

River's Run at the Brazos HOA, Inc.
Balance Sheet
January 31, 2020

ASSETS

Cash and Bank Accounts

TCB Operating - 7311027986	528,564.15
TCB AdoptASchool - 7313035060	30,263.67
TCB Reserve - 7313035078	344,275.23

Total Cash and Bank Accounts	903,103.05	
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Other Assets

Accounts Receivable	212,835.08
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Total Other Assets	212,835.08	
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Total Assets		1,115,938.13
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LIABILITIES AND FUND BALANCES

Liabilities

Prepaid Assessments	1,308.07
Legal Fees Payable	24,604.05
Bank Loan - Mutual of Omaha	440,927.36

Total Liabilities	466,839.48	
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Operating Fund

General Fund	431,146.91
YTD Net Surplus (Deficit)	376,548.92

Total Operating Fund	807,695.83	
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Replacement Fund

Replacement Fund	-153,722.12
YTD Net Surplus (Deficit)	-4,875.06

Total Replacement Fund	-158,597.18	
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Total Fund Balances		649,098.65
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Total Liabilities & Funds		1,115,938.13
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River's Run at the Brazos HOA, Inc.
Income & Expense Variance Report
as of January 31, 2020

Accnt	Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund							
Income							
4000 Maintenance Fees	405,900.00	405,900.00	.00	405,900.00	405,900.00	.00	.00
4015 Capitalization Fees	1,100.00	1,250.00	-150.00	1,100.00	1,250.00	-150.00	13,900.00
4018 Adopt A School Income	110.00	175.00	-65.00	110.00	175.00	-65.00	1,990.00
4022 Maintenance Reimbursement-MUD	7,000.00	7,000.00	.00	7,000.00	7,000.00	.00	77,000.00
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	1,000.00	1,000.00	.00	11,000.00
4300 Late Charges	5,250.00	5,000.00	250.00	5,250.00	5,000.00	250.00	-250.00
4301 Interest - Homeowners	1,283.67	1,300.00	-16.33	1,283.67	1,300.00	-16.33	3,216.33
Total Income	421,643.67	421,625.00	18.67	421,643.67	421,625.00	18.67	106,856.33
Maintenance & Repairs							
6100 Maintenance Supplies	618.10	900.00	-281.90	618.10	900.00	-281.90	10,181.90
6110 Building/Struct. Maintenance	2,500.00	100.00	2,400.00	2,500.00	100.00	2,400.00	200.00
6170 Electrical & Lighting Repairs	.00	25.00	-25.00	.00	25.00	-25.00	300.00
6190 Irrigation Repairs	.00	50.00	-50.00	.00	50.00	-50.00	600.00
6200 Pool Supplies & Repairs	1,996.78	300.00	1,696.78	1,996.78	300.00	1,696.78	2,428.22
6210 Access System Repairs	689.26	150.00	539.26	689.26	150.00	539.26	1,110.74
6230 Landscape Extras/Projects	2,422.50	100.00	2,322.50	2,422.50	100.00	2,322.50	5,277.50
6235 Lake & Fountain	.00	50.00	-50.00	.00	50.00	-50.00	600.00
6330 Camera Maintenance	.00	25.00	-25.00	.00	25.00	-25.00	300.00
Total Maintenance & Repairs	8,226.64	1,700.00	6,526.64	8,226.64	1,700.00	6,526.64	20,998.36
Contract Services							
6400 Landscape Contract	3,897.00	3,897.00	.00	3,897.00	3,897.00	.00	42,867.00
