

River's Run at the Brazos HOA, Inc.  
Balance Sheet  
December 31, 2019

**ASSETS**

**Cash and Bank Accounts**

TCB Operating - 7311027986	420,086.24
TCB AdoptASchool - 7313035060	30,237.82
TCB Reserve - 7313035078	349,176.14

<b>Total Cash and Bank Accounts</b>	799,500.20	
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**Other Assets**

Accounts Receivable	82,965.61
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<b>Total Other Assets</b>	82,965.61	
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<b>Total Assets</b>		882,465.81
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**LIABILITIES AND FUND BALANCES**

**Liabilities**

Prepaid Assessments	133,084.16
Legal Fees Payable	24,856.53
Bank Loan - Mutual of Omaha	446,129.33

<b>Total Liabilities</b>	604,070.02	
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**Operating Fund**

General Fund	425,428.23
YTD Net Surplus (Deficit)	6,689.68

<b>Total Operating Fund</b>	432,117.91	
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**Replacement Fund**

Replacement Fund	-110,752.85
YTD Net Surplus (Deficit)	-42,969.27

<b>Total Replacement Fund</b>	-153,722.12	
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<b>Total Fund Balances</b>		278,395.79
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<b>Total Liabilities &amp; Funds</b>		882,465.81
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River's Run at the Brazos HOA, Inc.  
Income & Expense Variance Report  
as of December 31, 2019

