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

ASSETS

Cash and Bank Accounts			
TCB Operating - 7311027986	543,034.99		
TCB AdoptASchool - 7313035060	30,310.13		
TCB Reserve - 7313035078	359,208.34		
Total Cash and Bank Accounts		932,553.46	
Other Assets			
Accounts Receivable	119,056.76		
Total Other Assets		119,056.76	
Total Assets			1,051,610.22

LIABILITIES AND FUND BALANCES

Liabilities			
Prepaid Assessments	1,676.77		
Legal Fees Payable	21,093.77		
Bank Loan - Mutual of Omaha	430,341.13		
Total Liabilities			453,111.67
Operating Fund			
General Fund	431,183.91		
YTD Net Surplus (Deficit)	310,932.25		
Total Operating Fund		742,116.16	
Replacement Fund			
Replacement Fund	-153,722.12		
YTD Net Surplus (Deficit)	10,104.51		
Total Replacement Fund		-143,617.61	
Total Fund Balances			598,498.55
Total Liabilities & Funds			1,051,610.22

River's Run at the Brazos HOA, Inc.
Income & Expense Variance Report
as of March 31, 2020

Accnt		Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund								
	Income							
4000	Maintenance Fees	.00	.00	.00	405,900.00	405,900.00	.00	.00
4015	Capitalization Fees	1,100.00	1,250.00	-150.00	3,850.00	3,750.00	100.00	11,150.00
4018	Adopt A School Income	110.00	175.00	-65.00	385.00	525.00	-140.00	1,715.00
4022	Maintenance Reimbursement-MUD	7,000.00	7,000.00	.00	21,000.00	21,000.00	.00	63,000.00
4025	Security Reimbursement - MUD	1,000.00	1,000.00	.00	3,000.00	3,000.00	.00	9,000.00
4300	Late Charges	-125.22	.00	-125.22	5,099.78	5,000.00	99.78	-99.78
4301	Interest - Homeowners	446.23	700.00	-253.77	2,328.20	3,000.00	-671.80	2,171.80
4402	Gate Card	.00	.00	.00	5.00	.00	5.00	-5.00
	Total Income	**9,531.01**	**10,125.00**	**-593.99**	**441,567.98**	**442,175.00**	**-607.02**	**86,932.02**
	Maintenance & Repairs							
6100	Maintenance Supplies	59.58	900.00	-840.42	981.95	2,700.00	-1,718.05	9,818.05
6110	Building/Struct. Maintenance	.00	100.00	-100.00	2,500.00	300.00	2,200.00	200.00
6170	Electrical & Lighting Repairs	.00	25.00	-25.00	.00	75.00	-75.00	300.00
6190	Irrigation Repairs	.00	50.00	-50.00	.00	150.00	-150.00	600.00
6200	Pool Supplies & Repairs	.00	375.00	-375.00	1,996.78	1,050.00	946.78	2,428.22
6210	Access System Repairs	.00	150.00	-150.00	689.26	450.00	239.26	1,110.74
6230	Landscape Extras/Projects	.00	100.00	-100.00	2,422.50	300.00	2,122.50	5,277.50
6235	Lake & Fountain	.00	50.00	-50.00	.00	150.00	-150.00	600.00
6330	Camera Maintenance	.00	25.00	-25.00	.00	75.00	-75.00	300.00
	Total Maintenance & Repairs	**59.58**	**1,775.00**	**-1,715.42**	**8,590.49**	**5,250.00**	**3,340.49**	**20,634.51**
	Contract Services							
6400	Landscape Contract	3,897.00	3,897.00	.00	11,691.00	11,691.00	.00	35,073.00
6410	Management Contract	1,530.00	1,530.00	.00	4,590.00	4,590.00	.00	13,770.00
6425	Security Service	2,800.00	3,300.00	-500.00	10,630.00	9,900.00	730.00	28,970.00
6435	Grounds Maintenance Contract	6,215.63	6,216.00	-.37	18,646.89	18,648.00	-1.11	55,945.11
