

River's Run at the Brazos HOA, Inc.  
Balance Sheet  
May 31, 2020

**ASSETS**

**Cash and Bank Accounts**

TCB Operating - 7311027986	510,157.64
TCB AdoptASchool - 7313035060	30,939.33
TCB Reserve - 7313035078	385,058.02

<b>Total Cash and Bank Accounts</b>		926,154.99
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**Other Assets**

Accounts Receivable	89,828.86
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<b>Total Other Assets</b>		89,828.86
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<b>Total Assets</b>		1,015,983.85
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**LIABILITIES AND FUND BALANCES**

**Liabilities**

Prepaid Assessments	1,768.46
Legal Fees Payable	27,221.54
Bank Loan - Mutual of Omaha	419,726.24

<b>Total Liabilities</b>		448,716.24
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**Operating Fund**

General Fund	431,183.91
YTD Net Surplus (Deficit)	253,827.43

<b>Total Operating Fund</b>		685,011.34
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**Replacement Fund**

Replacement Fund	-153,722.12
YTD Net Surplus (Deficit)	35,978.39

<b>Total Replacement Fund</b>		-117,743.73
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<b>Total Fund Balances</b>		567,267.61
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<b>Total Liabilities &amp; Funds</b>		1,015,983.85
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River's Run at the Brazos HOA, Inc.  
Income & Expense Variance Report  
as of May 31, 2020

