

River's Run at the Brazos HOA, Inc.
Balance Sheet
February 28, 2019

ASSETS

Cash and Bank Accounts

TCB Operating - 7311027986	576,136.15	
TCB AdoptASchool - 7313035060	32,937.81	
TCB Reserve - 7313035078	300,268.37	
Total Cash and Bank Accounts	<u>909,342.33</u>	

Other Assets

Accounts Receivable	175,128.27	
Total Other Assets	<u>175,128.27</u>	

Total Assets		<u><u>1,084,470.60</u></u>
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LIABILITIES AND FUND BALANCES

Liabilities

Prepaid Assessments	434.93	
Legal Fees Payable	21,077.60	
Bank Loan - Mutual of Omaha	496,106.28	
Total Liabilities	<u>517,618.81</u>	

Operating Fund

General Fund	425,278.23	
YTD Net Surplus (Deficit)	344,503.46	
Total Operating Fund	<u>769,781.69</u>	

Replacement Fund

Replacement Fund	-110,752.85	
YTD Net Surplus (Deficit)	-92,177.05	
Total Replacement Fund	<u>-202,929.90</u>	

Total Fund Balances		<u>566,851.79</u>
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Total Liabilities & Funds		<u><u>1,084,470.60</u></u>
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River's Run at the Brazos HOA, Inc.
Income & Expense Variance Report
as of February 28, 2019