6440	Pool Maintenance Contract	789.10	789.00	.10	2,367.30	2,367.00	.30	38,670.70
6450	Pest Control	67.66	68.00	-.34	202.98	204.00	-1.02	778.02
	Total Contract Services	**15,299.39**	**15,800.00**	**-500.61**	**48,128.17**	**47,400.00**	**728.17**	**173,206.83**
	Utilities							
6500	Electricity	1,484.24	1,000.00	484.24	2,376.69	3,000.00	-623.31	9,623.31
6515	Pool Phone	.00	.00	.00	.00	.00	.00	537.00
6520	Water & Sewer	430.41	1,450.00	-1,019.59	3,093.87	4,350.00	-1,256.13	14,306.13
	Total Utilities	**1,914.65**	**2,450.00**	**-535.35**	**5,470.56**	**7,350.00**	**-1,879.44**	**24,466.44**
	Administrative Expenses							
6600	Telephone	78.81	80.00	-1.19	236.54	240.00	-3.46	723.46
6601	U-verse Internet	100.88	100.00	.88	301.19	300.00	1.19	898.81
6610	Postage	362.80	215.00	147.80	975.10	645.00	330.10	1,604.90
6620	Copies / Office Supplies	69.80	100.00	-30.20	269.89	300.00	-30.11	930.11
6630	Legal - Corporate	177.10	100.00	77.10	723.80	300.00	423.80	476.20
6640	Audit Fees & Tax Return	.00	2,100.00	-2,100.00	.00	2,100.00	-2,100.00	2,100.00
6656	Meeting Expenses	.00	.00	.00	100.00	100.00	.00	300.00
6660	Misc. Administrative Expenses	1,417.00	30.00	1,387.00	114.06	90.00	24.06	245.94
6667	Website Maintenance	75.00	75.00	.00	225.00	225.00	.00	675.00
	Total Administrative Expenses	**2,281.39**	**2,800.00**	**-518.61**	**2,945.58**	**4,300.00**	**-1,354.42**	**7,954.42**
	Other Expenses							
6700	Insurance	.00	.00	.00	15,226.00	5,348.00	9,878.00	4,457.45
6715	Social/YOM/Christmas Decor	.00	292.00	-292.00	.00	876.00	-876.00	3,504.00
6720	Bad Debt	.00	1,000.00	-1,000.00	.00	3,000.00	-3,000.00	12,000.00
6725	Adopt A School Donations	.00	175.00	-175.00	.00	525.00	-525.00	2,100.00
6745	Interest on Loan Expense	1,697.14	1,697.14	.00	5,390.87	5,390.87	.00	15,104.76
6760	Property Taxes	.00	.00	.00	.00	.00	.00	345.04
6770	MUD Taxes	.00	.00	.00	34.06	34.06	.00	170.00
	Total Other Expenses	**1,697.14**	**3,164.14**	**-1,467.00**	**20,650.93**	**15,173.93**	**5,477.00**	**37,681.25**
	Total Operating Expenses	**21,252.15**	**25,989.14**	**-4,736.99**	**85,785.73**	**79,473.93**	**6,311.80**	**263,943.45**

	Operating Surplus (Deficit)	-11,721.14	-15,864.14	4,143.00	355,782.25	362,701.07	-6,918.82	-177,011.43
6900	Transfers to Replacement Fund	14,950.00	14,950.00	.00	44,850.00	44,850.00	.00	134,550.00
	Net Operating Surplus (Deficit)	-26,671.14	-30,814.14	4,143.00	310,932.25	317,851.07	-6,918.82	-311,561.43
Replacement Fund								
8000	Transfers from Operating Fund	14,950.00	14,950.00	.00	44,850.00	44,850.00	.00	134,550.00
8100	Replacement Fund Interest	289.75	250.00	39.75	923.88	750.00	173.88	2,076.12
9000	Replacement Fund Expenditures	22,119.37	.00	22,119.37	35,669.37	.00	35,669.37	-10,669.37
	Net Rep Fund Surplus (Deficit)	-6,879.62	15,200.00	-22,079.62	10,104.51	45,600.00	-35,495.49	147,295.49
Combined Funds								
	Combined Net Surplus (Deficit)	-33,550.76	-15,614.14	-17,936.62	321,036.76	363,451.07	-42,414.31	-164,265.94