

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

ASSETS

Cash and Bank Accounts

TCB Operating - 7311027986	356,637.48
TCB AdoptASchool - 7313035060	32,393.75
TCB Reserve - 7313035078	144,463.74

Total Cash and Bank Accounts	533,494.97	
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Other Assets

Accounts Receivable	105,072.94
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Total Other Assets	105,072.94	
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Total Assets		638,567.91
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LIABILITIES AND FUND BALANCES

Liabilities

Prepaid Assessments	1,301.27
Legal Fees Payable	24,766.80

Total Liabilities	26,068.07	
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Operating Fund

General Fund	251,176.73
YTD Net Surplus (Deficit)	216,859.37

Total Operating Fund	468,036.10	
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Replacement Fund

Replacement Fund	122,608.48
YTD Net Surplus (Deficit)	21,855.26

Total Replacement Fund	144,463.74	
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Total Fund Balances		612,499.84
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Total Liabilities & Funds		638,567.91
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River's Run at the Brazos HOA, Inc.
Income & Expense Variance Report
as of October 31, 2018

Accnt	Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund							
Income							
4000 Maintenance Fees	.00	.00	.00	403,782.17	357,192.00	46,590.17	-46,590.17
4015 Capitalization Fees	1,100.00	3,600.00	-2,500.00	16,500.00	36,000.00	-19,500.00	26,700.00
4018 Adopt A School Income	110.00	500.00	-390.00	2,190.00	5,000.00	-2,810.00	3,810.00
4022 Maintenance Reimbursement-MUD	7,000.00	.00	7,000.00	70,000.00	.00	70,000.00	-70,000.00
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	10,000.00	10,000.00	.00	2,000.00
4035 Mail Pool Tags	-10.00	.00	-10.00	.00	.00	.00	.00
4200 Interest - Bank	11.03	5.00	6.03	105.57	50.00	55.57	-45.57
4300 Late Charges	.00	.00	.00	5,875.00	5,000.00	875.00	-875.00
4301 Interest - Homeowners	270.10	.00	270.10	5,427.65	4,500.00	927.65	-927.65
4402 Gate Card	10.00	5.00	5.00	30.00	50.00	-20.00	30.00
Total Income	9,491.13	5,110.00	4,381.13	513,910.39	417,792.00	96,118.39	-85,898.39
Maintenance & Repairs							
6100 Maintenance Supplies	525.06	1,200.00	-674.94	12,353.44	12,000.00	353.44	2,046.56
6110 Building/Struct. Maintenance	.00	200.00	-200.00	.00	2,000.00	-2,000.00	2,400.00
6170 Electrical & Lighting Repairs	.00	100.00	-100.00	.00	1,000.00	-1,000.00	1,200.00
6190 Irrigation Repairs	.00	200.00	-200.00	.00	2,000.00	-2,000.00	2,400.00
6200 Pool Supplies & Repairs	.00	416.00	-416.00	26,460.66	39,160.00	-12,699.34	13,531.34
6210 Access System Repairs	.00	150.00	-150.00	604.04	1,500.00	-895.96	1,195.96
6230 Landscape Extras/Projects	.00	165.00	-165.00	6,574.88	8,650.00	-2,075.12	2,405.12
6235 Lake & Fountain	.00	50.00	-50.00	.00	500.00	-500.00	600.00
6330 Camera Maintenance	.00	100.00	-100.00	.00	1,000.00	-1,000.00	1,200.00
Total Maintenance & Repairs	525.06	2,581.00	-2,055.94	45,993.02	67,810.00	-21,816.98	26,978.98
Contract Services							
6400 Landscape Contract	3,842.88	3,842.88	.00	38,428.80	38,428.80	.00	7,685.76
6410 Management Contract	1,530.00	1,530.00	.00	15,300.00	15,300.00	.00	3,060.00
6425 Security Service	3,380.00	3,355.00	25.00	32,775.00	33,550.00	-775.00	7,485.00
6435 Grounds Maintenance Contract	6,215.63	4,143.75	2,071.88	53,878.09	41,437.50	12,440.59	-4,153.09
6440 Pool Maintenance Contract	779.82	780.00	-.18	38,794.91	37,512.00	1,282.91	277.09
Total Contract Services	15,748.33	13,651.63	2,096.70	179,176.80	166,228.30	12,948.50	14,354.76
Utilities							
6500 Electricity	1,188.37	1,060.00	128.37	11,789.65	10,600.00	1,189.65	930.35
6515 Pool Phone	.00	.00	.00	536.69	536.69	.00	.00
6520 Water & Sewer	1,167.57	1,507.00	-339.43	11,974.02	15,070.00	-3,095.98	6,109.98
Total Utilities	2,355.94	2,567.00	-211.06	24,300.36	26,206.69	-1,906.33	7,040.33
Administrative Expenses							
6600 Telephone	62.02	75.00	-12.98	699.94	750.00	-50.06	200.06
6601 U-verse Internet	108.79	104.65	4.14	1,083.64	1,046.50	37.14	172.16
6610 Postage	106.42	250.00	-143.58	1,747.42	2,500.00	-752.58	1,252.58
6620 Copies / Office Supplies	35.15	75.00	-39.85	1,626.77	750.00	876.77	-726.77
6630 Legal - Corporate	.00	200.00	-200.00	1,828.86	2,000.00	-171.14	571.14
6640 Audit Fees & Tax Return	325.00	325.00	.00	3,320.00	3,320.00	.00	.00
6660 Misc. Administrative Expenses	-151.70	100.00	-251.70	430.48	1,000.00	-569.52	769.52
6667 Website Maintenance	75.00	75.00	.00	675.00	750.00	-75.00	225.00
Total Administrative Expenses	560.68	1,204.65	-643.97	11,412.11	12,116.50	-704.39	2,463.69
Other Expenses							
6700 Insurance	1,951.00	.00	1,951.00	12,401.00	808.00	11,593.00	748.00
6715 Social/YOM/Christmas Decor	.00	250.00	-250.00	1,445.79	2,500.00	-1,054.21	1,554.21
6720 Bad Debt	.00	1,334.00	-1,334.00	759.48	13,340.00	-12,580.52	15,248.52
6760 Property Taxes	.00	.00	.00	.00	.00	.00	318.00
6770 MUD Taxes	163.58	.00	163.58	163.58	.00	163.58	29.42
Total Other Expenses	2,114.58	1,584.00	530.58	14,769.85	16,648.00	-1,878.15	17,898.15
Total Operating Expenses	21,304.59	21,588.28	-283.69	275,652.14	289,009.49	-13,357.35	68,735.91
Operating Surplus (Deficit)	-11,813.46	-16,478.28	4,664.82	238,258.25	128,782.51	109,475.74	-154,634.30
6900 Transfers to Replacement Fund	3,850.00	.00	3,850.00	21,398.88	.00	21,398.88	-21,398.88

Net Operating Surplus (Deficit)	-15,663.46	-16,478.28	814.82	216,859.37	128,782.51	88,076.86	-133,235.42
Replacement Fund							
8000 Transfers from Operating Fund	3,850.00	.00	3,850.00	21,398.88	.00	21,398.88	-21,398.88
8100 Replacement Fund Interest	48.51	20.00	28.51	456.38	200.00	256.38	-216.38
Net Rep Fund Surplus (Deficit)	3,898.51	20.00	3,878.51	21,855.26	200.00	21,655.26	-21,615.26
Combined Funds							
Combined Net Surplus (Deficit)	-11,764.95	-16,458.28	4,693.33	238,714.63	128,982.51	109,732.12	-154,850.68