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

### ASSETS

| | | | |
|---|---|---|---|
| **Cash and Bank Accounts** | | | |
| TCB Operating - 7311027986 | 439,266.30 | | |
| TCB AdoptASchool - 7313035060 | 29,620.14 | | |
| TCB Reserve - 7313035078 | 414,269.79 | | |
| **Total Cash and Bank Accounts** | | 883,156.23 | |
| **Other Assets** | | | |
| Accounts Receivable | 68,791.65 | | |
| **Total Other Assets** | | 68,791.65 | |
| **Total Assets** | | | 951,947.88 |

### LIABILITIES AND FUND BALANCES

| | | | |
|---|---|---|---|
| **Liabilities** | | | |
| Prepaid Assessments | 1,938.46 | | |
| Legal Fees Payable | 24,375.54 | | |
| Bank Loan - Mutual of Omaha | 408,973.62 | | |
| **Total Liabilities** | | | 435,287.62 |
| **Operating Fund** | | | |
| General Fund | 431,183.91 | | |
| YTD Net Surplus (Deficit) | 173,992.50 | | |
| **Total Operating Fund** | | 605,176.41 | |
| **Replacement Fund** | | | |
| Replacement Fund | -153,722.12 | | |
| YTD Net Surplus (Deficit) | 65,205.97 | | |
| **Total Replacement Fund** | | -88,516.15 | |
| **Total Fund Balances** | | | 516,660.26 |
| **Total Liabilities & Funds** | | | 951,947.88 |

