

River's Run at the Brazos HOA, Inc.
Balance Sheet
April 30, 2019

ASSETS

Cash and Bank Accounts

TCB Operating - 7311027986	558,047.22	
TCB AdoptASchool - 7313035060	33,007.61	
TCB Reserve - 7313035078	207,835.26	
Total Cash and Bank Accounts	<u>798,890.09</u>	

Other Assets

Accounts Receivable	125,135.74	
Total Other Assets	<u>125,135.74</u>	

Total Assets		<u><u>924,025.83</u></u>
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LIABILITIES AND FUND BALANCES

Liabilities

Prepaid Assessments	789.58	
Legal Fees Payable	21,730.54	
Bank Loan - Mutual of Omaha	487,203.13	
Total Liabilities	<u>509,723.25</u>	

Operating Fund

General Fund	425,278.23	
YTD Net Surplus (Deficit)	284,317.56	
Total Operating Fund	<u>709,595.79</u>	

Replacement Fund

Replacement Fund	-110,752.85	
YTD Net Surplus (Deficit)	-184,540.36	
Total Replacement Fund	<u>-295,293.21</u>	

Total Fund Balances		<u>414,302.58</u>
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Total Liabilities & Funds		<u><u>924,025.83</u></u>
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River's Run at the Brazos HOA, Inc.
Income & Expense Variance Report
as of April 30, 2019

Accnt	Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund							
Income							
4000 Maintenance Fees	.00	.00	.00	405,558.21	404,800.00	758.21	-758.21
4015 Capitalization Fees	2,200.00	1,250.00	950.00	9,900.00	5,000.00	4,900.00	5,100.00
4018 Adopt A School Income	275.00	175.00	100.00	1,345.00	700.00	645.00	755.00
4020 Fees/Collections	.00	.00	.00	5.00	.00	5.00	-5.00
4022 Maintenance Reimbursement-MUD	7,000.00	7,000.00	.00	28,000.00	28,000.00	.00	56,000.00
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	4,000.00	4,000.00	.00	8,000.00
4200 Interest - Bank	.00	5.00	-5.00	.00	20.00	-20.00	60.00
4300 Late Charges	-50.00	.00	-50.00	5,400.00	5,000.00	400.00	-400.00
4301 Interest - Homeowners	524.41	500.00	24.41	3,242.23	3,500.00	-257.77	1,257.77
4400 Fines	.00	.00	.00	5.00	.00	5.00	-5.00
4402 Gate Card	.00	.00	.00	10.00	.00	10.00	-10.00
Total Income	10,949.41	9,930.00	1,019.41	457,465.44	451,020.00	6,445.44	69,994.56
Maintenance & Repairs							
6100 Maintenance Supplies	632.04	1,400.00	-767.96	2,419.85	5,600.00	-3,180.15	14,380.15
6110 Building/Struct. Maintenance	.00	100.00	-100.00	.00	400.00	-400.00	1,200.00
6170 Electrical & Lighting Repairs	.00	50.00	-50.00	.00	200.00	-200.00	600.00
6190 Irrigation Repairs	.00	100.00	-100.00	.00	400.00	-400.00	1,200.00
6200 Pool Supplies & Repairs	.00	375.00	-375.00	369.54	1,425.00	-1,055.46	4,055.46
6210 Access System Repairs	438.00	75.00	363.00	478.00	300.00	178.00	422.00
6230 Landscape Extras/Projects	.00	6,300.00	-6,300.00	432.00	6,600.00	-6,168.00	6,968.00
6235 Lake & Fountain	.00	50.00	-50.00	.00	200.00	-200.00	600.00
6330 Camera Maintenance	.00	50.00	-50.00	.00	200.00	-200.00	600.00
Total Maintenance & Repairs	1,070.04	8,500.00	-7,429.96	3,699.39	15,325.00	-11,625.61	30,025.61
Contract Services							
6400 Landscape Contract	3,897.00	3,842.88	54.12	15,588.00	15,371.52	216.48	30,526.56
6410 Management Contract	1,530.00	1,530.00	.00	6,120.00	6,120.00	.00	12,240.00
6425 Security Service	2,680.00	3,300.00	-620.00	12,010.00	13,200.00	-1,190.00	27,590.00
6435 Grounds Maintenance Contract	6,215.63	6,215.63	.00	24,862.52	24,862.52	.00	49,725.04
6440 Pool Maintenance Contract	789.10	789.00	.10	3,128.56	3,129.00	-.44	37,223.44
Total Contract Services	15,111.73	15,677.51	-565.78	61,709.08	62,683.04	-973.96	157,305.04
Utilities							
6500 Electricity	835.94	1,180.00	-344.06	10,675.13	4,720.00	5,955.13	3,484.87
6515 Pool Phone	536.69	.00	536.69	536.69	536.69	.00	.00
6520 Water & Sewer	1,129.23	1,200.00	-70.77	3,618.72	4,800.00	-1,181.28	10,781.28
Total Utilities	2,501.86	2,380.00	121.86	14,830.54	10,056.69	4,773.85	14,266.15
Administrative Expenses							
6600 Telephone	65.87	75.00	-9.13	261.79	300.00	-38.21	638.21
6601 U-verse Internet	109.50	108.00	1.50	438.13	432.00	6.13	857.87
6610 Postage	145.70	200.00	-54.30	710.46	800.00	-89.54	1,689.54
6620 Copies / Office Supplies	38.60	177.00	-138.40	177.75	708.00	-530.25	1,946.25
6630 Legal - Corporate	110.00	200.00	-90.00	247.50	800.00	-552.50	2,152.50
6640 Audit Fees & Tax Return	.00	.00	.00	.00	.00	.00	3,320.00
6660 Misc. Administrative Expenses	-320.84	27.00	-347.84	-578.36	108.00	-686.36	902.36
6667 Website Maintenance	75.00	75.00	.00	300.00	300.00	.00	600.00
Total Administrative Expenses	223.83	862.00	-638.17	1,557.27	3,448.00	-1,890.73	12,106.73
Other Expenses							
6700 Insurance	.00	.00	.00	400.00	10,684.00	-10,284.00	12,185.00
6715 Social/YOM/Christmas Decor	.00	292.00	-292.00	.00	292.00	-292.00	2,628.00
6720 Bad Debt	.00	500.00	-500.00	12,935.34	2,000.00	10,935.34	-6,935.34
6745 Interest on Loan Expense	2,050.26	.00	2,050.26	8,382.20	.00	8,382.20	-8,382.20
6760 Property Taxes	.00	.00	.00	.00	.00	.00	346.00
6770 MUD Taxes	.00	.00	.00	34.06	.00	34.06	135.94

