

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

ASSETS

Cash and Bank Accounts

TCB Operating - 7311027986	352,441.31
TCB AdoptASchool - 7313035060	29,417.96
TCB Reserve - 7313035078	313,821.44

Total Cash and Bank Accounts	695,680.71	
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Other Assets

Accounts Receivable	96,260.95
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Total Other Assets	96,260.95	
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Total Assets		791,941.66
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LIABILITIES AND FUND BALANCES

Liabilities

Prepaid Assessments	2,153.56
Legal Fees Payable	26,514.15
Bank Loan - Mutual of Omaha	456,446.39

Total Liabilities	485,114.10	
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Operating Fund

General Fund	425,428.23
YTD Net Surplus (Deficit)	70,526.01

Total Operating Fund	495,954.24	
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Replacement Fund

Replacement Fund	-110,752.85
YTD Net Surplus (Deficit)	-78,373.83

Total Replacement Fund	-189,126.68	
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Total Fund Balances		306,827.56
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Total Liabilities & Funds		791,941.66
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River's Run at the Brazos HOA, Inc.
Income & Expense Variance Report
as of October 31, 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	24,750.00	12,500.00	12,250.00	-9,750.00
4018 Adopt A School Income	110.00	175.00	-65.00	2,765.00	1,750.00	1,015.00	-665.00
4022 Maintenance Reimbursement-MUD	7,000.00	7,000.00	.00	70,000.00	70,000.00	.00	14,000.00
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	10,000.00	10,000.00	.00	2,000.00
4200 Interest - Bank	.00	5.00	-5.00	.00	50.00	-50.00	60.00
4300 Late Charges	.00	.00	.00	5,400.00	5,000.00	400.00	-400.00
4401 Interest - Homeowners	257.99	.00	257.99	5,193.96	4,500.00	693.96	-693.96
4402 Gate Card	.00	.00	.00	145.00	.00	145.00	-145.00
Total Income	8,917.99	9,430.00	-512.01	523,986.96	508,600.00	15,386.96	3,473.04
Maintenance & Repairs							
6100 Maintenance Supplies	439.98	1,400.00	-960.02	7,201.85	14,000.00	-6,798.15	9,598.15
6110 Building/Struct. Maintenance	.00	100.00	-100.00	.00	1,000.00	-1,000.00	1,200.00
6170 Electrical & Lighting Repairs	.00	50.00	-50.00	.00	500.00	-500.00	600.00
6190 Irrigation Repairs	.00	100.00	-100.00	.00	1,000.00	-1,000.00	1,200.00
6200 Pool Supplies & Repairs	250.73	375.00	-124.27	2,058.80	3,675.00	-1,616.20	2,366.20
6210 Access System Repairs	.00	75.00	-75.00	1,971.81	750.00	1,221.81	-1,071.81
6230 Landscape Extras/Projects	.00	100.00	-100.00	1,507.00	7,200.00	-5,693.00	5,893.00
6235 Lake & Fountain	.00	50.00	-50.00	.00	500.00	-500.00	600.00
6330 Camera Maintenance	.00	50.00	-50.00	.00	500.00	-500.00	600.00
Total Maintenance & Repairs	690.71	2,300.00	-1,609.29	12,739.46	29,125.00	-16,385.54	20,985.54
Contract Services							
6400 Landscape Contract	3,897.00	3,842.88	54.12	38,970.00	38,428.80	541.20	7,144.56
