

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

ASSETS

Cash and Bank Accounts

TCB Operating - 7311027986	409,293.32
TCB AdoptASchool - 7313035060	26,978.94
TCB Reserve - 7313035078	278,420.46

Total Cash and Bank Accounts		714,692.72
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Other Assets

Accounts Receivable	105,510.93
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Total Other Assets		105,510.93
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Total Assets		820,203.65
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LIABILITIES AND FUND BALANCES

Liabilities

Prepaid Assessments	1,902.56
Legal Fees Payable	22,397.60
Bank Loan - Mutual of Omaha	466,782.05

Total Liabilities		491,082.21
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Operating Fund

General Fund	425,428.23
YTD Net Surplus (Deficit)	128,279.89

Total Operating Fund		553,708.12
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Replacement Fund

Replacement Fund	-110,752.85
YTD Net Surplus (Deficit)	-113,833.83

Total Replacement Fund		-224,586.68
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Total Fund Balances		329,121.44
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Total Liabilities & Funds		820,203.65
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River's Run at the Brazos HOA, Inc.
Income & Expense Variance Report
as of August 31, 2019

Accnt	Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund							
Income							
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	21,450.00	10,000.00	11,450.00	-6,450.00
4018 Adopt A School Income	.00	175.00	-175.00	2,380.00	1,400.00	980.00	-280.00
4020 Fees/Collections	.00	.00	.00	30.00	.00	30.00	-30.00
4022 Maintenance Reimbursement-MUD	7,000.00	7,000.00	.00	56,000.00	56,000.00	.00	28,000.00
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	8,000.00	8,000.00	.00	4,000.00
4035 Mail Pool Tags	.00	.00	.00	55.00	.00	55.00	-55.00
4040 NSF Fees	25.00	.00	25.00	25.00	.00	25.00	-25.00
4200 Interest - Bank	.00	5.00	-5.00	.00	40.00	-40.00	60.00
4300 Late Charges	.00	.00	.00	5,400.00	5,000.00	400.00	-400.00
4301 Interest - Homeowners	326.69	100.00	226.69	4,671.50	4,500.00	171.50	-171.50
4400 Fines	.00	.00	.00	5.00	.00	5.00	-5.00
4402 Gate Card	5.00	.00	5.00	55.00	.00	55.00	-55.00
Total Income	10,556.69	9,530.00	1,026.69	503,804.50	489,740.00	14,064.50	23,655.50
Maintenance & Repairs							
6100 Maintenance Supplies	749.95	1,400.00	-650.05	5,205.11	11,200.00	-5,994.89	11,594.89
6110 Building/Struct. Maintenance	.00	100.00	-100.00	.00	800.00	-800.00	1,200.00
6170 Electrical & Lighting Repairs	.00	50.00	-50.00	.00	400.00	-400.00	600.00
6190 Irrigation Repairs	.00	100.00	-100.00	.00	800.00	-800.00	1,200.00
6200 Pool Supplies & Repairs	942.18	375.00	567.18	1,808.07	2,925.00	-1,116.93	2,616.93
6210 Access System Repairs	.00	75.00	-75.00	1,774.43	600.00	1,174.43	-874.43
6230 Landscape Extras/Projects	.00	100.00	-100.00	1,507.00	7,000.00	-5,493.00	5,893.00
6235 Lake & Fountain	.00	50.00	-50.00	.00	400.00	-400.00	600.00
6330 Camera Maintenance	.00	50.00	-50.00	.00	400.00	-400.00	600.00
Total Maintenance & Repairs	1,692.13	2,300.00	-607.87	10,294.61	24,525.00	-14,230.39	23,430.39
Contract Services							
6400 Landscape Contract	3,897.00	3,842.88	54.12	31,176.00	30,743.04	432.96	14,938.56
6410 Management Contract	1,530.00	1,530.00	.00	12,240.00	12,240.00	.00	6,120.00
6425 Security Service	5,880.00	3,300.00	2,580.00	26,710.00	26,400.00	310.00	12,890.00
6435 Grounds Maintenance Contract	6,215.63	6,215.63	.00	49,725.04	49,725.04	.00	24,862.52
6440 Pool Maintenance Contract	10,043.87	9,963.00	80.87	36,989.69	36,909.00	80.69	3,362.31
6450 Pest Control	928.25	.00	928.25	928.25	.00	928.25	-928.25
Total Contract Services	28,494.75	24,851.51	3,643.24	157,768.98	156,017.08	1,751.90	61,245.14
Utilities							
6500 Electricity	811.23	1,180.00	-368.77	13,853.19	9,440.00	4,413.19	306.81
6515 Pool Phone	.00	.00	.00	536.69	536.69	.00	.00
6520 Water & Sewer	2,373.93	1,200.00	1,173.93	10,378.11	9,600.00	778.11	4,021.89
Total Utilities	3,185.16	2,380.00	805.16	24,767.99	19,576.69	5,191.30	4,328.70
Administrative Expenses							
6600 Telephone	79.95	75.00	4.95	552.52	600.00	-47.48	347.48
6601 U-verse Internet	100.21	108.00	-7.79	841.25	864.00	-22.75	454.75
6610 Postage	127.45	200.00	-72.55	1,661.16	1,600.00	61.16	738.84
6620 Copies / Office Supplies	36.85	177.00	-140.15	535.05	1,416.00	-880.95	1,588.95
6630 Legal - Corporate	94.60	200.00	-105.40	531.30	1,600.00	-1,068.70	1,868.70
6640 Audit Fees & Tax Return	.00	.00	.00	2,995.00	3,320.00	-325.00	325.00
6660 Misc. Administrative Expenses	-4.02	27.00	-31.02	-283.68	216.00	-499.68	607.68
6667 Website Maintenance	75.00	75.00	.00	600.00	600.00	.00	300.00
Total Administrative Expenses	510.04	862.00	-351.96	7,432.60	10,216.00	-2,783.40	6,231.40
Other Expenses							
6700 Insurance	.00	.00	.00	344.27	10,684.00	-10,339.73	12,240.73
6715 Social/YOM/Christmas Decor	86.88	292.00	-205.12	396.88	1,460.00	-1,063.12	2,231.12
6720 Bad Debt	.00	500.00	-500.00	12,935.34	4,000.00	8,935.34	-6,935.34
6725 Charitable Contributions	.00	.00	.00	6,150.00	.00	6,150.00	-6,150.00
6745 Interest on Loan Expense	1,922.87	.00	1,922.87	16,199.88	.00	16,199.88	-16,199.88
6760 Property Taxes	.00	.00	.00	.00	.00	.00	346.00

