River's Run at the Brazos HOA, Inc.
Balance Sheet
February 28, 2018

ASSETS

Cash and Bank Accounts			
TCB Operating - 7311027986	422,870.79		
TCB AdoptASchool - 7313035060	30,657.82		
TCB Reserve - 7313035078	131,439.98		
Total Cash and Bank Accounts		584,968.59	
Other Assets			
Accounts Receivable	180,391.20		
Total Other Assets		180,391.20	
Total Assets			765,359.79

LIABILITIES AND FUND BALANCES

Liabilities			
Prepaid Assessments	303.87		
Legal Fees Payable	21,152.72		
Total Liabilities			21,456.59
Operating Fund			
General Fund	251,212.73		
YTD Net Surplus (Deficit)	361,250.49		
Total Operating Fund		612,463.22	
Replacement Fund			
Replacement Fund	122,608.48		
YTD Net Surplus (Deficit)	8,831.50		
Total Replacement Fund		131,439.98	
Total Fund Balances			743,903.20
Total Liabilities & Funds			765,359.79

River's Run at the Brazos HOA, Inc.
Income & Expense Variance Report
as of February 28, 2018

Accnt		Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund								
	Income							
4000	Maintenance Fees	251.71	.00	251.71	402,578.96	357,192.00	45,386.96	-45,386.96
4015	Capitalization Fees	550.00	3,600.00	-3,050.00	3,300.00	7,200.00	-3,900.00	39,900.00
4018	Adopt A School Income	105.00	500.00	-395.00	535.00	1,000.00	-465.00	5,465.00
4020	Fees/Collections	.00	.00	.00	-43.48	.00	-43.48	43.48
4025	Security Reimbursement - MUD	1,000.00	1,000.00	.00	2,000.00	2,000.00	.00	10,000.00
4200	Interest - Bank	9.47	5.00	4.47	19.64	10.00	9.64	40.36
4300	Late Charges	-75.00	.00	-75.00	6,025.00	5,000.00	1,025.00	-1,025.00
4301	Interest - Homeowners	803.95	1,000.00	-196.05	2,195.43	2,300.00	-104.57	2,304.57
4402	Gate Card	.00	5.00	-5.00	.00	10.00	-10.00	60.00
	Total Income	**2,645.13**	**6,110.00**	**-3,464.87**	**416,610.55**	**374,712.00**	**41,898.55**	**11,401.45**
	Maintenance & Repairs							
6020	Employer Tax Expense	50.00	.00	50.00	50.00	.00	50.00	-50.00
6100	Maintenance Supplies	489.03	1,200.00	-710.97	953.80	2,400.00	-1,446.20	13,446.20
6110	Building/Struct. Maintenance	.00	200.00	-200.00	.00	400.00	-400.00	2,400.00
6170	Electrical & Lighting Repairs	.00	100.00	-100.00	.00	200.00	-200.00	1,200.00
6190	Irrigation Repairs	.00	200.00	-200.00	.00	400.00	-400.00	2,400.00
6200	Pool Supplies & Repairs	.00	416.00	-416.00	.00	832.00	-832.00	39,992.00
6210	Access System Repairs	.00	150.00	-150.00	.00	300.00	-300.00	1,800.00
6230	Landscape Extras/Projects	6,099.88	165.00	5,934.88	6,099.88	330.00	5,769.88	2,880.12
6235	Lake & Fountain	.00	50.00	-50.00	.00	100.00	-100.00	600.00
6330	Camera Maintenance	.00	100.00	-100.00	.00	200.00	-200.00	1,200.00
	Total Maintenance & Repairs	**6,638.91**	**2,581.00**	**4,057.91**	**7,103.68**	**5,162.00**	**1,941.68**	**65,868.32**
	Contract Services							
6400	Landscape Contract	3,842.88	3,842.88	.00	7,685.76	7,685.76	.00	38,428.80