6410 Management Contract	1,530.00	1,530.00	.00	15,300.00	15,300.00	.00	3,060.00
6425 Security Service	2,100.00	3,300.00	-1,200.00	30,070.00	33,000.00	-2,930.00	9,530.00
6435 Grounds Maintenance Contract	6,215.63	6,215.63	.00	62,156.30	62,156.30	.00	12,431.26
6440 Pool Maintenance Contract	789.10	789.00	.10	38,854.89	38,774.00	80.89	1,497.11
6450 Pest Control	135.32	.00	135.32	1,063.57	.00	1,063.57	-1,063.57
Total Contract Services	14,667.05	15,677.51	-1,010.46	186,414.76	187,659.10	-1,244.34	32,599.36
Utilities							
6500 Electricity	-5,942.15	1,180.00	-7,122.15	8,615.36	11,800.00	-3,184.64	5,544.64
6515 Pool Phone	.00	.00	.00	536.69	536.69	.00	.00
6520 Water & Sewer	1,402.22	1,200.00	202.22	14,132.72	12,000.00	2,132.72	267.28
Total Utilities	-4,539.93	2,380.00	-6,919.93	23,284.77	24,336.69	-1,051.92	5,811.92
Administrative Expenses							
6600 Telephone	79.70	75.00	4.70	711.92	750.00	-38.08	188.08
6601 U-verse Internet	100.35	108.00	-7.65	1,041.81	1,080.00	-38.19	254.19
6610 Postage	189.80	200.00	-10.20	2,031.71	2,000.00	31.71	368.29
6620 Copies / Office Supplies	24.10	177.00	-152.90	631.40	1,770.00	-1,138.60	1,492.60
6630 Legal - Corporate	12.10	200.00	-187.90	567.60	2,000.00	-1,432.40	1,832.40
6640 Audit Fees & Tax Return	.00	.00	.00	3,320.00	3,320.00	.00	.00
6660 Misc. Administrative Expenses	-69.80	27.00	-96.80	-77.68	270.00	-347.68	401.68
6667 Website Maintenance	75.00	75.00	.00	750.00	750.00	.00	150.00
Total Administrative Expenses	411.25	862.00	-450.75	8,976.76	11,940.00	-2,963.24	4,687.24
Other Expenses							
6700 Insurance	.00	1,901.00	-1,901.00	1,461.27	12,585.00	-11,123.73	11,123.73
6715 Social/YOM/Christmas Decor	897.50	292.00	605.50	1,294.38	2,044.00	-749.62	1,333.62
6720 Bad Debt	.00	500.00	-500.00	19,121.89	5,000.00	14,121.89	-13,121.89
6725 Charitable Contributions	.00	.00	.00	6,150.00	.00	6,150.00	-6,150.00
6745 Interest on Loan Expense	1,860.85	.00	1,860.85	19,983.60	.00	19,983.60	-19,983.60
6760 Property Taxes	.00	.00	.00	.00	.00	.00	346.00
6770 MUD Taxes	.00	.00	.00	34.06	.00	34.06	135.94
Total Other Expenses	2,758.35	2,693.00	65.35	48,045.20	19,629.00	28,416.20	-26,316.20
Total Operating Expenses	13,987.43	23,912.51	-9,925.08	279,460.95	272,689.79	6,771.16	37,767.86

	Operating Surplus (Deficit)	-5,069.44	-14,482.51	9,413.07	244,526.01	235,910.21	8,615.80	-34,294.82
6900	Transfers to Replacement Fund	17,400.00	17,400.00	.00	174,000.00	174,000.00	.00	34,800.00
	Net Operating Surplus (Deficit)	-22,469.44	-31,882.51	9,413.07	70,526.01	61,910.21	8,615.80	-69,094.82
Replacement Fund								
8000	Transfers from Operating Fund	17,400.00	17,400.00	.00	174,000.00	174,000.00	.00	34,800.00
8100	Replacement Fund Interest	356.39	20.00	336.39	3,192.34	200.00	2,992.34	-2,952.34
9000	Replacement Fund Expenditures	.00	.00	.00	255,566.17	.00	255,566.17	-255,566.17
	Net Rep Fund Surplus (Deficit)	17,756.39	17,420.00	336.39	-78,373.83	174,200.00	-252,573.83	287,413.83
Combined Funds								
	Combined Net Surplus (Deficit)	-4,713.05	-14,462.51	9,749.46	-7,847.82	236,110.21	-243,958.03	218,319.01