Total Other Expenses		2,050.26	792.00	1,258.26	21,751.60	12,976.00	8,775.60	-22.60
Total Operating Expenses		20,957.72	28,211.51	-7,253.79	103,547.88	104,488.73	-940.85	213,680.93
Operating Surplus (Deficit)		-10,008.31	-18,281.51	8,273.20	353,917.56	346,531.27	7,386.29	-143,686.37
6900	Transfers to Replacement Fund	17,400.00	17,400.00	.00	69,600.00	69,600.00	.00	139,200.00
Net Operating Surplus (Deficit)		-27,408.31	-35,681.51	8,273.20	284,317.56	276,931.27	7,386.29	-282,886.37
Replacement Fund								
8000	Transfers from Operating Fund	17,400.00	17,400.00	.00	69,600.00	69,600.00	.00	139,200.00
8100	Replacement Fund Interest	255.07	20.00	235.07	1,425.81	80.00	1,345.81	-1,185.81
9000	Replacement Fund Expenditures	127,783.08	.00	127,783.08	255,566.17	.00	255,566.17	-255,566.17
Net Rep Fund Surplus (Deficit)		-110,128.01	17,420.00	-127,548.01	-184,540.36	69,680.00	-254,220.36	393,580.36
Combined Funds								
Combined Net Surplus (Deficit)		-137,536.32	-18,261.51	-119,274.81	99,777.20	346,611.27	-246,834.07	110,693.99