

River's Run at the Brazos HOA, Inc.  
Balance Sheet  
March 31, 2018

**ASSETS**

**Cash and Bank Accounts**

TCB Operating - 7311027986	444,269.46
TCB AdoptASchool - 7313035060	30,668.38
TCB Reserve - 7313035078	131,485.25

<b>Total Cash and Bank Accounts</b>	606,423.09	
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**Other Assets**

Accounts Receivable	140,673.90
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<b>Total Other Assets</b>	140,673.90	
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<b>Total Assets</b>		747,096.99
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**LIABILITIES AND FUND BALANCES**

**Liabilities**

Prepaid Assessments	421.25
Legal Fees Payable	17,664.18

<b>Total Liabilities</b>	18,085.43	
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**Operating Fund**

General Fund	251,176.73
YTD Net Surplus (Deficit)	346,349.58

<b>Total Operating Fund</b>	597,526.31	
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**Replacement Fund**

Replacement Fund	122,608.48
YTD Net Surplus (Deficit)	8,876.77

<b>Total Replacement Fund</b>	131,485.25	
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<b>Total Fund Balances</b>		729,011.56
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<b>Total Liabilities &amp; Funds</b>		747,096.99
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River's Run at the Brazos HOA, Inc.  
Income & Expense Variance Report  
as of March 31, 2018