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	405,900.00	405,900.00	.00	.00
4015 Capitalization Fees	550.00	1,250.00	-700.00	5,500.00	6,250.00	-750.00	9,500.00
4018 Adopt A School Income	55.00	175.00	-120.00	550.00	875.00	-325.00	1,550.00
4022 Maintenance Reimbursement-MUD	7,000.00	7,000.00	.00	35,000.00	35,000.00	.00	49,000.00
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	5,000.00	5,000.00	.00	7,000.00
4300 Late Charges	.00	.00	.00	5,049.78	5,000.00	49.78	-49.78
4301 Interest - Homeowners	290.97	400.00	-109.03	2,955.16	3,900.00	-944.84	1,544.84
4402 Gate Card	.00	.00	.00	5.00	.00	5.00	-5.00
<b>Total Income</b>	<b>8,895.97</b>	<b>9,825.00</b>	<b>-929.03</b>	<b>459,959.94</b>	<b>461,925.00</b>	<b>-1,965.06</b>	<b>68,540.06</b>
<b>Maintenance &amp; Repairs</b>							
6100 Maintenance Supplies	1,693.00	900.00	793.00	3,172.26	4,500.00	-1,327.74	7,627.74
6110 Building/Struct. Maintenance	.00	100.00	-100.00	2,500.00	2,000.00	500.00	200.00
6170 Electrical & Lighting Repairs	.00	25.00	-25.00	.00	125.00	-125.00	300.00
6190 Irrigation Repairs	.00	50.00	-50.00	.00	250.00	-250.00	600.00
6200 Pool Supplies & Repairs	.00	375.00	-375.00	1,996.78	1,800.00	196.78	2,428.22
6210 Access System Repairs	130.00	150.00	-20.00	819.26	750.00	69.26	980.74
6230 Landscape Extras/Projects	664.06	400.00	264.06	3,086.56	7,000.00	-3,913.44	4,613.44
6235 Lake & Fountain	.00	50.00	-50.00	.00	250.00	-250.00	600.00
6330 Camera Maintenance	.00	25.00	-25.00	.00	125.00	-125.00	300.00
<b>Total Maintenance &amp; Repairs</b>	<b>2,487.06</b>	<b>2,075.00</b>	<b>412.06</b>	<b>11,574.86</b>	<b>16,800.00</b>	<b>-5,225.14</b>	<b>17,650.14</b>
<b>Contract Services</b>							
6400 Landscape Contract	3,897.00	3,897.00	.00	19,485.00	19,485.00	.00	27,279.00
6410 Management Contract	1,530.00	1,530.00	.00	7,650.00	7,650.00	.00	10,710.00
6425 Security Service	2,800.00	3,300.00	-500.00	16,230.00	16,500.00	-270.00	23,370.00
6435 Grounds Maintenance Contract	6,215.63	6,216.00	-.37	31,078.15	31,080.00	-1.85	43,513.85
6440 Pool Maintenance Contract	2,931.90	2,932.00	-.10	6,156.16	6,156.00	.16	34,881.84
6450 Pest Control	67.66	68.00	-.34	338.30	340.00	-1.70	642.70
<b>Total Contract Services</b>	<b>17,442.19</b>	<b>17,943.00</b>	<b>-500.81</b>	<b>80,937.61</b>	<b>81,211.00</b>	<b>-273.39</b>	<b>140,397.39</b>
<b>Utilities</b>							
6500 Electricity	742.18	1,000.00	-257.82	3,805.26	5,000.00	-1,194.74	8,194.74
6515 Pool Phone	.00	.00	.00	536.69	537.00	-.31	.31
6520 Water & Sewer	1,921.20	1,450.00	471.20	6,372.68	7,250.00	-877.32	11,027.32
<b>Total Utilities</b>	<b>2,663.38</b>	<b>2,450.00</b>	<b>213.38</b>	<b>10,714.63</b>	<b>12,787.00</b>	<b>-2,072.37</b>	<b>19,222.37</b>
<b>Administrative Expenses</b>							
6600 Telephone	78.62	80.00	-1.38	393.97	400.00	-6.03	566.03
6601 U-verse Internet	100.47	100.00	.47	502.13	500.00	2.13	697.87
6610 Postage	63.70	215.00	-151.30	1,054.10	1,075.00	-20.90	1,525.90
6620 Copies / Office Supplies	21.55	100.00	-78.45	329.04	500.00	-170.96	870.96
6630 Legal - Corporate	35.50	100.00	-64.50	1,006.80	500.00	506.80	193.20
6640 Audit Fees & Tax Return	.00	.00	.00	.00	2,100.00	-2,100.00	2,100.00
6656 Meeting Expenses	.00	100.00	-100.00	100.00	200.00	-100.00	300.00
6660 Misc. Administrative Expenses	648.10	30.00	618.10	338.36	150.00	188.36	21.64
6667 Website Maintenance	75.00	75.00	.00	375.00	375.00	.00	525.00
<b>Total Administrative Expenses</b>	<b>1,022.94</b>	<b>800.00</b>	<b>222.94</b>	<b>4,099.40</b>	<b>5,800.00</b>	<b>-1,700.60</b>	<b>6,800.60</b>
<b>Other Expenses</b>							
6700 Insurance	.00	.00	.00	15,126.59	5,348.00	9,778.59	4,556.86
6715 Social/YOM/Christmas Decor	.00	292.00	-292.00	.00	1,460.00	-1,460.00	3,504.00
6720 Bad Debt	.00	1,000.00	-1,000.00	.00	5,000.00	-5,000.00	12,000.00
6725 Adopt A School Donations	.00	175.00	-175.00	.00	875.00	-875.00	2,100.00
6745 Interest on Loan Expense	1,712.70	1,712.70	.00	8,895.36	8,895.36	.00	11,600.27
6760 Property Taxes	.00	.00	.00	.00	.00	.00	345.04
6770 MUD Taxes	.00	.00	.00	34.06	34.06	.00	170.00
<b>Total Other Expenses</b>	<b>1,712.70</b>	<b>3,179.70</b>	<b>-1,467.00</b>	<b>24,056.01</b>	<b>21,612.42</b>	<b>2,443.59</b>	<b>34,276.17</b>
<b>Total Operating Expenses</b>	<b>25,328.27</b>	<b>26,447.70</b>	<b>-1,119.43</b>	<b>131,382.51</b>	<b>138,210.42</b>	<b>-6,827.91</b>	<b>218,346.67</b>

	Operating Surplus (Deficit)	-16,432.30	-16,622.70	190.40	328,577.43	323,714.58	4,862.85	-149,806.61
6900	Transfers to Replacement Fund	14,950.00	14,950.00	.00	74,750.00	74,750.00	.00	104,650.00
	Net Operating Surplus (Deficit)	-31,382.30	-31,572.70	190.40	253,827.43	248,964.58	4,862.85	-254,456.61
Replacement Fund								
8000	Transfers from Operating Fund	14,950.00	14,950.00	.00	74,750.00	74,750.00	.00	104,650.00
8100	Replacement Fund Interest	121.76	250.00	-128.24	1,237.76	1,250.00	-12.24	1,762.24
9000	Replacement Fund Expenditures	4,340.00	5,000.00	-660.00	40,009.37	25,000.00	15,009.37	-15,009.37
	Net Rep Fund Surplus (Deficit)	10,731.76	10,200.00	531.76	35,978.39	51,000.00	-15,021.61	121,421.61
Combined Funds								
	Combined Net Surplus (Deficit)	-20,650.54	-21,372.70	722.16	289,805.82	299,964.58	-10,158.76	-133,035.00