

River's Run at the Brazos HOA, Inc.
Balance Sheet
September 30, 2018

ASSETS

Cash and Bank Accounts

TCB Operating - 7311027986	358,608.67	
TCB AdoptASchool - 7313035060	32,007.72	
TCB Reserve - 7313035078	140,565.23	
Total Cash and Bank Accounts	531,181.62	

Other Assets

Accounts Receivable	118,259.13	
Total Other Assets	118,259.13	

Total Assets	649,440.75
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LIABILITIES AND FUND BALANCES

Liabilities

Prepaid Assessments	1,099.53	
Legal Fees Payable	24,108.97	
Total Liabilities	25,208.50	

Operating Fund

General Fund	251,176.73	
YTD Net Surplus (Deficit)	232,490.29	
Total Operating Fund	483,667.02	

Replacement Fund

Replacement Fund	122,608.48	
YTD Net Surplus (Deficit)	17,956.75	
Total Replacement Fund	140,565.23	

Total Fund Balances	624,232.25
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Total Liabilities & Funds	649,440.75
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River's Run at the Brazos HOA, Inc.
Income & Expense Variance Report
as of September 30, 2018

Accnt	Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund							
Income							
4000 Maintenance Fees	159.72	.00	159.72	403,782.17	357,192.00	46,590.17	-46,590.17
4015 Capitalization Fees	2,750.00	3,600.00	-850.00	15,400.00	32,400.00	-17,000.00	27,800.00
4018 Adopt A School Income	375.00	500.00	-125.00	2,080.00	4,500.00	-2,420.00	3,920.00
4020 Fees/Collections	.00	.00	.00	-43.48	.00	-43.48	43.48
4022 Maintenance Reimbursement-MUD	7,000.00	.00	7,000.00	63,000.00	.00	63,000.00	-63,000.00
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	9,000.00	9,000.00	.00	3,000.00
4035 Mail Pool Tags	.00	.00	.00	10.00	.00	10.00	-10.00
4200 Interest - Bank	10.67	5.00	5.67	94.54	45.00	49.54	-34.54
4300 Late Charges	.00	.00	.00	5,875.00	5,000.00	875.00	-875.00
4301 Interest - Homeowners	323.40	.00	323.40	5,157.55	4,500.00	657.55	-657.55
4402 Gate Card	.00	5.00	-5.00	20.00	45.00	-25.00	40.00
Total Income	11,618.79	5,110.00	6,508.79	504,375.78	412,682.00	91,693.78	-76,363.78
Maintenance & Repairs							
6100 Maintenance Supplies	1,214.99	1,200.00	14.99	11,828.38	10,800.00	1,028.38	2,571.62
6110 Building/Struct. Maintenance	.00	200.00	-200.00	.00	1,800.00	-1,800.00	2,400.00
6170 Electrical & Lighting Repairs	.00	100.00	-100.00	.00	900.00	-900.00	1,200.00
6190 Irrigation Repairs	.00	200.00	-200.00	.00	1,800.00	-1,800.00	2,400.00
6200 Pool Supplies & Repairs	-960.00	416.00	-1,376.00	26,460.66	38,744.00	-12,283.34	13,531.34
6210 Access System Repairs	151.01	150.00	1.01	604.04	1,350.00	-745.96	1,195.96
6230 Landscape Extras/Projects	.00	165.00	-165.00	6,574.88	8,485.00	-1,910.12	2,405.12
6235 Lake & Fountain	.00	50.00	-50.00	.00	450.00	-450.00	600.00
6330 Camera Maintenance	.00	100.00	-100.00	.00	900.00	-900.00	1,200.00
Total Maintenance & Repairs	406.00	2,581.00	-2,175.00	45,467.96	65,229.00	-19,761.04	27,504.04
