

Bradford Park (Round Rock)

Balance Sheet

Period 04/30/2025

Assets

Cash

Cking - Western Alliance	91,317.47	
MMA - Western Alliance	43,917.24	
Total Cash	<u>135,234.71</u>	
Total Assets		<u><u>135,234.71</u></u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	(11,992.93)	
Total Prepaid Assessments	<u>(11,992.93)</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	
Tran Fr Prior Mgr	127,739.42	
Fund Change	<u>18,683.35</u>	
Total Fund Balance	<u>147,227.64</u>	
Total Liabilities & Equity		<u><u>135,234.71</u></u>

Bradford Park (Round Rock)

Income Statement

Period 4/1/2025 To 4/30/2025 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating				
<u>Income</u>				
Assessments				
Assessments	1,220.00	90.43%	41,027.61	98.10%
Total Assessments	1,220.00	90.43%	41,027.61	98.10%
Other Income				
Interest Income	7.27	0.54%	28.97	0.07%
Late Fee	27.61	2.05%	224.37	0.54%
AR Fee Income	94.18	6.98%	539.40	1.29%
Total Other Income	129.06	9.57%	792.74	1.90%
Total Income	1,349.06	100.00%	41,820.35	100.00%
<u>Expense</u>				
Administrative Expenses				
Accounting	455.00	9.55%	455.00	1.97%
Accounting-Audit	0.00	0.00%	917.57	3.97%
Copies	93.35	1.96%	886.90	3.83%
Dues/Licenses/Permits	45.00	0.94%	180.00	0.78%
Admin-AR Fees	124.00	2.60%	1,210.00	5.23%
Legal Expense	120.00	2.52%	457.50	1.98%
Management Fees	1,022.00	21.46%	4,088.00	17.67%
Postage/Delivery	323.42	6.79%	1,128.55	4.88%
Total Administrative Expenses	2,182.77	45.84%	9,323.52	40.30%
Property Expenses				
Landscape-Force Mow	90.00	1.89%	90.00	0.39%
Landscape-Maint	0.00	0.00%	10,535.00	45.53%
Total Property Expenses	90.00	1.89%	10,625.00	45.92%
Tax/Ins/Interest Exp				
Ins-D & O	2,211.95	46.45%	2,211.95	9.56%
Ins-F&EC or Package	277.21	5.82%	976.53	4.22%
Total Tax/Ins/Interest Exp	2,489.16	52.27%	3,188.48	13.78%
Transfer Proof				
Tran fr Oper to Res	500.00	10.50%	2,000.00	8.64%
Dep fr Oper to Res	(500.00)	-10.50%	(2,000.00)	-8.64%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Total Expense	4,761.93	100.00%	23,137.00	100.00%
Fund Change	(3,412.87)		18,683.35	

Bradford Park (Round Rock)
Budget Comparison
Period 4/1/2025 To 4/30/2025 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
Income									
Assessments									
Assessments	1,220.00	0.00	1,220.00	0.00%	41,027.61	47,260.00	(6,232.39)	13.19%	47,260.00
Total Assessments	1,220.00	0.00	1,220.00	0.00%	41,027.61	47,260.00	(6,232.39)	13.19%	47,260.00
Other Income									
Interest Income	7.27	0.00	7.27	0.00%	28.97	0.00	28.97	0.00%	0.00
Late Fee	27.61	0.00	27.61	0.00%	224.37	0.00	224.37	0.00%	0.00
AR Fee Income	94.18	0.00	94.18	0.00%	539.40	0.00	539.40	0.00%	0.00
Total Other Income	129.06	0.00	129.06	0.00%	792.74	0.00	792.74	0.00%	0.00
Total Income	1,349.06	0.00	1,349.06	0.00%	41,820.35	47,260.00	(5,439.65)	11.51%	47,260.00
Expense									
Administrative Expenses									
Accounting	455.00	0.00	455.00	0.00%	455.00	0.00	455.00	0.00%	535.00
Accounting-Audit	0.00	0.00	0.00	0.00%	917.57	0.00	917.57	0.00%	1,787.00
Copies	93.35	150.00	(56.65)	37.77%	886.90	600.00	286.90	-47.82%	1,800.00
Dues/Licenses/Permits	45.00	45.00	0.00	0.00%	180.00	180.00	0.00	0.00%	540.00
Admin-AR Fees	124.00	500.00	(376.00)	75.20%	1,210.00	2,000.00	(790.00)	39.50%	6,000.00
Legal Expense	120.00	300.00	(180.00)	60.00%	457.50	1,450.00	(992.50)	68.45%	3,850.00
Management Fees	1,022.00	1,021.00	1.00	-0.10%	4,088.00	4,084.00	4.00	-0.10%	12,252.00
Postage/Deliv ery	323.42	79.00	244.42	-309.39%	1,128.55	316.00	812.55	-257.14%	948.00
Printing-Newsletter	0.00	0.00	0.00	0.00%	0.00	315.00	(315.00)	100.00%	1,575.00
Social Events	0.00	318.00	(318.00)	100.00%	0.00	636.00	(636.00)	100.00%	1,272.00
Yard of The Month	0.00	50.00	(50.00)	100.00%	0.00	200.00	(200.00)	100.00%	600.00
Total Administrative Expenses	2,182.77	2,463.00	(280.23)	11.38%	9,323.52	9,781.00	(457.48)	4.68%	31,159.00
Property Expenses									
Landscape-Force Mow	90.00	0.00	90.00	0.00%	90.00	0.00	90.00	0.00%	0.00
Landscape-Maint	0.00	0.00	0.00	0.00%	10,535.00	0.00	10,535.00	0.00%	0.00
Total Property Expenses	90.00	0.00	90.00	0.00%	10,625.00	0.00	10,625.00	0.00%	0.00
Tax/Ins/Interest Exp									
Ins-D & O	2,211.95	0.00	2,211.95	0.00%	2,211.95	0.00	2,211.95	0.00%	0.00
Ins-F&EC or Package	277.21	260.00	17.21	-6.62%	976.53	1,040.00	(63.47)	6.10%	3,120.00
Total Tax/Ins/Interest Exp	2,489.16	260.00	2,229.16	-857.37%	3,188.48	1,040.00	2,148.48	-206.58%	3,120.00
Transfer Proof									
Tran fr Oper to Res	500.00	500.00	0.00	0.00%	2,000.00	2,000.00	0.00	0.00%	6,000.00
Dep fr Oper to Res	(500.00)	0.00	(500.00)	0.00%	(2,000.00)	0.00	(2,000.00)	0.00%	0.00
Total Transfer Proof	0.00	500.00	(500.00)	100.00%	0.00	2,000.00	(2,000.00)	100.00%	6,000.00
Total Expense	4,761.93	3,223.00	1,538.93	-47.75%	23,137.00	12,821.00	10,316.00	-80.46%	40,279.00
Fund Change	(3,412.87)	(3,223.00)	(189.87)	-5.89%	18,683.35	34,439.00	(15,755.65)	45.75%	6,981.00