Accnt	Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund							
Income							
4000 Maintenance Fees	.00	.00	.00	405,352.26	404,800.00	552.26	-552.26
4015 Capitalization Fees	.00	1,250.00	-1,250.00	4,950.00	2,500.00	2,450.00	10,050.00
4018 Adopt A School Income	.00	175.00	-175.00	745.00	350.00	395.00	1,355.00
4022 Maintenance Reimbursement-MUD	7,000.00	7,000.00	.00	14,000.00	14,000.00	.00	70,000.00
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	2,000.00	2,000.00	.00	10,000.00
4200 Interest - Bank	.00	5.00	-5.00	.00	10.00	-10.00	60.00
4300 Late Charges	-125.00	.00	-125.00	5,675.00	5,000.00	675.00	-675.00
4301 Interest - Homeowners	829.25	1,000.00	-170.75	2,156.27	2,300.00	-143.73	2,343.73
4400 Fines	5.00	.00	5.00	5.00	.00	5.00	-5.00
Total Income	8,709.25	10,430.00	-1,720.75	434,883.53	430,960.00	3,923.53	92,576.47
Maintenance & Repairs							
6100 Maintenance Supplies	1,134.35	1,400.00	-265.65	1,511.44	2,800.00	-1,288.56	15,288.56
6110 Building/Struct. Maintenance	.00	100.00	-100.00	.00	200.00	-200.00	1,200.00
6170 Electrical & Lighting Repairs	.00	50.00	-50.00	.00	100.00	-100.00	600.00
6190 Irrigation Repairs	.00	100.00	-100.00	.00	200.00	-200.00	1,200.00
6200 Pool Supplies & Repairs	129.64	375.00	-245.36	369.54	675.00	-305.46	4,055.46
6210 Access System Repairs	.00	75.00	-75.00	40.00	150.00	-110.00	860.00
6230 Landscape Extras/Projects	.00	100.00	-100.00	432.00	200.00	232.00	6,968.00
6235 Lake & Fountain	.00	50.00	-50.00	.00	100.00	-100.00	600.00
6330 Camera Maintenance	.00	50.00	-50.00	.00	100.00	-100.00	600.00
Total Maintenance & Repairs	1,263.99	2,300.00	-1,036.01	2,352.98	4,525.00	-2,172.02	31,372.02
Contract Services							
6400 Landscape Contract	3,951.12	3,842.88	108.24	7,794.00	7,685.76	108.24	38,320.56
6410 Management Contract	1,530.00	1,530.00	.00	3,060.00	3,060.00	.00	15,300.00
6425 Security Service	3,090.00	3,300.00	-210.00	5,950.00	6,600.00	-650.00	33,650.00
6435 Grounds Maintenance Contract	6,215.63	6,215.63	.00	12,431.26	12,431.26	.00	62,156.30
6440 Pool Maintenance Contract	779.82	780.00	-.18	1,559.64	1,560.00	-.36	38,792.36
Total Contract Services	15,566.57	15,668.51	-101.94	30,794.90	31,337.02	-542.12	188,219.22
Utilities							
6500 Electricity	4,735.71	1,180.00	3,555.71	5,909.91	2,360.00	3,549.91	8,250.09
6515 Pool Phone	.00	.00	.00	.00	.00	.00	536.69
6520 Water & Sewer	795.24	1,200.00	-404.76	1,713.36	2,400.00	-686.64	12,686.64
Total Utilities	5,530.95	2,380.00	3,150.95	7,623.27	4,760.00	2,863.27	21,473.42
Administrative Expenses							
6600 Telephone	67.96	75.00	-7.04	130.05	150.00	-19.95	769.95
6601 U-verse Internet	109.77	108.00	1.77	218.86	216.00	2.86	1,077.14
6610 Postage	24.28	200.00	-175.72	114.26	400.00	-285.74	2,285.74
6620 Copies / Office Supplies	33.20	177.00	-143.80	58.45	354.00	-295.55	2,065.55
6630 Legal - Corporate	.00	200.00	-200.00	137.50	400.00	-262.50	2,262.50
6640 Audit Fees & Tax Return	.00	.00	.00	.00	.00	.00	3,320.00
6660 Misc. Administrative Expenses	-1,580.86	27.00	-1,607.86	-1,537.34	54.00	-1,591.34	1,861.34
6667 Website Maintenance	75.00	75.00	.00	150.00	150.00	.00	750.00
Total Administrative Expenses	-1,270.65	862.00	-2,132.65	-728.22	1,724.00	-2,452.22	14,392.22
Other Expenses							
6700 Insurance	400.00	10,284.00	-9,884.00	400.00	10,684.00	-10,284.00	12,185.00
6715 Social/YOM/Christmas Decor	.00	.00	.00	.00	.00	.00	2,628.00
6720 Bad Debt	.00	500.00	-500.00	11,937.11	1,000.00	10,937.11	-5,937.11
6745 Interest on Loan Expense	3,165.97	.00	3,165.97	3,165.97	.00	3,165.97	-3,165.97
6760 Property Taxes	.00	.00	.00	.00	.00	.00	346.00
6770 MUD Taxes	34.06	.00	34.06	34.06	.00	34.06	135.94
Total Other Expenses	3,600.03	10,784.00	-7,183.97	15,537.14	11,684.00	3,853.14	6,191.86
Total Operating Expenses	24,690.89	31,994.51	-7,303.62	55,580.07	54,030.02	1,550.05	261,648.74
Operating Surplus (Deficit)	-15,981.64	-21,564.51	5,582.87	379,303.46	376,929.98	2,373.48	-169,072.27
6900 Transfers to Replacement Fund	34,800.00	17,400.00	17,400.00	34,800.00	34,800.00	.00	174,000.00

Net Operating Surplus (Deficit)	-50,781.64	-38,964.51	-11,817.13	344,503.46	342,129.98	2,373.48	-343,072.27
Replacement Fund							
8000 Transfers from Operating Fund	34,800.00	17,400.00	17,400.00	34,800.00	34,800.00	.00	174,000.00
8100 Replacement Fund Interest	343.30	20.00	323.30	806.04	40.00	766.04	-566.04
9000 Replacement Fund Expenditures	127,783.09	.00	127,783.09	127,783.09	.00	127,783.09	-127,783.09
Net Rep Fund Surplus (Deficit)	-92,639.79	17,420.00	-110,059.79	-92,177.05	34,840.00	-127,017.05	301,217.05
Combined Funds							
Combined Net Surplus (Deficit)	-143,421.43	-21,544.51	-121,876.92	252,326.41	376,969.98	-124,643.57	-41,855.22