

River's Run at the Brazos HOA, Inc.
Balance Sheet
February 29, 2020

ASSETS

Cash and Bank Accounts

TCB Operating - 7311027986	549,798.41
TCB AdoptASchool - 7313035060	30,288.05
TCB Reserve - 7313035078	366,110.04

Total Cash and Bank Accounts		946,196.50
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Other Assets

Accounts Receivable	144,090.56
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Total Other Assets		144,090.56
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Total Assets		1,090,287.06
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LIABILITIES AND FUND BALANCES

Liabilities

Prepaid Assessments	1,576.77
Legal Fees Payable	20,946.30
Bank Loan - Mutual of Omaha	435,703.68

Total Liabilities		458,226.75
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Operating Fund

General Fund	431,183.91
YTD Net Surplus (Deficit)	337,614.39

Total Operating Fund		768,798.30
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Replacement Fund

Replacement Fund	-153,722.12
YTD Net Surplus (Deficit)	16,984.13

Total Replacement Fund		-136,737.99
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Total Fund Balances		632,060.31
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Total Liabilities & Funds		1,090,287.06
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River's Run at the Brazos HOA, Inc.
Income & Expense Variance Report
as of February 29, 2020

Accnt	Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund							
Income							
4000 Maintenance Fees	.00	.00	.00	405,900.00	405,900.00	.00	.00
4015 Capitalization Fees	1,650.00	1,250.00	400.00	2,750.00	2,500.00	250.00	12,250.00
4018 Adopt A School Income	165.00	175.00	-10.00	275.00	350.00	-75.00	1,825.00
4022 Maintenance Reimbursement-MUD	7,000.00	7,000.00	.00	14,000.00	14,000.00	.00	70,000.00
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	2,000.00	2,000.00	.00	10,000.00
4300 Late Charges	-25.00	.00	-25.00	5,225.00	5,000.00	225.00	-225.00
4301 Interest - Homeowners	598.30	1,000.00	-401.70	1,881.97	2,300.00	-418.03	2,618.03
4402 Gate Card	5.00	.00	5.00	5.00	.00	5.00	-5.00
Total Income	10,393.30	10,425.00	-31.70	432,036.97	432,050.00	-13.03	96,463.03
Maintenance & Repairs							
6100 Maintenance Supplies	304.27	900.00	-595.73	922.37	1,800.00	-877.63	9,877.63
6110 Building/Struct. Maintenance	.00	100.00	-100.00	2,500.00	200.00	2,300.00	200.00
6170 Electrical & Lighting Repairs	.00	25.00	-25.00	.00	50.00	-50.00	300.00
6190 Irrigation Repairs	.00	50.00	-50.00	.00	100.00	-100.00	600.00
6200 Pool Supplies & Repairs	.00	375.00	-375.00	1,996.78	675.00	1,321.78	2,428.22
6210 Access System Repairs	.00	150.00	-150.00	689.26	300.00	389.26	1,110.74
6230 Landscape Extras/Projects	.00	100.00	-100.00	2,422.50	200.00	2,222.50	5,277.50
6235 Lake & Fountain	.00	50.00	-50.00	.00	100.00	-100.00	600.00
6330 Camera Maintenance	.00	25.00	-25.00	.00	50.00	-50.00	300.00
Total Maintenance & Repairs	304.27	1,775.00	-1,470.73	8,530.91	3,475.00	5,055.91	20,694.09
Contract Services							
6400 Landscape Contract	3,897.00	3,897.00	.00	7,794.00	7,794.00	.00	38,970.00