Accnt	Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
<b>Operating Fund</b>							
<b>Income</b>							
4000 Maintenance Fees	904.11	.00	904.11	403,483.07	357,192.00	46,291.07	-46,291.07
4015 Capitalization Fees	2,750.00	3,600.00	-850.00	6,050.00	10,800.00	-4,750.00	37,150.00
4018 Adopt A School Income	470.00	500.00	-30.00	1,005.00	1,500.00	-495.00	4,995.00
4020 Fees/Collections	.00	.00	.00	-43.48	.00	-43.48	43.48
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	3,000.00	3,000.00	.00	9,000.00
4200 Interest - Bank	10.56	5.00	5.56	30.20	15.00	15.20	29.80
4300 Late Charges	-50.00	.00	-50.00	5,975.00	5,000.00	975.00	-975.00
4301 Interest - Homeowners	627.95	700.00	-72.05	2,823.38	3,000.00	-176.62	1,676.62
4402 Gate Card	.00	5.00	-5.00	.00	15.00	-15.00	60.00
<b>Total Income</b>	<b>5,712.62</b>	<b>5,810.00</b>	<b>-97.38</b>	<b>422,323.17</b>	<b>380,522.00</b>	<b>41,801.17</b>	<b>5,688.83</b>
<b>Maintenance &amp; Repairs</b>							
6020 Employer Tax Expense	.00	.00	.00	50.00	.00	50.00	-50.00
6100 Maintenance Supplies	1,063.32	1,200.00	-136.68	2,017.12	3,600.00	-1,582.88	12,382.88
6110 Building/Struct. Maintenance	.00	200.00	-200.00	.00	600.00	-600.00	2,400.00
6170 Electrical & Lighting Repairs	.00	100.00	-100.00	.00	300.00	-300.00	1,200.00
6190 Irrigation Repairs	.00	200.00	-200.00	.00	600.00	-600.00	2,400.00
6200 Pool Supplies & Repairs	.00	35,416.00	-35,416.00	.00	36,248.00	-36,248.00	39,992.00
6210 Access System Repairs	.00	150.00	-150.00	.00	450.00	-450.00	1,800.00
6230 Landscape Extras/Projects	.00	165.00	-165.00	6,099.88	495.00	5,604.88	2,880.12
6235 Lake & Fountain	.00	50.00	-50.00	.00	150.00	-150.00	600.00
6330 Camera Maintenance	.00	100.00	-100.00	.00	300.00	-300.00	1,200.00
<b>Total Maintenance &amp; Repairs</b>	<b>1,063.32</b>	<b>37,581.00</b>	<b>-36,517.68</b>	<b>8,167.00</b>	<b>42,743.00</b>	<b>-34,576.00</b>	<b>64,805.00</b>
<b>Contract Services</b>							
6400 Landscape Contract	3,842.88	3,842.88	.00	11,528.64	11,528.64	.00	34,585.92
6410 Management Contract	1,530.00	1,530.00	.00	4,590.00	4,590.00	.00	13,770.00
6425 Security Service	2,960.00	3,355.00	-395.00	8,260.00	10,065.00	-1,805.00	32,000.00
6435 Grounds Maintenance Contract	4,143.75	4,143.75	.00	12,431.25	12,431.25	.00	37,293.75
6440 Pool Maintenance Contract	746.46	746.00	.46	2,239.39	2,238.00	1.39	6,712.61
<b>Total Contract Services</b>	<b>13,223.09</b>	<b>13,617.63</b>	<b>-394.54</b>	<b>39,049.28</b>	<b>40,852.89</b>	<b>-1,803.61</b>	<b>124,362.28</b>
<b>Utilities</b>							
6500 Electricity	1,226.61	1,060.00	166.61	3,736.66	3,180.00	556.66	8,983.34
6515 Pool Phone	536.69	.00	536.69	536.69	.00	536.69	.00
6520 Water & Sewer	519.00	1,507.00	-988.00	1,540.94	4,521.00	-2,980.06	16,543.06
<b>Total Utilities</b>	<b>2,282.30</b>	<b>2,567.00</b>	<b>-284.70</b>	<b>5,814.29</b>	<b>7,701.00</b>	<b>-1,886.71</b>	<b>25,526.40</b>
<b>Administrative Expenses</b>							
6600 Telephone	75.39	75.00	.39	225.38	225.00	.38	674.62
6601 U-verse Internet	108.63	104.65	3.98	325.02	313.95	11.07	930.78
6610 Postage	309.90	250.00	59.90	473.51	750.00	-276.49	2,526.49
6620 Copies / Office Supplies	777.50	75.00	702.50	835.05	225.00	610.05	64.95
6630 Legal - Corporate	771.36	200.00	571.36	1,021.36	600.00	421.36	1,378.64
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	1,192.86	100.00	1,092.86	-54.90	300.00	-354.90	1,254.90
6667 Website Maintenance	75.00	75.00	.00	150.00	225.00	-75.00	750.00
<b>Total Administrative Expenses</b>	<b>3,310.64</b>	<b>879.65</b>	<b>2,430.99</b>	<b>3,010.96</b>	<b>2,638.95</b>	<b>372.01</b>	<b>10,864.84</b>
<b>Other Expenses</b>							
6700 Insurance	.00	523.00	-523.00	10,450.00	808.00	9,642.00	2,699.00
6715 Social/YOM/Christmas Decor	733.18	250.00	483.18	733.18	750.00	-16.82	2,266.82
6720 Bad Debt	.00	1,334.00	-1,334.00	.00	4,002.00	-4,002.00	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
<b>Total Other Expenses</b>	<b>733.18</b>	<b>2,107.00</b>	<b>-1,373.82</b>	<b>11,183.18</b>	<b>5,560.00</b>	<b>5,623.18</b>	<b>21,484.82</b>
<b>Total Operating Expenses</b>	<b>20,612.53</b>	<b>56,752.28</b>	<b>-36,139.75</b>	<b>67,224.71</b>	<b>99,495.84</b>	<b>-32,271.13</b>	<b>247,043.34</b>
<b>Operating Surplus (Deficit)</b>	<b>-14,899.91</b>	<b>-50,942.28</b>	<b>36,042.37</b>	<b>355,098.46</b>	<b>281,026.16</b>	<b>74,072.30</b>	<b>-241,354.51</b>

6900 Transfers to Replacement Fund	.00	.00	.00	8,748.88	.00	8,748.88	-8,748.88
Net Operating Surplus (Deficit)	-14,899.91	-50,942.28	36,042.37	346,349.58	281,026.16	65,323.42	-232,605.63
Replacement Fund							
8000 Transfers from Operating Fund	.00	.00	.00	8,748.88	.00	8,748.88	-8,748.88
8100 Replacement Fund Interest	45.27	20.00	25.27	127.89	60.00	67.89	112.11
Net Rep Fund Surplus (Deficit)	45.27	20.00	25.27	8,876.77	60.00	8,816.77	-8,636.77
Combined Funds							
Combined Net Surplus (Deficit)	-14,854.64	-50,922.28	36,067.64	355,226.35	281,086.16	74,140.19	-241,242.40