River's Run at the Brazos HOA, Inc.
Balance Sheet
November 30, 2019

ASSETS

Cash and Bank Accounts			
TCB Operating - 7311027986	321,479.28		
TCB AdoptASchool - 7313035060	29,442.47		
TCB Reserve - 7313035078	331,487.79		
Total Cash and Bank Accounts		682,409.54	
Other Assets			
Accounts Receivable	89,945.90		
Total Other Assets		89,945.90	
Total Assets			772,355.44

LIABILITIES AND FUND BALANCES

Liabilities			
Prepaid Assessments	2,247.26		
Legal Fees Payable	28,006.27		
Bank Loan - Mutual of Omaha	451,287.86		
Total Liabilities			481,541.39
Operating Fund			
General Fund	425,428.23		
YTD Net Surplus (Deficit)	36,821.64		
Total Operating Fund		462,249.87	
Replacement Fund			
Replacement Fund	-110,752.85		
YTD Net Surplus (Deficit)	-60,682.97		
Total Replacement Fund		-171,435.82	
Total Fund Balances			290,814.05
Total Liabilities & Funds			772,355.44

River's Run at the Brazos HOA, Inc.
Income & Expense Variance Report
as of November 30, 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	550.00	1,250.00	-700.00	25,300.00	13,750.00	11,550.00	-10,300.00
4018	Adopt A School Income	55.00	175.00	-120.00	2,820.00	1,925.00	895.00	-720.00
4022	Maintenance Reimbursement-MUD	7,000.00	7,000.00	.00	77,000.00	77,000.00	.00	7,000.00
4025	Security Reimbursement - MUD	1,000.00	1,000.00	.00	11,000.00	11,000.00	.00	1,000.00
4200	Interest - Bank	.00	5.00	-5.00	.00	55.00	-55.00	60.00
4300	Late Charges	.00	.00	.00	5,400.00	5,000.00	400.00	-400.00
4301	Interest - Homeowners	229.84	.00	229.84	5,423.80	4,500.00	923.80	-923.80
4402	Gate Card	.00	.00	.00	145.00	.00	145.00	-145.00
	Total Income	**8,834.84**	**9,430.00**	**-595.16**	**532,821.80**	**518,030.00**	**14,791.80**	**-5,361.80**
	Maintenance & Repairs							
6100	Maintenance Supplies	508.20	1,400.00	-891.80	7,710.05	15,400.00	-7,689.95	9,089.95
6110	Building/Struct. Maintenance	.00	100.00	-100.00	.00	1,100.00	-1,100.00	1,200.00
6170	Electrical & Lighting Repairs	.00	50.00	-50.00	.00	550.00	-550.00	600.00
6190	Irrigation Repairs	.00	100.00	-100.00	.00	1,100.00	-1,100.00	1,200.00
6200	Pool Supplies & Repairs	356.55	375.00	-18.45	2,415.35	4,050.00	-1,634.65	2,009.65
6210	Access System Repairs	.00	75.00	-75.00	1,971.81	825.00	1,146.81	-1,071.81
6230	Landscape Extras/Projects	.00	100.00	-100.00	1,507.00	7,300.00	-5,793.00	5,893.00
6235	Lake & Fountain	.00	50.00	-50.00	.00	550.00	-550.00	600.00
6330	Camera Maintenance	101.89	50.00	51.89	101.89	550.00	-448.11	498.11
	Total Maintenance & Repairs	**966.64**	**2,300.00**	**-1,333.36**	**13,706.10**	**31,425.00**	**-17,718.90**	**20,018.90**
	Contract Services							
6400	Landscape Contract	3,897.00	3,842.88	54.12	42,867.00	42,271.68	595.32	3,247.56
6410	Management Contract	1,530.00	1,530.00	.00	16,830.00	16,830.00	.00	1,530.00
6425	Security Service	4,640.00	3,300.00	1,340.00	34,710.00	36,300.00	-1,590.00	4,890.00
6435	Grounds Maintenance Contract	6,215.63	6,215.63	.00	68,371.93	68,371.93	.00	6,215.63