6410	Management Contract	1,530.00	1,530.00	.00	3,060.00	3,060.00	.00	15,300.00
6425	Security Service	1,280.00	3,355.00	-2,075.00	5,300.00	6,710.00	-1,410.00	34,960.00
6435	Grounds Maintenance Contract	4,143.75	4,143.75	.00	8,287.50	8,287.50	.00	41,437.50
6440	Pool Maintenance Contract	746.46	746.00	.46	1,492.93	1,492.00	.93	7,459.07
	Total Contract Services	**11,543.09**	**13,617.63**	**-2,074.54**	**25,826.19**	**27,235.26**	**-1,409.07**	**137,585.37**
	Utilities							
6500	Electricity	1,249.59	1,060.00	189.59	2,510.05	2,120.00	390.05	10,209.95
6515	Pool Phone	.00	.00	.00	.00	.00	.00	536.69
6520	Water & Sewer	455.93	1,507.00	-1,051.07	1,020.94	3,014.00	-1,993.06	17,063.06
	Total Utilities	**1,705.52**	**2,567.00**	**-861.48**	**3,530.99**	**5,134.00**	**-1,603.01**	**27,809.70**
	Administrative Expenses							
6600	Telephone	75.04	75.00	.04	149.99	150.00	-.01	750.01
6601	U-verse Internet	108.63	104.65	3.98	216.39	209.30	7.09	1,039.41
6610	Postage	104.76	250.00	-145.24	163.61	500.00	-336.39	2,836.39
6620	Copies / Office Supplies	37.20	75.00	-37.80	57.55	150.00	-92.45	842.45
6630	Legal - Corporate	125.00	200.00	-75.00	250.00	400.00	-150.00	2,150.00
6632	Legal - Homeowners	.00	.00	.00	35.54	.00	35.54	-35.54
6640	Audit Fees & Tax Return	.00	.00	.00	.00	.00	.00	3,320.00
6660	Misc. Administrative Expenses	-1,239.54	100.00	-1,339.54	-1,247.76	200.00	-1,447.76	2,447.76
6667	Website Maintenance	75.00	75.00	.00	75.00	150.00	-75.00	825.00
	Total Administrative Expenses	**-713.91**	**879.65**	**-1,593.56**	**-299.68**	**1,759.30**	**-2,058.98**	**14,175.48**
	Other Expenses							
6700	Insurance	10,050.00	285.00	9,765.00	10,450.00	285.00	10,165.00	2,699.00
6715	Social/YOM/Christmas Decor	.00	250.00	-250.00	.00	500.00	-500.00	3,000.00
6720	Bad Debt	.00	1,334.00	-1,334.00	.00	2,668.00	-2,668.00	16,008.00
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	**10,050.00**	**1,869.00**	**8,181.00**	**10,450.00**	**3,453.00**	**6,997.00**	**22,218.00**
	Total Operating Expenses	**29,223.61**	**21,514.28**	**7,709.33**	**46,611.18**	**42,743.56**	**3,867.62**	**267,656.87**
	Operating Surplus (Deficit)	**-26,578.48**	**-15,404.28**	**-11,174.20**	**369,999.37**	**331,968.44**	**38,030.93**	**-256,255.42**

6900	Transfers to Replacement Fund	.00	.00	.00	8,748.88	.00	8,748.88	-8,748.88
	Net Operating Surplus (Deficit)	-26,578.48	-15,404.28	-11,174.20	361,250.49	331,968.44	29,282.05	-247,506.54
Replacement Fund								
8000	Transfers from Operating Fund	.00	.00	.00	8,748.88	.00	8,748.88	-8,748.88
8100	Replacement Fund Interest	40.39	20.00	20.39	82.62	40.00	42.62	157.38
	Net Rep Fund Surplus (Deficit)	40.39	20.00	20.39	8,831.50	40.00	8,791.50	-8,591.50
Combined Funds								
	Combined Net Surplus (Deficit)	-26,538.09	-15,384.28	-11,153.81	370,081.99	332,008.44	38,073.55	-256,098.04