6770	MUD Taxes	.00	.00	.00	34.06	.00	34.06	135.94
	Total Other Expenses	2,009.75	792.00	1,217.75	36,060.43	16,144.00	19,916.43	-14,331.43
	Total Operating Expenses	35,891.83	31,185.51	4,706.32	236,324.61	226,478.77	9,845.84	80,904.20
	Operating Surplus (Deficit)	-25,335.14	-21,655.51	-3,679.63	267,479.89	263,261.23	4,218.66	-57,248.70
6900	Transfers to Replacement Fund	17,400.00	17,400.00	.00	139,200.00	139,200.00	.00	69,600.00
	Net Operating Surplus (Deficit)	-42,735.14	-39,055.51	-3,679.63	128,279.89	124,061.23	4,218.66	-126,848.70
Replacement Fund								
8000	Transfers from Operating Fund	17,400.00	17,400.00	.00	139,200.00	139,200.00	.00	69,600.00
8100	Replacement Fund Interest	278.91	20.00	258.91	2,532.34	160.00	2,372.34	-2,292.34
9000	Replacement Fund Expenditures	.00	.00	.00	255,566.17	.00	255,566.17	-255,566.17
	Net Rep Fund Surplus (Deficit)	17,678.91	17,420.00	258.91	-113,833.83	139,360.00	-253,193.83	322,873.83
Combined Funds								
	Combined Net Surplus (Deficit)	-25,056.23	-21,635.51	-3,420.72	14,446.06	263,421.23	-248,975.17	196,025.13