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

ASSETS

Cash and Bank Accounts			
TCB Operating - 7311027986	576,115.56		
TCB AdoptASchool - 7313035060	32,905.88		
TCB Reserve - 7313035078	392,940.09		
Total Cash and Bank Accounts		1,001,961.53	
Other Assets			
Accounts Receivable	229,518.32		
Prepaid Insurance	16.57		
Total Other Assets		229,534.89	
Total Assets			1,231,496.42

LIABILITIES AND FUND BALANCES

Liabilities			
Prepaid Assessments	328.51		
Legal Fees Payable	4,407.11		
Bank Loan - Mutual of Omaha	500,000.00		
Total Liabilities			504,735.62
Operating Fund			
General Fund	441,762.81		
YTD Net Surplus (Deficit)	395,288.10		
Total Operating Fund		837,050.91	
Replacement Fund			
Replacement Fund	-110,752.85		
YTD Net Surplus (Deficit)	462.74		
Total Replacement Fund		-110,290.11	
Total Fund Balances			726,760.80
Total Liabilities & Funds			1,231,496.42

River's Run at the Brazos HOA, Inc.
Income & Expense Variance Report
as of January 31, 2019

Accnt		Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund								
	Income							
4000	Maintenance Fees	405,352.26	404,800.00	552.26	405,352.26	404,800.00	552.26	-552.26
4015	Capitalization Fees	4,950.00	1,250.00	3,700.00	4,950.00	1,250.00	3,700.00	10,050.00
4018	Adopt A School Income	745.00	175.00	570.00	745.00	175.00	570.00	1,355.00
4022	Maintenance Reimbursement-MUD	7,000.00	7,000.00	.00	7,000.00	7,000.00	.00	77,000.00
4025	Security Reimbursement - MUD	1,000.00	1,000.00	.00	1,000.00	1,000.00	.00	11,000.00
4200	Interest - Bank	.00	5.00	-5.00	.00	5.00	-5.00	60.00
4300	Late Charges	5,800.00	5,000.00	800.00	5,800.00	5,000.00	800.00	-800.00
4301	Interest - Homeowners	1,327.02	1,300.00	27.02	1,327.02	1,300.00	27.02	3,172.98
	Total Income	**426,174.28**	**420,530.00**	**5,644.28**	**426,174.28**	**420,530.00**	**5,644.28**	**101,285.72**
	Maintenance & Repairs							
6100	Maintenance Supplies	377.09	1,400.00	-1,022.91	377.09	1,400.00	-1,022.91	16,422.91
6110	Building/Struct. Maintenance	.00	100.00	-100.00	.00	100.00	-100.00	1,200.00
6170	Electrical & Lighting Repairs	.00	50.00	-50.00	.00	50.00	-50.00	600.00
6190	Irrigation Repairs	.00	100.00	-100.00	.00	100.00	-100.00	1,200.00
6200	Pool Supplies & Repairs	239.90	300.00	-60.10	239.90	300.00	-60.10	4,185.10
6210	Access System Repairs	40.00	75.00	-35.00	40.00	75.00	-35.00	860.00
6230	Landscape Extras/Projects	432.00	100.00	332.00	432.00	100.00	332.00	6,968.00
6235	Lake & Fountain	.00	50.00	-50.00	.00	50.00	-50.00	600.00
6330	Camera Maintenance	.00	50.00	-50.00	.00	50.00	-50.00	600.00
	Total Maintenance & Repairs	**1,088.99**	**2,225.00**	**-1,136.01**	**1,088.99**	**2,225.00**	**-1,136.01**	**32,636.01**
	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	2,860.00	3,300.00	-440.00	2,860.00	3,300.00	-440.00	36,740.00
6435	Grounds Maintenance Contract	6,215.63	6,215.63	.00	6,215.63	6,215.63	.00	68,371.93
6440	Pool Maintenance Contract	779.82	780.00	-.18	779.82	780.00	-.18	39,572.18
	Total Contract Services	**15,228.33**	**15,668.51**	**-440.18**	**15,228.33**	**15,668.51**	**-440.18**	**203,785.79**
	Utilities							
6500	Electricity	1,174.20	1,180.00	-5.80	1,174.20	1,180.00	-5.80	12,985.80
6515	Pool Phone	.00	.00	.00	.00	.00	.00	536.69
6520	Water & Sewer	915.12	1,200.00	-284.88	915.12	1,200.00	-284.88	13,484.88
	Total Utilities	**2,089.32**	**2,380.00**	**-290.68**	**2,089.32**	**2,380.00**	**-290.68**	**27,007.37**
	Administrative Expenses							
6600	Telephone	62.09	75.00	-12.91	62.09	75.00	-12.91	837.91
6601	U-verse Internet	109.09	108.00	1.09	109.09	108.00	1.09	1,186.91
6610	Postage	89.98	200.00	-110.02	89.98	200.00	-110.02	2,310.02
6620	Copies / Office Supplies	25.25	177.00	-151.75	25.25	177.00	-151.75	2,098.75
6630	Legal - Corporate	137.50	200.00	-62.50	137.50	200.00	-62.50	2,262.50
6640	Audit Fees & Tax Return	.00	.00	.00	.00	.00	.00	3,320.00
6660	Misc. Administrative Expenses	43.52	27.00	16.52	43.52	27.00	16.52	280.48
6667	Website Maintenance	75.00	75.00	.00	75.00	75.00	.00	825.00
	Total Administrative Expenses	**542.43**	**862.00**	**-319.57**	**542.43**	**862.00**	**-319.57**	**13,121.57**
	Other Expenses							
6700	Insurance	.00	400.00	-400.00	.00	400.00	-400.00	12,585.00
6715	Social/YOM/Christmas Decor	.00	.00	.00	.00	.00	.00	2,628.00
6720	Bad Debt	11,937.11	500.00	11,437.11	11,937.11	500.00	11,437.11	-5,937.11
6760	Property Taxes	.00	.00	.00	.00	.00	.00	346.00
6770	MUD Taxes	.00	.00	.00	.00	.00	.00	170.00
	Total Other Expenses	**11,937.11**	**900.00**	**11,037.11**	**11,937.11**	**900.00**	**11,037.11**	**9,791.89**
	Total Operating Expenses	**30,886.18**	**22,035.51**	**8,850.67**	**30,886.18**	**22,035.51**	**8,850.67**	**286,342.63**
	Operating Surplus (Deficit)	**395,288.10**	**398,494.49**	**-3,206.39**	**395,288.10**	**398,494.49**	**-3,206.39**	**-185,056.91**
6900	**Transfers to Replacement Fund**	**.00**	**17,400.00**	**-17,400.00**	**.00**	**17,400.00**	**-17,400.00**	**208,800.00**

	Net Operating Surplus (Deficit)	395,288.10	381,094.49	14,193.61	395,288.10	381,094.49	14,193.61	-393,856.91
Replacement Fund								
8000	Transfers from Operating Fund	.00	17,400.00	-17,400.00	.00	17,400.00	-17,400.00	208,800.00
8100	Replacement Fund Interest	462.74	20.00	442.74	462.74	20.00	442.74	-222.74
	Net Rep Fund Surplus (Deficit)	462.74	17,420.00	-16,957.26	462.74	17,420.00	-16,957.26	208,577.26
Combined Funds								
	Combined Net Surplus (Deficit)	395,750.84	398,514.49	-2,763.65	395,750.84	398,514.49	-2,763.65	-185,279.65