Bradford Park (Round Rock)
12 Month Income Statement with Annual Variance Estimate
Period 4/1/2025 To 4/30/2025 11:59:00 PM

	Operating												Total	Budget	Variance
	01/2025	02/2025	03/2025	04/2025	05/2025	06/2025	07/2025	08/2025	09/2025	10/2025	11/2025	12/2025			
<u>INCOME</u>															
<u>Assessments</u>															
Assessments	32,815	4,835	2,157	1,220	0	0	0	0	0	0	0	0	41,028	47,260	(6,232)
TOTAL Assessments	32,815	4,835	2,157	1,220	0	0	0	0	0	0	0	0	41,028	47,260	(6,232)
<u>Other Income</u>															
Interest Income	7	7	8	7	0	0	0	0	0	0	0	0	29	0	29
Late Fee	118	44	35	28	0	0	0	0	0	0	0	0	224	0	224
AR Fee Income	186	155	104	94	0	0	0	0	0	0	0	0	539	0	539
TOTAL Other Income	312	206	146	129	0	0	0	0	0	0	0	0	793	0	793
TOTAL INCOME	33,127	5,041	2,303	1,349	0	0	0	0	0	0	0	0	41,820	47,260	(5,440)
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
Accounting	0	0	0	455	535	0	0	0	0	0	0	0	990	535	455
Accounting-Audit	819	99	0	0	199	0	1,588	0	0	0	0	0	2,705	1,787	918
Copies	616	67	111	93	150	150	150	150	150	150	150	150	2,087	1,800	287
Dues/Licenses/Permits	45	45	45	45	45	45	45	45	45	45	45	45	540	540	0
Admin-AR Fees	60	352	674	124	500	500	500	500	500	500	500	500	5,210	6,000	(790)
Legal Expense	338	0	0	120	300	300	300	300	300	300	300	300	2,858	3,850	(993)
Management Fees	1,022	1,022	1,022	1,022	1,021	1,021	1,021	1,021	1,021	1,021	1,021	1,021	12,256	12,252	4
Postage/Delivery	486	309	11	323	79	79	79	79	79	79	79	79	1,761	948	813
Printing-New sletter	0	0	0	0	315	0	315	0	315	0	315	0	1,260	1,575	(315)
Social Events	0	0	0	0	0	0	318	0	0	318	0	0	636	1,272	(636)
Yard of The Month	0	0	0	0	50	50	50	50	50	50	50	50	400	600	(200)
TOTAL Administrative Expense	3,386	1,893	1,862	2,183	3,194	2,145	4,366	2,145	2,460	2,463	2,460	2,145	30,702	31,159	(457)
<u>Property Expenses</u>															
Landscape-Force Mow	0	0	0	90	0	0	0	0	0	0	0	0	90	0	90
Landscape-Maint	45	10,400	90	0	0	0	0	0	0	0	0	0	10,535	0	10,535
TOTAL Property Expenses	45	10,400	90	90	0	0	0	0	0	0	0	0	10,625	0	10,625
<u>Tax/Ins/Interest Exp</u>															
Ins-D & O	0	0	0	2,212	0	0	0	0	0	0	0	0	2,212	0	2,212
Ins-F&EC or Package	0	699	0	277	260	260	260	260	260	260	260	260	3,057	3,120	(63)
TOTAL Tax/Ins/Interest Exp	0	699	0	2,489	260	260	260	260	260	260	260	260	5,268	3,120	2,148
<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)	0	0	0	0	0	0	0	0	(2,000)	0	(2,000)
TOTAL Transfer Proof	0	0	0	0	500	500	500	500	500	500	500	500	4,000	6,000	(2,000)
TOTAL EXPENSES	3,431	12,992	1,952	4,762	3,954	2,905	5,126	2,905	3,220	3,223	3,220	2,905	50,595	40,279	10,316
Excess Revenue / Expense	29,696	(7,951)	351	(3,413)	(3,954)	(2,905)	(5,126)	(2,905)	(3,220)	(3,223)	(3,220)	(2,905)	(8,775)	6,981	(15,756)