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

ASSETS

Cash and Bank Accounts			
TCB Operating - 7311027986	384,059.91		
TCB AdoptASchool - 7313035060	30,648.35		
TCB Reserve - 7313035078	131,399.59		
Total Cash and Bank Accounts		546,107.85	
Other Assets			
Accounts Receivable	240,693.78		
Total Other Assets		240,693.78	
Total Assets			786,801.63

LIABILITIES AND FUND BALANCES

Liabilities			
Prepaid Assessments	94.16		
Legal Fees Payable	16,066.18		
Total Liabilities			16,160.34
Operating Fund			
General Fund	251,412.73		
YTD Net Surplus (Deficit)	387,828.97		
Total Operating Fund		639,241.70	
Replacement Fund			
Replacement Fund	122,608.48		
YTD Net Surplus (Deficit)	8,791.11		
Total Replacement Fund		131,399.59	
Total Fund Balances			770,641.29
Total Liabilities & Funds			786,801.63

River's Run at the Brazos HOA, Inc.
Income & Expense Variance Report
as of January 31, 2018

Accnt		Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund								
	Income							
4000	Maintenance Fees	402,327.25	357,192.00	45,135.25	402,327.25	357,192.00	45,135.25	-45,135.25
4015	Capitalization Fees	2,750.00	3,600.00	-850.00	2,750.00	3,600.00	-850.00	40,450.00
4018	Adopt A School Income	430.00	500.00	-70.00	430.00	500.00	-70.00	5,570.00
4020	Fees/Collections	-43.48	.00	-43.48	-43.48	.00	-43.48	43.48
4025	Security Reimbursement - MUD	1,000.00	1,000.00	.00	1,000.00	1,000.00	.00	11,000.00
4200	Interest - Bank	10.17	5.00	5.17	10.17	5.00	5.17	49.83
4300	Late Charges	6,100.00	5,000.00	1,100.00	6,100.00	5,000.00	1,100.00	-1,100.00
4301	Interest - Homeowners	1,391.48	1,300.00	91.48	1,391.48	1,300.00	91.48	3,108.52
4402	Gate Card	.00	5.00	-5.00	.00	5.00	-5.00	60.00
	Total Income	**413,965.42**	**368,602.00**	**45,363.42**	**413,965.42**	**368,602.00**	**45,363.42**	**14,046.58**
	Maintenance & Repairs							
6100	Maintenance Supplies	464.77	1,200.00	-735.23	464.77	1,200.00	-735.23	13,935.23
6110	Building/Struct. Maintenance	.00	200.00	-200.00	.00	200.00	-200.00	2,400.00
6170	Electrical & Lighting Repairs	.00	100.00	-100.00	.00	100.00	-100.00	1,200.00
6190	Irrigation Repairs	.00	200.00	-200.00	.00	200.00	-200.00	2,400.00
6200	Pool Supplies & Repairs	.00	416.00	-416.00	.00	416.00	-416.00	39,992.00
6210	Access System Repairs	.00	150.00	-150.00	.00	150.00	-150.00	1,800.00
6230	Landscape Extras/Projects	.00	165.00	-165.00	.00	165.00	-165.00	8,980.00
6235	Lake & Fountain	.00	50.00	-50.00	.00	50.00	-50.00	600.00
6330	Camera Maintenance	.00	100.00	-100.00	.00	100.00	-100.00	1,200.00
	Total Maintenance & Repairs	**464.77**	**2,581.00**	**-2,116.23**	**464.77**	**2,581.00**	**-2,116.23**	**72,507.23**
	Contract Services							
6400	Landscape Contract	3,842.88	3,842.88	.00	3,842.88	3,842.88	.00	42,271.68
6410	Management Contract	1,530.00	1,530.00	.00	1,530.00	1,530.00	.00	16,830.00
6425	Security Service	4,020.00	3,355.00	665.00	4,020.00	3,355.00	665.00	36,240.00
6435	Grounds Maintenance Contract	4,143.75	4,143.75	.00	4,143.75	4,143.75	.00	45,581.25
6440	Pool Maintenance Contract	746.47	746.00	.47	746.47	746.00	.47	8,205.53
	Total Contract Services	**14,283.10**	**13,617.63**	**665.47**	**14,283.10**	**13,617.63**	**665.47**	**149,128.46**
	Utilities							
6500	Electricity	1,260.46	1,060.00	200.46	1,260.46	1,060.00	200.46	11,459.54
6515	Pool Phone	.00	.00	.00	.00	.00	.00	536.69
6520	Water & Sewer	565.01	1,507.00	-941.99	565.01	1,507.00	-941.99	17,518.99
	Total Utilities	**1,825.47**	**2,567.00**	**-741.53**	**1,825.47**	**2,567.00**	**-741.53**	**29,515.22**
	Administrative Expenses							
6600	Telephone	74.95	75.00	-.05	74.95	75.00	-.05	825.05
6601	U-verse Internet	107.76	104.65	3.11	107.76	104.65	3.11	1,148.04
6610	Postage	58.85	250.00	-191.15	58.85	250.00	-191.15	2,941.15
6620	Copies / Office Supplies	20.35	75.00	-54.65	20.35	75.00	-54.65	879.65
6630	Legal - Corporate	125.00	200.00	-75.00	125.00	200.00	-75.00	2,275.00
6632	Legal - Homeowners	35.54	.00	35.54	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	-8.22	100.00	-108.22	-8.22	100.00	-108.22	1,208.22
6667	Website Maintenance	.00	75.00	-75.00	.00	75.00	-75.00	900.00
	Total Administrative Expenses	**414.23**	**879.65**	**-465.42**	**414.23**	**879.65**	**-465.42**	**13,461.57**
	Other Expenses							
6700	Insurance	400.00	.00	400.00	400.00	.00	400.00	12,749.00
6715	Social/YOM/Christmas Decor	.00	250.00	-250.00	.00	250.00	-250.00	3,000.00
6720	Bad Debt	.00	1,334.00	-1,334.00	.00	1,334.00	-1,334.00	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
	Total Other Expenses	**400.00**	**1,584.00**	**-1,184.00**	**400.00**	**1,584.00**	**-1,184.00**	**32,268.00**
	Total Operating Expenses	**17,387.57**	**21,229.28**	**-3,841.71**	**17,387.57**	**21,229.28**	**-3,841.71**	**296,880.48**
	Operating Surplus (Deficit)	**396,577.85**	**347,372.72**	**49,205.13**	**396,577.85**	**347,372.72**	**49,205.13**	**-282,833.90**
6900	**Transfers to Replacement Fund**	**8,748.88**	**3,600.00**	**5,148.88**	**8,748.88**	**3,600.00**	**5,148.88**	**34,451.12**

Net Operating Surplus (Deficit)	387,828.97	343,772.72	44,056.25	387,828.97	343,772.72	44,056.25	-317,285.02
Replacement Fund							
8000 Transfers from Operating Fund	8,748.88	3,600.00	5,148.88	8,748.88	3,600.00	5,148.88	34,451.12
8100 Replacement Fund Interest	42.23	20.00	22.23	42.23	20.00	22.23	197.77
Net Rep Fund Surplus (Deficit)	8,791.11	3,620.00	5,171.11	8,791.11	3,620.00	5,171.11	34,648.89
Combined Funds							
Combined Net Surplus (Deficit)	396,620.08	347,392.72	49,227.36	396,620.08	347,392.72	49,227.36	-282,636.13