669.48%	3,600.00
Management Fees	800.00	1,037.00	(237.00)	22.85%	7,644.00	9,333.00	(1,689.00)	18.10%	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	82.78	100.00	(17.22)	17.22%	1,407.78	900.00	507.78	-56.42%	1,200.00
Printing-Newsletter	0.00	200.00	(200.00)	100.00%	520.00	1,000.00	(480.00)	48.00%	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	5,550.88	2,297.00	3,253.88	-141.66%	38,044.04	23,510.00	14,534.04	-61.82%	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%	2,416.64	2,361.00	55.64	-2.36%	2,915.00
Total Tax/Ins/Interest Exp	285.18	277.00	8.18	-2.95%	4,625.64	4,573.00	52.64	-1.15%	5,127.00
Transfer Proof									
Tran fr Oper to Res	500.00	500.00	0.00	0.00%	4,500.00	4,500.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(4,500.00)	0.00	(4,500.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	4,500.00	(4,500.00)	100.00%	6,000.00
Total Expense	5,836.06	3,074.00	2,762.06	-89.85%	64,400.44	32,583.00	31,817.44	-97.65%	41,728.00
Fund Change	(3,186.22)	(3,074.00)	(112.22)	-3.65%	1,556.09	14,677.00	(13,120.91)	89.40%	5,532.00

Bradford Park (Round Rock)**12 Month Income Statement with Annual Variance Estimate****Period 9/1/2026 To 9/30/2026 11:59:00 PM**

Operating															
	01/2026	02/2026	03/2026	04/2026	05/2026	06/2026	07/2026	08/2026	09/2026	10/2026	11/2026	12/2026	Total	Budget	Variance
INCOME															
Assessments															
Assessments	31,809	4,914	2,567	1,418	2,716	1,020	680	1,360	1,429	0	0	0	47,913	47,260	653
TOTAL Assessments	31,809	4,914	2,567	1,418	2,716	1,020	680	1,360	1,429	0	0	0	47,913	47,260	653
Other Income															
Interest Income	8	7	8	7	8	7	8	8	8	0	0	0	68	0	68
Landscape Reimb	0	0	0	0	5	0	0	0	600	0	0	0	605	0	605
Late Fee	0	74	54	33	577	169	133	173	148	0	0	0	1,360	0	1,360
AR Fee Income	(170)	1,307	153	79	2,608	144	1,455	611	431	0	0	0	6,618	0	6,618
Legal Expense Reimb	0	220	0	0	2,554	0	2,358	4,200	35	0	0	0	9,367	0	9,367
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	1,221	0	0	0	18,044	0	18,044
TOTAL INCOME	31,672	6,521	2,782	1,538	8,468	1,341	4,634	6,352	2,650	0	0	0	65,957	47,260	18,697
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	232	139	100	100	100	3,420	1,716	1,704
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	50	500	500	500	2,470	6,000	(3,530)
Legal Expense	1,777	1,930	480	5,785	4,050	1,486	625	225	4,419	300	300	300	21,676	3,600	18,076
Management Fees	1,022	1,022	800	800	800	800	800	800	800	1,037	1,037	1,037	10,755	12,444	(1,689)
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	83	100	100	100	1,708	1,200	508
Printing-Newsletter	0	0	0	0	520	0	0	0	0	0	200	0	720	1,200	(480)
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	5,551	2,397	2,297	2,397	45,135	30,601	14,534
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	285	285	277	277	0	2,971	2,915	56
TOTAL Tax/Ins/Interest Exp	0	721	2,209	270	285	285	285	285	285	277	277	0	5,180	5,127	53
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)	(500)	(500)	0	0	0	(4,500)	0	(4,500)
TOTAL Transfer Proof	0	0	0	0	0	0	0	0	0	500	500	500	1,500	6,000	(4,500)
TOTAL EXPENSES	4,984	26,078	3,950	7,761	6,989	4,508	2,434	1,860	5,836	3,174	3,074	2,897	73,545	41,728	31,817
Excess Revenue / Expense	26,688	(19,557)	(1,168)	(6,223)	1,478	(3,167)	2,199	4,492	(3,186)	(3,174)	(3,074)	(2,897)	(7,589)	5,532	(13,121)