River's Run at the Brazos HOA, Inc.
Income & Expense Variance Report
as of July 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 | 550.00 | 1,250.00 | -700.00 | 8,800.00 | 8,750.00 | 50.00 | 6,200.00 |
| 4018 | Adopt A School Income | 55.00 | 175.00 | -120.00 | 880.00 | 1,225.00 | -345.00 | 1,220.00 |
| 4022 | Maintenance Reimbursement-MUD | 7,000.00 | 7,000.00 | .00 | 49,000.00 | 49,000.00 | .00 | 35,000.00 |
| 4025 | Security Reimbursement - MUD | 1,000.00 | 1,000.00 | .00 | 7,000.00 | 7,000.00 | .00 | 5,000.00 |
| 4300 | Late Charges | .00 | .00 | .00 | 4,949.78 | 5,000.00 | -50.22 | 50.22 |
| 4301 | Interest - Homeowners | 176.59 | 200.00 | -23.41 | 3,134.29 | 4,400.00 | -1,265.71 | 1,365.71 |
| 4402 | Gate Card | 5.00 | .00 | 5.00 | 45.00 | .00 | 45.00 | -45.00 |
| | **Total Income** | **8,786.59** | **9,625.00** | **-838.41** | **479,709.07** | **481,275.00** | **-1,565.93** | **48,790.93** |
| | **Maintenance & Repairs** | | | | | | | |
| 6100 | Maintenance Supplies | 1,242.58 | 900.00 | 342.58 | 5,856.56 | 6,300.00 | -443.44 | 4,943.44 |
| 6110 | Building/Struct. Maintenance | .00 | 100.00 | -100.00 | 2,500.00 | 2,200.00 | 300.00 | 200.00 |
| 6170 | Electrical & Lighting Repairs | .00 | 25.00 | -25.00 | .00 | 175.00 | -175.00 | 300.00 |
| 6190 | Irrigation Repairs | .00 | 50.00 | -50.00 | .00 | 350.00 | -350.00 | 600.00 |
| 6200 | Pool Supplies & Repairs | 1,583.16 | 375.00 | 1,208.16 | 3,586.65 | 2,550.00 | 1,036.65 | 838.35 |
| 6210 | Access System Repairs | .00 | 150.00 | -150.00 | 819.26 | 1,050.00 | -230.74 | 980.74 |
| 6230 | Landscape Extras/Projects | 1,195.31 | 100.00 | 1,095.31 | 8,620.60 | 7,200.00 | 1,420.60 | -920.60 |
| 6235 | Lake & Fountain | .00 | 50.00 | -50.00 | .00 | 350.00 | -350.00 | 600.00 |
| 6330 | Camera Maintenance | .00 | 25.00 | -25.00 | .00 | 175.00 | -175.00 | 300.00 |
| | **Total Maintenance & Repairs** | **4,021.05** | **1,775.00** | **2,246.05** | **21,383.07** | **20,350.00** | **1,033.07** | **7,841.93** |
| | **Contract Services** | | | | | | | |
| 6400 | Landscape Contract | 3,897.00 | 3,897.00 | .00 | 27,279.00 | 27,279.00 | .00 | 19,485.00 |
| 6410 | Management Contract | 1,530.00 | 1,530.00 | .00 | 10,710.00 | 10,710.00 | .00 | 7,650.00 |
| 6425 | Security Service | 1,940.00 | 3,300.00 | -1,360.00 | 21,390.00 | 23,100.00 | -1,710.00 | 18,210.00 |
| 6435 | Grounds Maintenance Contract | 6,215.63 | 6,216.00 | -.37 | 43,509.41 | 43,512.00 | -2.59 | 31,082.59 |
| 6440 | Pool Maintenance Contract | 10,067.25 | 11,231.00 | -1,163.75 | 26,199.31 | 27,363.00 | -1,163.69 | 14,838.69 |
| 6450 | Pest Control | 67.66 | 68.00 | -.34 | 473.62 | 476.00 | -2.38 | 507.38 |
| | **Total Contract Services** | **23,717.54** | **26,242.00** | **-2,524.46** | **129,561.34** | **132,440.00** | **-2,878.66** | **91,773.66** |
| | **Utilities** | | | | | | | |
| 6500 | Electricity | 804.16 | 1,000.00 | -195.84 | 5,284.19 | 7,000.00 | -1,715.81 | 6,715.81 |
| 6515 | Pool Phone | .00 | .00 | .00 | 536.69 | 537.00 | -.31 | .31 |
| 6520 | Water & Sewer | 2,100.38 | 1,450.00 | 650.38 | 9,761.54 | 10,150.00 | -388.46 | 7,638.46 |
| | **Total Utilities** | **2,904.54** | **2,450.00** | **454.54** | **15,582.42** | **17,687.00** | **-2,104.58** | **14,354.58** |
| | **Administrative Expenses** | | | | | | | |
| 6600 | Telephone | 78.69 | 80.00 | -1.31 | 551.35 | 560.00 | -8.65 | 408.65 |
| 6601 | U-verse Internet | 100.47 | 100.00 | .47 | 703.07 | 700.00 | 3.07 | 496.93 |
| 6610 | Postage | 112.20 | 215.00 | -102.80 | 1,546.80 | 1,505.00 | 41.80 | 1,033.20 |
| 6620 | Copies / Office Supplies | 47.75 | 100.00 | -52.25 | 578.64 | 700.00 | -121.36 | 621.36 |
| 6630 | Legal - Corporate | 96.80 | 100.00 | -3.20 | 1,193.25 | 700.00 | 493.25 | 6.75 |
| 6640 | Audit Fees & Tax Return | .00 | .00 | .00 | .00 | 2,100.00 | -2,100.00 | 2,100.00 |
| 6656 | Meeting Expenses | .00 | .00 | .00 | 200.00 | 200.00 | .00 | 200.00 |
| 6660 | Misc. Administrative Expenses | 231.20 | 30.00 | 201.20 | 318.86 | 210.00 | 108.86 | 41.14 |
| 6667 | Website Maintenance | 75.00 | 75.00 | .00 | 525.00 | 525.00 | .00 | 375.00 |
| | **Total Administrative Expenses** | **742.11** | **700.00** | **42.11** | **5,616.97** | **7,200.00** | **-1,583.03** | **5,283.03** |
| | **Other Expenses** | | | | | | | |
| 6700 | Insurance | .00 | .00 | .00 | 15,126.59 | 5,348.00 | 9,778.59 | 4,556.86 |
| 6715 | Social/YOM/Christmas Decor | .00 | 292.00 | -292.00 | .00 | 2,044.00 | -2,044.00 | 3,504.00 |
| 6720 | Bad Debt | .00 | 1,000.00 | -1,000.00 | .00 | 7,000.00 | -7,000.00 | 12,000.00 |
| 6725 | Adopt A School Donations | .00 | 175.00 | -175.00 | .00 | 1,225.00 | -1,225.00 | 2,100.00 |
| 6745 | Interest on Loan Expense | 1,669.62 | 1,669.62 | .00 | 12,262.12 | 12,312.43 | -50.31 | 8,233.51 |
| 6755 | Adopt a School Contribution | 1,500.00 | .00 | 1,500.00 | 1,500.00 | .00 | 1,500.00 | -1,500.00 |
| 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** | **3,169.62** | **3,136.62** | **33.00** | **28,922.77** | **27,963.49** | **959.28** | **29,409.41** |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Total Operating Expenses | 34,554.86 | 34,303.62 | 251.24 | 201,066.57 | 205,640.49 | -4,573.92 | 148,662.61 |
| | Operating Surplus (Deficit) | -25,768.27 | -24,678.62 | -1,089.65 | 278,642.50 | 275,634.51 | 3,007.99 | -99,871.68 |
| 6900 | Transfers to Replacement Fund | 14,950.00 | 14,950.00 | .00 | 104,650.00 | 104,650.00 | .00 | 74,750.00 |
| | Net Operating Surplus (Deficit) | -40,718.27 | -39,628.62 | -1,089.65 | 173,992.50 | 170,984.51 | 3,007.99 | -174,621.68 |
| Replacement Fund | | | | | | | | |
| 8000 | Transfers from Operating Fund | 14,950.00 | 14,950.00 | .00 | 104,650.00 | 104,650.00 | .00 | 74,750.00 |
| 8100 | Replacement Fund Interest | 111.79 | 250.00 | -138.21 | 1,455.34 | 1,750.00 | -294.66 | 1,544.66 |
| 9000 | Replacement Fund Expenditures | .00 | .00 | .00 | 40,899.37 | 25,000.00 | 15,899.37 | -15,899.37 |
| | Net Rep Fund Surplus (Deficit) | 15,061.79 | 15,200.00 | -138.21 | 65,205.97 | 81,400.00 | -16,194.03 | 92,194.03 |
| Combined Funds | | | | | | | | |
| | Combined Net Surplus (Deficit) | -25,656.48 | -24,428.62 | -1,227.86 | 239,198.47 | 252,384.51 | -13,186.04 | -82,427.65 |