Bradford Park (Round Rock)

Balance Sheet

Period 10/31/2026

Assets		
Cash		
Cking - Western Alliance	55,420.18	
MMA - Western Alliance	53,026.24	
Total Cash	108,446.42	
Total Assets		108,446.42
Liabilities & Equity		
Prepaid Assessments		
Prepaid Income	(8,715.23)	
Total Prepaid Assessments	(8,715.23)	
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	(1,724.73)	
Total Fund Balance	117,161.65	
Total Liabilities & Equity		108,446.42

Bradford Park (Round Rock)

Income Statement

Period 10/1/2026 To 10/31/2026 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating				
Income				
Assessments				
Assessments	849.94	71.33%	48,762.70	72.62%
Total Assessments	849.94	71.33%	48,762.70	72.62%
Other Income				
Interest Income	7.95	0.67%	76.34	0.11%
Landscape Reimb	0.00	0.00%	604.59	0.90%
Late Fee	153.69	12.90%	1,513.71	2.25%
AR Fee Income	180.00	15.11%	6,798.42	10.12%
Legal Expense Reimb	0.00	0.00%	9,367.35	13.95%
NSF Fees	0.00	0.00%	25.00	0.04%
Total Other Income	341.64	28.67%	18,385.41	27.38%
Total Income	1,191.58	100.00%	67,148.11	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	465.00	0.68%
Accounting-Audit	0.00	0.00%	2,601.50	3.78%
Copies	656.45	14.68%	3,776.20	5.48%
Dues/Licenses/Permits	60.00	1.34%	600.00	0.87%
Admin-AR Fees	646.00	14.44%	1,616.00	2.35%
Legal Expense	1,345.45	30.08%	22,121.46	32.12%
Management Fees	800.00	17.89%	8,444.00	12.26%
Meeting Expense	469.90	10.51%	469.90	0.68%
Postage/Delivery	209.42	4.68%	1,617.20	2.35%
Printing-Newsletter	0.00	0.00%	520.00	0.76%
Total Administrative Expenses	4,187.22	93.62%	42,231.26	61.32%
Property Expenses				
Landscape-Tree Maint	0.00	0.00%	155.00	0.23%
Maint/Repair	0.00	0.00%	21,575.76	31.33%
Total Property Expenses	0.00	0.00%	21,730.76	31.55%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	2,209.00	3.21%
Ins-F&EC or Package	285.18	6.38%	2,701.82	3.92%
Total Tax/Ins/Interest Exp	285.18	6.38%	4,910.82	7.13%
Transfer Proof				
Tran fr Oper to Res	500.00	11.18%	5,000.00	7.26%
Dep fr Oper to Res	(500.00)	-11.18%	(5,000.00)	-7.26%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	4,472.40	100.00%	68,872.84	100.00%
Fund Change	(3,280.82)		(1,724.73)	

