

River's Run at the Brazos HOA, Inc.
Balance Sheet
September 30, 2019

ASSETS

Cash and Bank Accounts

TCB Operating - 7311027986	382,780.68
TCB AdoptASchool - 7313035060	29,386.33
TCB Reserve - 7313035078	296,096.68

Total Cash and Bank Accounts		708,263.69
-------------------------------------	--	------------

Other Assets

Accounts Receivable	93,481.75
---------------------	-----------

Total Other Assets		93,481.75
---------------------------	--	-----------

Total Assets		801,745.44
---------------------	--	------------

LIABILITIES AND FUND BALANCES

Liabilities

Prepaid Assessments	2,026.56
Legal Fees Payable	26,530.04
Bank Loan - Mutual of Omaha	461,645.23

Total Liabilities		490,201.83
--------------------------	--	------------

Operating Fund

General Fund	425,428.23
YTD Net Surplus (Deficit)	92,998.45

Total Operating Fund		518,426.68
-----------------------------	--	------------

Replacement Fund

Replacement Fund	-110,752.85
YTD Net Surplus (Deficit)	-96,130.22

Total Replacement Fund		-206,883.07
-------------------------------	--	-------------

Total Fund Balances		311,543.61
----------------------------	--	------------

Total Liabilities & Funds		801,745.44
--------------------------------------	--	------------