6410 Management Contract	1,530.00	1,530.00	.00	1,530.00	1,530.00	.00	16,830.00
6425 Security Service	4,820.00	3,300.00	1,520.00	4,820.00	3,300.00	1,520.00	34,780.00
6435 Grounds Maintenance Contract	6,215.63	6,216.00	-.37	6,215.63	6,216.00	-.37	68,376.37
6440 Pool Maintenance Contract	789.10	789.00	.10	789.10	789.00	.10	40,248.90
6450 Pest Control	67.66	68.00	-.34	67.66	68.00	-.34	913.34
Total Contract Services	17,319.39	15,800.00	1,519.39	17,319.39	15,800.00	1,519.39	204,015.61
Utilities							
6500 Electricity	785.68	1,000.00	-214.32	785.68	1,000.00	-214.32	11,214.32
6515 Pool Phone	.00	.00	.00	.00	.00	.00	537.00
6520 Water & Sewer	1,427.21	1,450.00	-22.79	1,427.21	1,450.00	-22.79	15,972.79
Total Utilities	2,212.89	2,450.00	-237.11	2,212.89	2,450.00	-237.11	27,724.11
Administrative Expenses							
6600 Telephone	79.08	80.00	-.92	79.08	80.00	-.92	880.92
6601 U-verse Internet	99.43	100.00	-.57	99.43	100.00	-.57	1,100.57
6610 Postage	506.65	215.00	291.65	506.65	215.00	291.65	2,073.35
6620 Copies / Office Supplies	167.09	100.00	67.09	167.09	100.00	67.09	1,032.91
6630 Legal - Corporate	259.60	100.00	159.60	259.60	100.00	159.60	940.40
6640 Audit Fees & Tax Return	.00	.00	.00	.00	.00	.00	2,100.00
6656 Meeting Expenses	.00	.00	.00	.00	.00	.00	400.00
6660 Misc. Administrative Expenses	6.26	30.00	-23.74	6.26	30.00	-23.74	353.74
6667 Website Maintenance	75.00	75.00	.00	75.00	75.00	.00	825.00
Total Administrative Expenses	1,193.11	700.00	493.11	1,193.11	700.00	493.11	9,706.89
Other Expenses							
6700 Insurance	14,285.00	.00	14,285.00	14,285.00	.00	14,285.00	5,398.45
6715 Social/YOM/Christmas Decor	.00	292.00	-292.00	.00	292.00	-292.00	3,504.00
6720 Bad Debt	.00	1,000.00	-1,000.00	.00	1,000.00	-1,000.00	12,000.00
6725 Adopt A School Donations	.00	175.00	-175.00	.00	175.00	-175.00	2,100.00
6745 Interest on Loan Expense	1,857.72	1,857.72	.00	1,857.72	1,857.72	.00	18,637.91
6760 Property Taxes	.00	.00	.00	.00	.00	.00	345.04
6770 MUD Taxes	.00	.00	.00	.00	.00	.00	204.06
Total Other Expenses	16,142.72	3,324.72	12,818.00	16,142.72	3,324.72	12,818.00	42,189.46
Total Operating Expenses	45,094.75	23,974.72	21,120.03	45,094.75	23,974.72	21,120.03	304,634.43
Operating Surplus (Deficit)	376,548.92	397,650.28	-21,101.36	376,548.92	397,650.28	-21,101.36	-197,778.10

6900	Transfers to Replacement Fund	.00	14,950.00	-14,950.00	.00	14,950.00	-14,950.00	179,400.00
	Net Operating Surplus (Deficit)	376,548.92	382,700.28	-6,151.36	376,548.92	382,700.28	-6,151.36	-377,178.10
Replacement Fund								
8000	Transfers from Operating Fund	.00	14,950.00	-14,950.00	.00	14,950.00	-14,950.00	179,400.00
8100	Replacement Fund Interest	324.94	250.00	74.94	324.94	250.00	74.94	2,675.06
9000	Replacement Fund Expenditures	5,200.00	.00	5,200.00	5,200.00	.00	5,200.00	19,800.00
	Net Rep Fund Surplus (Deficit)	-4,875.06	15,200.00	-20,075.06	-4,875.06	15,200.00	-20,075.06	162,275.06
Combined Funds								
	Combined Net Surplus (Deficit)	371,673.86	397,900.28	-26,226.42	371,673.86	397,900.28	-26,226.42	-214,903.04