Bradford Park (Round Rock)
Budget Comparison
Period 10/1/2026 To 10/31/2026 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	$ Var	% Var	Actual	Budget	$ Var	% Var	Annual
Income									
Assessments									
Assessments	849.94	0.00	849.94	0.00%	48,762.70	47,260.00	1,502.70	-3.18%	47,260.00
Total Assessments	849.94	0.00	849.94	0.00%	48,762.70	47,260.00	1,502.70	-3.18%	47,260.00
Other Income									
Interest Income	7.95	0.00	7.95	0.00%	76.34	0.00	76.34	0.00%	0.00
Landscape Reimb	0.00	0.00	0.00	0.00%	604.59	0.00	604.59	0.00%	0.00
Late Fee	153.69	0.00	153.69	0.00%	1,513.71	0.00	1,513.71	0.00%	0.00
AR Fee Income	180.00	0.00	180.00	0.00%	6,798.42	0.00	6,798.42	0.00%	0.00
Legal Expense Reimb	0.00	0.00	0.00	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	341.64	0.00	341.64	0.00%	18,385.41	0.00	18,385.41	0.00%	0.00
Total Income	1,191.58	0.00	1,191.58	0.00%	67,148.11	47,260.00	19,888.11	-42.08%	47,260.00
Expense									
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	656.45	100.00	556.45	-556.45%	3,776.20	1,516.00	2,260.20	-149.09%	1,716.00
Dues/Licenses/Permits	60.00	60.00	0.00	0.00%	600.00	600.00	0.00	0.00%	720.00
Admin-AR Fees	646.00	500.00	146.00	-29.20%	1,616.00	5,000.00	(3,384.00)	67.68%	6,000.00
Legal Expense	1,345.45	300.00	1,045.45	-348.48%	22,121.46	3,000.00	19,121.46	-637.38%	3,600.00
Management Fees	800.00	1,037.00	(237.00)	22.85%	8,444.00	10,370.00	(1,926.00)	18.57%	12,444.00
Meeting Expense	469.90	0.00	469.90	0.00%	469.90	160.00	309.90	-193.69%	160.00
Postage/Delivery	209.42	100.00	109.42	-109.42%	1,617.20	1,000.00	617.20	-61.72%	1,200.00
Printing-Newsletter	0.00	0.00	0.00	0.00%	520.00	1,000.00	(480.00)	48.00%	1,200.00
Social Events	0.00	300.00	(300.00)	100.00%	0.00	300.00	(300.00)	100.00%	600.00
Total Administrative Expenses	4,187.22	2,397.00	1,790.22	-74.69%	42,231.26	25,907.00	16,324.26	-63.01%	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%	2,701.82	2,638.00	63.82	-2.42%	2,915.00
Total Tax/Ins/Interest Exp	285.18	277.00	8.18	-2.95%	4,910.82	4,850.00	60.82	-1.25%	5,127.00
Transfer Proof									
Tran fr Oper to Res	500.00	500.00	0.00	0.00%	5,000.00	5,000.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(5,000.00)	0.00	(5,000.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	5,000.00	(5,000.00)	100.00%	6,000.00
Total Expense	4,472.40	3,174.00	1,298.40	-40.91%	68,872.84	35,757.00	33,115.84	-92.61%	41,728.00
Fund Change	(3,280.82)	(3,174.00)	(106.82)	-3.37%	(1,724.73)	11,503.00	(13,227.73)	114.99%	5,532.00

Bradford Park (Round Rock)

12 Month Income Statement with Annual Variance Estimate

Period 10/1/2026 To 10/31/2026 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	850	0	0	48,763	47,260	1,503
TOTAL Assessments	31,809	4,914	2,567	1,418	2,716	1,020	680	1,360	1,429	850	0	0	48,763	47,260	1,503
Other Income															
Interest Income	8	7	8	7	8	7	8	8	8	8	0	0	76	0	76
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	154	0	0	1,514	0	1,514
AR Fee Income	(170)	1,307	153	79	2,608	144	1,455	611	431	180	0	0	6,798	0	6,798
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	342	0	0	18,385	0	18,385
TOTAL INCOME	31,672	6,521	2,782	1,538	8,468	1,341	4,634	6,352	2,650	1,192	0	0	67,148	47,260	19,888
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	656	100	100	3,976	1,716	2,260
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	646	500	500	2,616	6,000	(3,384)
Legal Expense	1,777	1,930	480	5,785	4,050	1,486	625	225	4,419	1,345	300	300	22,721	3,600	19,121
Management Fees	1,022	1,022	800	800	800	800	800	800	800	800	1,037	1,037	10,518	12,444	(1,926)
Meeting Expense	0	0	0	0	0	0	0	0	0	470	0	0	470	160	310
Postage/Delivery	544	23	38	425	100	69	60	66	83	209	100	100	1,817	1,200	617
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	0	0	300	300	600	(300)
TOTAL Administrative Expense	4,829	3,782	1,741	7,491	6,704	4,222	2,149	1,575	5,551	4,187	2,297	2,397	46,925	30,601	16,324
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	285	277	0	2,979	2,915	64
TOTAL Tax/Ins/Interest Exp	0	721	2,209	270	285	285	285	285	285	285	277	0	5,188	5,127	61
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)	(500)	0	0	(5,000)	0	(5,000)
TOTAL Transfer Proof	0	0	0	0	0	0	0	0	0	0	500	500	1,000	6,000	(5,000)
TOTAL EXPENSES	4,984	26,078	3,950	7,761	6,989	4,508	2,434	1,860	5,836	4,472	3,074	2,897	74,844	41,728	33,116
Excess Revenue / Expense	26,688	(19,557)	(1,168)	(6,223)	1,478	(3,167)	2,199	4,492	(3,186)	(3,281)	(3,074)	(2,897)	(7,696)	5,532	(13,228)