River's Run at the Brazos HOA, Inc.
Balance Sheet
July 31, 2018

ASSETS

Cash and Bank Accounts			
TCB Operating - 7311027986	342,509.45		
TCB AdoptASchool - 7313035060	31,986.04		
TCB Reserve - 7313035078	140,470.05		
Total Cash and Bank Accounts		514,965.54	
Other Assets			
Accounts Receivable	120,147.53		
Total Other Assets		120,147.53	
Total Assets			635,113.07

LIABILITIES AND FUND BALANCES

Liabilities			
Prepaid Assessments	855.99		
Legal Fees Payable	22,245.22		
Total Liabilities			23,101.21
Operating Fund			
General Fund	251,176.73		
YTD Net Surplus (Deficit)	220,365.08		
Total Operating Fund		471,541.81	
Replacement Fund			
Replacement Fund	122,608.48		
YTD Net Surplus (Deficit)	17,861.57		
Total Replacement Fund		140,470.05	
Total Fund Balances			612,011.86
Total Liabilities & Funds			635,113.07

River's Run at the Brazos HOA, Inc.
Income & Expense Variance Report
as of July 31, 2018

Accnt		Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund								
	Income							
4000	Maintenance Fees	139.38	.00	139.38	403,622.45	357,192.00	46,430.45	-46,430.45
4015	Capitalization Fees	1,650.00	3,600.00	-1,950.00	12,100.00	25,200.00	-13,100.00	31,100.00
4018	Adopt A School Income	210.00	500.00	-290.00	1,650.00	3,500.00	-1,850.00	4,350.00
4020	Fees/Collections	.00	.00	.00	-43.48	.00	-43.48	43.48
4025	Security Reimbursement - MUD	1,000.00	1,000.00	.00	7,000.00	7,000.00	.00	5,000.00
4035	Mail Pool Tags	10.00	.00	10.00	10.00	.00	10.00	-10.00
4200	Interest - Bank	10.92	5.00	5.92	72.86	35.00	37.86	-12.86
4300	Late Charges	.00	.00	.00	5,900.00	5,000.00	900.00	-900.00
4301	Interest - Homeowners	364.46	200.00	164.46	4,532.11	4,400.00	132.11	-32.11
4402	Gate Card	.00	5.00	-5.00	20.00	35.00	-15.00	40.00
	Total Income	**3,384.76**	**5,310.00**	**-1,925.24**	**434,863.94**	**402,362.00**	**32,501.94**	**-6,851.94**
	Maintenance & Repairs							
6100	Maintenance Supplies	1,790.54	1,200.00	590.54	8,060.26	8,400.00	-339.74	6,339.74
6110	Building/Struct. Maintenance	.00	200.00	-200.00	.00	1,400.00	-1,400.00	2,400.00
6170	Electrical & Lighting Repairs	.00	100.00	-100.00	.00	700.00	-700.00	1,200.00
6190	Irrigation Repairs	.00	200.00	-200.00	.00	1,400.00	-1,400.00	2,400.00
6200	Pool Supplies & Repairs	.00	416.00	-416.00	25,258.67	37,912.00	-12,653.33	14,733.33
6210	Access System Repairs	151.01	150.00	1.01	453.03	1,050.00	-596.97	1,346.97
6230	Landscape Extras/Projects	.00	165.00	-165.00	6,099.88	8,155.00	-2,055.12	2,880.12
6235	Lake & Fountain	.00	50.00	-50.00	.00	350.00	-350.00	600.00
6330	Camera Maintenance	.00	100.00	-100.00	.00	700.00	-700.00	1,200.00
	Total Maintenance & Repairs	**1,941.55**	**2,581.00**	**-639.45**	**39,871.84**	**60,067.00**	**-20,195.16**	**33,100.16**
	Contract Services							
6400	Landscape Contract	3,842.88	3,842.88	.00	26,900.16	26,900.16	.00	19,214.40
6410	Management Contract	1,530.00	1,530.00	.00	10,710.00	10,710.00	.00	7,650.00