6440	Pool Maintenance Contract	789.10	789.00	.10	39,643.99	39,563.00	80.99	708.01
6450	Pest Control	67.66	.00	67.66	1,131.23	.00	1,131.23	-1,131.23
	Total Contract Services	**17,139.39**	**15,677.51**	**1,461.88**	**203,554.15**	**203,336.61**	**217.54**	**15,459.97**
	Utilities							
6500	Electricity	584.94	1,180.00	-595.06	9,200.30	12,980.00	-3,779.70	4,959.70
6515	Pool Phone	.00	.00	.00	536.69	536.69	.00	.00
6520	Water & Sewer	1,388.42	1,200.00	188.42	15,524.14	13,200.00	2,324.14	-1,124.14
	Total Utilities	**1,973.36**	**2,380.00**	**-406.64**	**25,261.13**	**26,716.69**	**-1,455.56**	**3,835.56**
	Administrative Expenses							
6600	Telephone	82.39	75.00	7.39	794.31	825.00	-30.69	105.69
6601	U-verse Internet	100.35	108.00	-7.65	1,142.16	1,188.00	-45.84	153.84
6610	Postage	89.95	200.00	-110.05	2,121.66	2,200.00	-78.34	278.34
6620	Copies / Office Supplies	20.35	177.00	-156.65	651.75	1,947.00	-1,295.25	1,472.25
6630	Legal - Corporate	.00	200.00	-200.00	567.60	2,200.00	-1,632.40	1,832.40
6640	Audit Fees & Tax Return	.00	.00	.00	3,320.00	3,320.00	.00	.00
6660	Misc. Administrative Expenses	116.78	27.00	89.78	39.10	297.00	-257.90	284.90
6667	Website Maintenance	75.00	75.00	.00	825.00	825.00	.00	75.00
	Total Administrative Expenses	**484.82**	**862.00**	**-377.18**	**9,461.58**	**12,802.00**	**-3,340.42**	**4,202.42**
	Other Expenses							
6700	Insurance	1,976.00	.00	1,976.00	3,437.27	12,585.00	-9,147.73	9,147.73
6715	Social/YOM/Christmas Decor	200.00	292.00	-92.00	1,494.38	2,336.00	-841.62	1,133.62
6720	Bad Debt	.00	500.00	-500.00	19,121.89	5,500.00	13,621.89	-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	21,884.76	.00	21,884.76	-21,884.76
6760	Property Taxes	331.26	.00	331.26	331.26	.00	331.26	14.74
6770	MUD Taxes	163.58	.00	163.58	197.64	.00	197.64	-27.64
	Total Other Expenses	**4,572.00**	**792.00**	**3,780.00**	**52,617.20**	**20,421.00**	**32,196.20**	**-30,888.20**
	Total Operating Expenses	**25,136.21**	**22,011.51**	**3,124.70**	**304,600.16**	**294,701.30**	**9,898.86**	**12,628.65**

	Operating Surplus (Deficit)	-16,301.37	-12,581.51	-3,719.86	228,221.64	223,328.70	4,892.94	-17,990.45
6900	Transfers to Replacement Fund	17,400.00	17,400.00	.00	191,400.00	191,400.00	.00	17,400.00
	Net Operating Surplus (Deficit)	-33,701.37	-29,981.51	-3,719.86	36,821.64	31,928.70	4,892.94	-35,390.45
Replacement Fund								
8000	Transfers from Operating Fund	17,400.00	17,400.00	.00	191,400.00	191,400.00	.00	17,400.00
8100	Replacement Fund Interest	290.86	20.00	270.86	3,483.20	220.00	3,263.20	-3,243.20
9000	Replacement Fund Expenditures	.00	.00	.00	255,566.17	.00	255,566.17	-255,566.17
	Net Rep Fund Surplus (Deficit)	17,690.86	17,420.00	270.86	-60,682.97	191,620.00	-252,302.97	269,722.97
Combined Funds								
	Combined Net Surplus (Deficit)	-16,010.51	-12,561.51	-3,449.00	-23,861.33	223,548.70	-247,410.03	234,332.52