River's Run at the Brazos HOA, Inc.
Income & Expense Variance Report
as of September 30, 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	2,750.00	1,250.00	1,500.00	24,200.00	11,250.00	12,950.00	-9,200.00
4018 Adopt A School Income	275.00	175.00	100.00	2,655.00	1,575.00	1,080.00	-555.00
4020 Fees/Collections	.00	.00	.00	30.00	.00	30.00	-30.00
4022 Maintenance Reimbursement-MUD	7,000.00	7,000.00	.00	63,000.00	63,000.00	.00	21,000.00
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	55.00	.00	55.00	-55.00
4040 NSF Fees	.00	.00	.00	25.00	.00	25.00	-25.00
4200 Interest - Bank	.00	5.00	-5.00	.00	45.00	-45.00	60.00
4300 Late Charges	.00	.00	.00	5,400.00	5,000.00	400.00	-400.00
4301 Interest - Homeowners	264.47	.00	264.47	4,935.97	4,500.00	435.97	-435.97
4400 Fines	.00	.00	.00	5.00	.00	5.00	-5.00
4402 Gate Card	.00	.00	.00	55.00	.00	55.00	-55.00
Total Income	11,289.47	9,430.00	1,859.47	515,093.97	499,170.00	15,923.97	12,366.03
Maintenance & Repairs							
6100 Maintenance Supplies	1,556.76	1,400.00	156.76	6,761.87	12,600.00	-5,838.13	10,038.13
6110 Building/Struct. Maintenance	.00	100.00	-100.00	.00	900.00	-900.00	1,200.00
6170 Electrical & Lighting Repairs	.00	50.00	-50.00	.00	450.00	-450.00	600.00
6190 Irrigation Repairs	.00	100.00	-100.00	.00	900.00	-900.00	1,200.00
6200 Pool Supplies & Repairs	.00	375.00	-375.00	1,808.07	3,300.00	-1,491.93	2,616.93
6210 Access System Repairs	197.38	75.00	122.38	1,971.81	675.00	1,296.81	-1,071.81
6230 Landscape Extras/Projects	.00	100.00	-100.00	1,507.00	7,100.00	-5,593.00	5,893.00
6235 Lake & Fountain	.00	50.00	-50.00	.00	450.00	-450.00	600.00
6330 Camera Maintenance	.00	50.00	-50.00	.00	450.00	-450.00	600.00
Total Maintenance & Repairs	1,754.14	2,300.00	-545.86	12,048.75	26,825.00	-14,776.25	21,676.25
Contract Services							
6400 Landscape Contract	3,897.00	3,842.88	54.12	35,073.00	34,585.92	487.08	11,041.56
6410 Management Contract	1,530.00	1,530.00	.00	13,770.00	13,770.00	.00	4,590.00
6425 Security Service	1,260.00	3,300.00	-2,040.00	27,970.00	29,700.00	-1,730.00	11,630.00
6435 Grounds Maintenance Contract	6,215.63	6,215.63	.00	55,940.67	55,940.67	.00	18,646.89
6440 Pool Maintenance Contract	1,076.10	1,076.00	.10	38,065.79	37,985.00	80.79	2,286.21
6450 Pest Control	.00	.00	.00	928.25	.00	928.25	-928.25
Total Contract Services	13,978.73	15,964.51	-1,985.78	171,747.71	171,981.59	-233.88	47,266.41
Utilities							
6500 Electricity	704.32	1,180.00	-475.68	14,557.51	10,620.00	3,937.51	-397.51
6515 Pool Phone	.00	.00	.00	536.69	536.69	.00	.00
6520 Water & Sewer	2,346.39	1,200.00	1,146.39	12,727.50	10,800.00	1,927.50	1,672.50
Total Utilities	3,050.71	2,380.00	670.71	27,821.70	21,956.69	5,865.01	1,274.99
Administrative Expenses							
6600 Telephone	79.70	75.00	4.70	632.22	675.00	-42.78	267.78
6601 U-verse Internet	100.21	108.00	-7.79	941.46	972.00	-30.54	354.54
6610 Postage	180.75	200.00	-19.25	1,841.91	1,800.00	41.91	558.09
6620 Copies / Office Supplies	72.25	177.00	-104.75	607.30	1,593.00	-985.70	1,516.70
6630 Legal - Corporate	24.20	200.00	-175.80	555.50	1,800.00	-1,244.50	1,844.50
6640 Audit Fees & Tax Return	325.00	.00	325.00	3,320.00	3,320.00	.00	.00
6660 Misc. Administrative Expenses	300.80	27.00	273.80	17.12	243.00	-225.88	306.88
6667 Website Maintenance	75.00	75.00	.00	675.00	675.00	.00	225.00
Total Administrative Expenses	1,157.91	862.00	295.91	8,590.51	11,078.00	-2,487.49	5,073.49
Other Expenses							
6700 Insurance	1,117.00	.00	1,117.00	1,461.27	10,684.00	-9,222.73	11,123.73
6715 Social/YOM/Christmas Decor	.00	292.00	-292.00	396.88	1,752.00	-1,355.12	2,231.12
6720 Bad Debt	6,186.55	500.00	5,686.55	19,121.89	4,500.00	14,621.89	-13,121.89
6725 Charitable Contributions	.00	.00	.00	6,150.00	.00	6,150.00	-6,150.00
6745 Interest on Loan Expense	1,922.87	.00	1,922.87	18,122.75	.00	18,122.75	-18,122.75
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	9,226.42	792.00	8,434.42	45,286.85	16,936.00	28,350.85	-23,557.85
	Total Operating Expenses	29,167.91	22,298.51	6,869.40	265,495.52	248,777.28	16,718.24	51,733.29
	Operating Surplus (Deficit)	-17,878.44	-12,868.51	-5,009.93	249,598.45	250,392.72	-794.27	-39,367.26
6900	Transfers to Replacement Fund	17,400.00	17,400.00	.00	156,600.00	156,600.00	.00	52,200.00
	Net Operating Surplus (Deficit)	-35,278.44	-30,268.51	-5,009.93	92,998.45	93,792.72	-794.27	-91,567.26
Replacement Fund								
8000	Transfers from Operating Fund	17,400.00	17,400.00	.00	156,600.00	156,600.00	.00	52,200.00
8100	Replacement Fund Interest	303.61	20.00	283.61	2,835.95	180.00	2,655.95	-2,595.95
9000	Replacement Fund Expenditures	.00	.00	.00	255,566.17	.00	255,566.17	-255,566.17
	Net Rep Fund Surplus (Deficit)	17,703.61	17,420.00	283.61	-96,130.22	156,780.00	-252,910.22	305,170.22
Combined Funds								
	Combined Net Surplus (Deficit)	-17,574.83	-12,848.51	-4,726.32	-3,131.77	250,572.72	-253,704.49	213,602.96