Accnt	Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
<b>Operating Fund</b>							
<b>Income</b>							
4000 Maintenance Fees	.00	.00	.00	405,733.00	404,800.00	933.00	-933.00
4015 Capitalization Fees	2,200.00	1,250.00	950.00	28,050.00	15,000.00	13,050.00	-13,050.00
4018 Adopt A School Income	220.00	175.00	45.00	3,095.00	2,100.00	995.00	-995.00
4022 Maintenance Reimbursement-MUD	7,000.00	7,000.00	.00	84,000.00	84,000.00	.00	.00
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	12,000.00	12,000.00	.00	.00
4200 Interest - Bank	.00	5.00	-5.00	.00	60.00	-60.00	60.00
4300 Late Charges	.00	.00	.00	5,400.00	5,000.00	400.00	-400.00
4301 Interest - Homeowners	218.83	.00	218.83	5,642.63	4,500.00	1,142.63	-1,142.63
4402 Gate Card	.00	.00	.00	145.00	.00	145.00	-145.00
<b>Total Income</b>	<b>10,638.83</b>	<b>9,430.00</b>	<b>1,208.83</b>	<b>544,065.63</b>	<b>527,460.00</b>	<b>16,605.63</b>	<b>-16,605.63</b>
<b>Maintenance &amp; Repairs</b>							
6100 Maintenance Supplies	678.75	1,400.00	-721.25	8,588.41	16,800.00	-8,211.59	8,211.59
6110 Building/Struct. Maintenance	1,273.55	100.00	1,173.55	1,273.55	1,200.00	73.55	-73.55
6170 Electrical & Lighting Repairs	.00	50.00	-50.00	.00	600.00	-600.00	600.00
6190 Irrigation Repairs	.00	100.00	-100.00	.00	1,200.00	-1,200.00	1,200.00
6200 Pool Supplies & Repairs	.00	375.00	-375.00	2,415.35	4,425.00	-2,009.65	2,009.65
6210 Access System Repairs	.00	75.00	-75.00	1,971.81	900.00	1,071.81	-1,071.81
6230 Landscape Extras/Projects	200.00	100.00	100.00	1,707.00	7,400.00	-5,693.00	5,693.00
6235 Lake & Fountain	.00	50.00	-50.00	.00	600.00	-600.00	600.00
6330 Camera Maintenance	.00	50.00	-50.00	101.89	600.00	-498.11	498.11
<b>Total Maintenance &amp; Repairs</b>	<b>2,152.30</b>	<b>2,300.00</b>	<b>-147.70</b>	<b>16,058.01</b>	<b>33,725.00</b>	<b>-17,666.99</b>	<b>17,666.99</b>
<b>Contract Services</b>							
6400 Landscape Contract	3,897.00	3,842.88	54.12	46,764.00	46,114.56	649.44	-649.44
6410 Management Contract	1,530.00	1,530.00	.00	18,360.00	18,360.00	.00	.00
6425 Security Service	3,660.00	3,300.00	360.00	38,370.00	39,600.00	-1,230.00	1,230.00
6435 Grounds Maintenance Contract	6,215.63	6,215.63	.00	74,587.56	74,587.56	.00	.00
6440 Pool Maintenance Contract	789.10	789.00	.10	40,433.09	40,352.00	81.09	-81.09
6450 Pest Control	67.66	.00	67.66	1,198.89	.00	1,198.89	-1,198.89
<b>Total Contract Services</b>	<b>16,159.39</b>	<b>15,677.51</b>	<b>481.88</b>	<b>219,713.54</b>	<b>219,014.12</b>	<b>699.42</b>	<b>-699.42</b>
<b>Utilities</b>							
6500 Electricity	743.65	1,180.00	-436.35	9,943.95	14,160.00	-4,216.05	4,216.05
6515 Pool Phone	.00	.00	.00	536.69	536.69	.00	.00
6520 Water & Sewer	1,286.34	1,200.00	86.34	16,821.48	14,400.00	2,421.48	-2,421.48
<b>Total Utilities</b>	<b>2,029.99</b>	<b>2,380.00</b>	<b>-350.01</b>	<b>27,302.12</b>	<b>29,096.69</b>	<b>-1,794.57</b>	<b>1,794.57</b>
<b>Administrative Expenses</b>							
6600 Telephone	82.43	75.00	7.43	876.74	900.00	-23.26	23.26
6601 U-verse Internet	100.35	108.00	-7.65	1,242.51	1,296.00	-53.49	53.49
6610 Postage	202.95	200.00	2.95	2,324.61	2,400.00	-75.39	75.39
6620 Copies / Office Supplies	44.85	177.00	-132.15	696.60	2,124.00	-1,427.40	1,427.40
6630 Legal - Corporate	122.10	200.00	-77.90	689.70	2,400.00	-1,710.30	1,710.30
6640 Audit Fees & Tax Return	.00	.00	.00	3,320.00	3,320.00	.00	.00
6660 Misc. Administrative Expenses	-4.60	27.00	-31.60	-198.37	324.00	-522.37	522.37
6667 Website Maintenance	75.00	75.00	.00	900.00	900.00	.00	.00
<b>Total Administrative Expenses</b>	<b>623.08</b>	<b>862.00</b>	<b>-238.92</b>	<b>9,851.79</b>	<b>13,664.00</b>	<b>-3,812.21</b>	<b>3,812.21</b>
<b>Other Expenses</b>							
6700 Insurance	.00	.00	.00	3,437.27	12,585.00	-9,147.73	9,147.73
6715 Social/YOM/Christmas Decor	1,132.13	292.00	840.13	2,626.51	2,628.00	-1.49	1.49
6720 Bad Debt	.00	500.00	-500.00	19,121.89	6,000.00	13,121.89	-13,121.89
6725 Adopt A School Donations	.00	.00	.00	6,150.00	.00	6,150.00	-6,150.00
6745 Interest on Loan Expense	1,901.16	.00	1,901.16	23,785.92	.00	23,785.92	-23,785.92
6760 Property Taxes	.00	346.00	-346.00	331.26	346.00	-14.74	14.74
6770 MUD Taxes	.00	170.00	-170.00	197.64	170.00	27.64	-27.64
<b>Total Other Expenses</b>	<b>3,033.29</b>	<b>1,308.00</b>	<b>1,725.29</b>	<b>55,650.49</b>	<b>21,729.00</b>	<b>33,921.49</b>	<b>-33,921.49</b>
<b>Total Operating Expenses</b>	<b>23,998.05</b>	<b>22,527.51</b>	<b>1,470.54</b>	<b>328,575.95</b>	<b>317,228.81</b>	<b>11,347.14</b>	<b>-11,347.14</b>

	Operating Surplus (Deficit)	-13,359.22	-13,097.51	-261.71	215,489.68	210,231.19	5,258.49	-5,258.49
6900	Transfers to Replacement Fund	17,400.00	17,400.00	.00	208,800.00	208,800.00	.00	.00
	Net Operating Surplus (Deficit)	-30,759.22	-30,497.51	-261.71	6,689.68	1,431.19	5,258.49	-5,258.49
Replacement Fund								
8000	Transfers from Operating Fund	17,400.00	17,400.00	.00	208,800.00	208,800.00	.00	.00
8100	Replacement Fund Interest	313.70	20.00	293.70	3,796.90	240.00	3,556.90	-3,556.90
9000	Replacement Fund Expenditures	.00	.00	.00	255,566.17	.00	255,566.17	-255,566.17
	Net Rep Fund Surplus (Deficit)	17,713.70	17,420.00	293.70	-42,969.27	209,040.00	-252,009.27	252,009.27
Combined Funds								
	Combined Net Surplus (Deficit)	-13,045.52	-13,077.51	31.99	-36,279.59	210,471.19	-246,750.78	246,750.78