Contract Services							
6400 Landscape Contract	3,842.88	3,842.88	.00	34,585.92	34,585.92	.00	11,528.64
6410 Management Contract	1,530.00	1,530.00	.00	13,770.00	13,770.00	.00	4,590.00
6425 Security Service	3,380.00	3,355.00	25.00	29,395.00	30,195.00	-800.00	10,865.00
6435 Grounds Maintenance Contract	6,215.63	4,143.75	2,071.88	47,662.46	37,293.75	10,368.71	2,062.54
6440 Pool Maintenance Contract	1,958.30	1,958.00	.30	38,015.09	36,732.00	1,283.09	1,056.91
Total Contract Services	16,926.81	14,829.63	2,097.18	163,428.47	152,576.67	10,851.80	30,103.09
Utilities							
6500 Electricity	1,290.55	1,060.00	230.55	10,601.28	9,540.00	1,061.28	2,118.72
6515 Pool Phone	.00	.00	.00	536.69	536.69	.00	.00
6520 Water & Sewer	2,045.07	1,507.00	538.07	10,803.45	13,563.00	-2,759.55	7,280.55
Total Utilities	3,335.62	2,567.00	768.62	21,941.42	23,639.69	-1,698.27	9,399.27
Administrative Expenses							
6600 Telephone	45.63	75.00	-29.37	637.92	675.00	-37.08	262.08
6601 U-verse Internet	108.25	104.65	3.60	974.85	941.85	33.00	280.95
6610 Postage	160.24	250.00	-89.76	1,641.00	2,250.00	-609.00	1,359.00
6620 Copies / Office Supplies	75.30	75.00	.30	1,591.62	675.00	916.62	-691.62
6630 Legal - Corporate	110.00	200.00	-90.00	1,828.86	1,800.00	28.86	571.14
6632 Legal - Homeowners	.00	.00	.00	35.54	.00	35.54	-35.54
6640 Audit Fees & Tax Return	2,995.00	.00	2,995.00	2,995.00	2,995.00	.00	325.00
6660 Misc. Administrative Expenses	373.30	100.00	273.30	538.70	900.00	-361.30	661.30
6667 Website Maintenance	75.00	75.00	.00	600.00	675.00	-75.00	300.00
Total Administrative Expenses	3,942.72	879.65	3,063.07	10,843.49	10,911.85	-68.36	3,032.31
Other Expenses							
6700 Insurance	.00	.00	.00	10,450.00	808.00	9,642.00	2,699.00
6715 Social/YOM/Christmas Decor	.00	250.00	-250.00	1,445.79	2,250.00	-804.21	1,554.21
6720 Bad Debt	.00	1,334.00	-1,334.00	759.48	12,006.00	-11,246.52	15,248.52
6760 Property Taxes	.00	.00	.00	.00	.00	.00	318.00
6770 MUD Taxes	.00	.00	.00	.00	.00	.00	193.00

Total Other Expenses	.00	1,584.00	-1,584.00	12,655.27	15,064.00	-2,408.73	20,012.73
Total Operating Expenses	24,611.15	22,441.28	2,169.87	254,336.61	267,421.21	-13,084.60	90,051.44
Operating Surplus (Deficit)	-12,992.36	-17,331.28	4,338.92	250,039.17	145,260.79	104,778.38	-166,415.22
6900 Transfers to Replacement Fund	.00	.00	.00	17,548.88	.00	17,548.88	-17,548.88
Net Operating Surplus (Deficit)	-12,992.36	-17,331.28	4,338.92	232,490.29	145,260.79	87,229.50	-148,866.34
Replacement Fund							
8000 Transfers from Operating Fund	.00	.00	.00	17,548.88	.00	17,548.88	-17,548.88
8100 Replacement Fund Interest	46.85	20.00	26.85	407.87	180.00	227.87	-167.87
Net Rep Fund Surplus (Deficit)	46.85	20.00	26.85	17,956.75	180.00	17,776.75	-17,716.75
Combined Funds							
Combined Net Surplus (Deficit)	-12,945.51	-17,311.28	4,365.77	250,447.04	145,440.79	105,006.25	-166,583.09