6410 Management Contract	1,530.00	1,530.00	.00	3,060.00	3,060.00	.00	15,300.00
6425 Security Service	3,010.00	3,300.00	-290.00	7,830.00	6,600.00	1,230.00	31,770.00
6435 Grounds Maintenance Contract	6,215.63	6,216.00	-.37	12,431.26	12,432.00	-.74	62,160.74
6440 Pool Maintenance Contract	789.10	789.00	.10	1,578.20	1,578.00	.20	39,459.80
6450 Pest Control	67.66	68.00	-.34	135.32	136.00	-.68	845.68
Total Contract Services	15,509.39	15,800.00	-290.61	32,828.78	31,600.00	1,228.78	188,506.22
Utilities							
6500 Electricity	106.77	1,000.00	-893.23	892.45	2,000.00	-1,107.55	11,107.55
6515 Pool Phone	.00	.00	.00	.00	.00	.00	537.00
6520 Water & Sewer	1,225.25	1,450.00	-224.75	2,652.46	2,900.00	-247.54	14,747.54
Total Utilities	1,332.02	2,450.00	-1,117.98	3,544.91	4,900.00	-1,355.09	26,392.09
Administrative Expenses							
6600 Telephone	78.65	80.00	-1.35	157.73	160.00	-2.27	802.27
6601 U-verse Internet	100.88	100.00	.88	200.31	200.00	.31	999.69
6610 Postage	105.65	215.00	-109.35	612.30	430.00	182.30	1,967.70
6620 Copies / Office Supplies	33.00	100.00	-67.00	200.09	200.00	.09	999.91
6630 Legal - Corporate	287.10	100.00	187.10	546.70	200.00	346.70	653.30
6640 Audit Fees & Tax Return	.00	.00	.00	.00	.00	.00	2,100.00
6656 Meeting Expenses	100.00	100.00	.00	100.00	100.00	.00	300.00
6660 Misc. Administrative Expenses	-1,309.20	30.00	-1,339.20	-1,302.94	60.00	-1,362.94	1,662.94
6667 Website Maintenance	75.00	75.00	.00	150.00	150.00	.00	750.00
Total Administrative Expenses	-528.92	800.00	-1,328.92	664.19	1,500.00	-835.81	10,235.81
Other Expenses							
6700 Insurance	941.00	5,348.00	-4,407.00	15,226.00	5,348.00	9,878.00	4,457.45
6715 Social/YOM/Christmas Decor	.00	292.00	-292.00	.00	584.00	-584.00	3,504.00
6720 Bad Debt	.00	1,000.00	-1,000.00	.00	2,000.00	-2,000.00	12,000.00
6725 Adopt A School Donations	.00	175.00	-175.00	.00	350.00	-350.00	2,100.00
6745 Interest on Loan Expense	1,836.01	1,836.01	.00	3,693.73	3,693.73	.00	16,801.90
6760 Property Taxes	.00	.00	.00	.00	.00	.00	345.04
6770 MUD Taxes	34.06	34.06	.00	34.06	34.06	.00	170.00
Total Other Expenses	2,811.07	8,685.07	-5,874.00	18,953.79	12,009.79	6,944.00	39,378.39
Total Operating Expenses	19,427.83	29,510.07	-10,082.24	64,522.58	53,484.79	11,037.79	285,206.60

	Operating Surplus (Deficit)	-9,034.53	-19,085.07	10,050.54	367,514.39	378,565.21	-11,050.82	-188,743.57
6900	Transfers to Replacement Fund	29,900.00	14,950.00	14,950.00	29,900.00	29,900.00	.00	149,500.00
	Net Operating Surplus (Deficit)	-38,934.53	-34,035.07	-4,899.46	337,614.39	348,665.21	-11,050.82	-338,243.57
Replacement Fund								
8000	Transfers from Operating Fund	29,900.00	14,950.00	14,950.00	29,900.00	29,900.00	.00	149,500.00
8100	Replacement Fund Interest	309.19	250.00	59.19	634.13	500.00	134.13	2,365.87
9000	Replacement Fund Expenditures	8,350.00	.00	8,350.00	13,550.00	.00	13,550.00	11,450.00
	Net Rep Fund Surplus (Deficit)	21,859.19	15,200.00	6,659.19	16,984.13	30,400.00	-13,415.87	140,415.87
Combined Funds								
	Combined Net Surplus (Deficit)	-17,075.34	-18,835.07	1,759.73	354,598.52	379,065.21	-24,466.69	-197,827.70