6425	Security Service	3,310.00	3,355.00	-45.00	23,475.00	23,485.00	-10.00	16,785.00
6435	Grounds Maintenance Contract	6,215.63	4,143.75	2,071.88	35,231.20	29,006.25	6,224.95	14,493.80
6440	Pool Maintenance Contract	10,768.13	10,768.00	.13	26,367.17	26,366.00	1.17	12,704.83
	Total Contract Services	**25,666.64**	**23,639.63**	**2,027.01**	**122,683.53**	**116,467.41**	**6,216.12**	**70,848.03**
	Utilities							
6500	Electricity	1,072.07	1,060.00	12.07	8,061.69	7,420.00	641.69	4,658.31
6515	Pool Phone	.00	.00	.00	536.69	536.69	.00	.00
6520	Water & Sewer	1,840.41	1,507.00	333.41	6,698.13	10,549.00	-3,850.87	11,385.87
	Total Utilities	**2,912.48**	**2,567.00**	**345.48**	**15,296.51**	**18,505.69**	**-3,209.18**	**16,044.18**
	Administrative Expenses							
6600	Telephone	78.78	75.00	3.78	530.15	525.00	5.15	369.85
6601	U-verse Internet	108.25	104.65	3.60	758.35	732.55	25.80	497.45
6610	Postage	163.95	250.00	-86.05	1,322.11	1,750.00	-427.89	1,677.89
6620	Copies / Office Supplies	42.55	75.00	-32.45	1,478.47	525.00	953.47	-578.47
6630	Legal - Corporate	37.50	200.00	-162.50	1,718.86	1,400.00	318.86	681.14
6632	Legal - Homeowners	.00	.00	.00	35.54	.00	35.54	-35.54
6640	Audit Fees & Tax Return	.00	2,995.00	-2,995.00	.00	2,995.00	-2,995.00	3,320.00
6660	Misc. Administrative Expenses	391.12	100.00	291.12	389.06	700.00	-310.94	810.94
6667	Website Maintenance	75.00	75.00	.00	450.00	525.00	-75.00	450.00
	Total Administrative Expenses	**897.15**	**3,874.65**	**-2,977.50**	**6,682.54**	**9,152.55**	**-2,470.01**	**7,193.26**
	Other Expenses							
6700	Insurance	.00	.00	.00	10,450.00	808.00	9,642.00	2,699.00
6715	Social/YOM/Christmas Decor	.00	250.00	-250.00	1,206.08	1,750.00	-543.92	1,793.92
6720	Bad Debt	759.48	1,334.00	-574.52	759.48	9,338.00	-8,578.52	15,248.52
6760	Property Taxes	.00	.00	.00	.00	.00	.00	318.00
6770	MUD Taxes	.00	.00	.00	.00	.00	.00	193.00
	Total Other Expenses	**759.48**	**1,584.00**	**-824.52**	**12,415.56**	**11,896.00**	**519.56**	**20,252.44**
	Total Operating Expenses	**32,177.30**	**34,246.28**	**-2,068.98**	**196,949.98**	**216,088.65**	**-19,138.67**	**147,438.07**
	Operating Surplus (Deficit)	**-28,792.54**	**-28,936.28**	**143.74**	**237,913.96**	**186,273.35**	**51,640.61**	**-154,290.01**

6900	Transfers to Replacement Fund	2,750.00	.00	2,750.00	17,548.88	.00	17,548.88	-17,548.88
	Net Operating Surplus (Deficit)	-31,542.54	-28,936.28	-2,606.26	220,365.08	186,273.35	34,091.73	-136,741.13
	Replacement Fund							
8000	Transfers from Operating Fund	2,750.00	.00	2,750.00	17,548.88	.00	17,548.88	-17,548.88
8100	Replacement Fund Interest	47.43	20.00	27.43	312.69	140.00	172.69	-72.69
	Net Rep Fund Surplus (Deficit)	2,797.43	20.00	2,777.43	17,861.57	140.00	17,721.57	-17,621.57
	Combined Funds							
	Combined Net Surplus (Deficit)	-28,745.11	-28,916.28	171.17	238,226.65	186,413.35	51,813.30	-154,362.70