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

ASSETS

Cash and Bank Accounts			
TCB Operating - 7311027986	499,576.07		
TCB AdoptASchool - 7313035060	27,075.55		
TCB Reserve - 7313035078	243,108.33		
Total Cash and Bank Accounts		769,759.95	
Other Assets			
Accounts Receivable	105,412.59		
Total Other Assets		105,412.59	
Total Assets			875,172.54

LIABILITIES AND FUND BALANCES

Liabilities			
Prepaid Assessments	1,133.70		
Legal Fees Payable	23,570.54		
Bank Loan - Mutual of Omaha	477,055.69		
Total Liabilities			501,759.93
Operating Fund			
General Fund	425,278.23		
YTD Net Surplus (Deficit)	208,086.58		
Total Operating Fund		633,364.81	
Replacement Fund			
Replacement Fund	-110,752.85		
YTD Net Surplus (Deficit)	-149,199.35		
Total Replacement Fund		-259,952.20	
Total Fund Balances			373,412.61
Total Liabilities & Funds			875,172.54

River's Run at the Brazos HOA, Inc.
Income & Expense Variance Report
as of June 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	1,100.00	1,250.00	-150.00	14,850.00	7,500.00	7,350.00	150.00
4018	Adopt A School Income	110.00	175.00	-65.00	1,940.00	1,050.00	890.00	160.00
4020	Fees/Collections	5.00	.00	5.00	30.00	.00	30.00	-30.00
4022	Maintenance Reimbursement-MUD	7,000.00	7,000.00	.00	42,000.00	42,000.00	.00	42,000.00
4025	Security Reimbursement - MUD	1,000.00	1,000.00	.00	6,000.00	6,000.00	.00	6,000.00
4035	Mail Pool Tags	.00	.00	.00	15.00	.00	15.00	-15.00
4200	Interest - Bank	.00	5.00	-5.00	.00	30.00	-30.00	60.00
4300	Late Charges	.00	.00	.00	5,400.00	5,000.00	400.00	-400.00
4301	Interest - Homeowners	341.80	300.00	41.80	4,017.43	4,200.00	-182.57	482.57
4400	Fines	.00	.00	.00	5.00	.00	5.00	-5.00
4402	Gate Card	15.00	.00	15.00	25.00	.00	25.00	-25.00
	Total Income	**9,571.80**	**9,730.00**	**-158.20**	**480,015.43**	**470,580.00**	**9,435.43**	**47,444.57**
	Maintenance & Repairs							
6100	Maintenance Supplies	298.98	1,400.00	-1,101.02	3,749.34	8,400.00	-4,650.66	13,050.66
6110	Building/Struct. Maintenance	.00	100.00	-100.00	.00	600.00	-600.00	1,200.00
6170	Electrical & Lighting Repairs	.00	50.00	-50.00	.00	300.00	-300.00	600.00
6190	Irrigation Repairs	.00	100.00	-100.00	.00	600.00	-600.00	1,200.00
6200	Pool Supplies & Repairs	.00	375.00	-375.00	369.54	2,175.00	-1,805.46	4,055.46
6210	Access System Repairs	.00	75.00	-75.00	478.00	450.00	28.00	422.00
6230	Landscape Extras/Projects	1,075.00	100.00	975.00	1,507.00	6,800.00	-5,293.00	5,893.00
6235	Lake & Fountain	.00	50.00	-50.00	.00	300.00	-300.00	600.00
6330	Camera Maintenance	.00	50.00	-50.00	.00	300.00	-300.00	600.00
	Total Maintenance & Repairs	**1,373.98**	**2,300.00**	**-926.02**	**6,103.88**	**19,925.00**	**-13,821.12**	**27,621.12**
	Contract Services							
6400	Landscape Contract	3,897.00	3,842.88	54.12	23,382.00	23,057.28	324.72	22,732.56
6410	Management Contract	1,530.00	1,530.00	.00	9,180.00	9,180.00	.00	9,180.00
6425	Security Service	3,040.00	3,300.00	-260.00	18,590.00	19,800.00	-1,210.00	21,010.00
6435	Grounds Maintenance Contract	6,215.63	6,215.63	.00	37,293.78	37,293.78	.00	37,293.78
6440	Pool Maintenance Contract	10,344.28	10,344.00	.28	15,980.39	15,981.00	-.61	24,371.61
	Total Contract Services	**25,026.91**	**25,232.51**	**-205.60**	**104,426.17**	**105,312.06**	**-885.89**	**114,587.95**
	Utilities							
6500	Electricity	681.93	1,180.00	-498.07	12,266.90	7,080.00	5,186.90	1,893.10
6515	Pool Phone	.00	.00	.00	536.69	536.69	.00	.00
6520	Water & Sewer	1,308.05	1,200.00	108.05	6,012.32	7,200.00	-1,187.68	8,387.68
	Total Utilities	**1,989.98**	**2,380.00**	**-390.02**	**18,815.91**	**14,816.69**	**3,999.22**	**10,280.78**
	Administrative Expenses							
6600	Telephone	65.79	75.00	-9.21	393.32	450.00	-56.68	506.68
6601	U-verse Internet	93.17	108.00	-14.83	640.83	648.00	-7.17	655.17
6610	Postage	149.20	200.00	-50.80	1,459.21	1,200.00	259.21	940.79
6620	Copies / Office Supplies	73.95	177.00	-103.05	461.85	1,062.00	-600.15	1,662.15
6630	Legal - Corporate	12.10	200.00	-187.90	259.60	1,200.00	-940.40	2,140.40
6640	Audit Fees & Tax Return	2,995.00	.00	2,995.00	2,995.00	.00	2,995.00	325.00
6660	Misc. Administrative Expenses	-16.70	27.00	-43.70	-510.46	162.00	-672.46	834.46
6667	Website Maintenance	75.00	75.00	.00	450.00	450.00	.00	450.00
	Total Administrative Expenses	**3,447.51**	**862.00**	**2,585.51**	**6,149.35**	**5,172.00**	**977.35**	**7,514.65**
	Other Expenses							
6700	Insurance	.00	.00	.00	400.00	10,684.00	-10,284.00	12,185.00
6715	Social/YOM/Christmas Decor	310.00	292.00	18.00	310.00	876.00	-566.00	2,318.00
6720	Bad Debt	.00	500.00	-500.00	12,935.34	3,000.00	9,935.34	-6,935.34
6725	Charitable Contributions	6,000.00	.00	6,000.00	6,000.00	.00	6,000.00	-6,000.00
6745	Interest on Loan Expense	2,008.06	.00	2,008.06	12,354.14	.00	12,354.14	-12,354.14
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	8,318.06	792.00	7,526.06	32,033.54	14,560.00	17,473.54	-10,304.54
	Total Operating Expenses	40,156.44	31,566.51	8,589.93	167,528.85	159,785.75	7,743.10	149,699.96
	Operating Surplus (Deficit)	-30,584.64	-21,836.51	-8,748.13	312,486.58	310,794.25	1,692.33	-102,255.39
6900	Transfers to Replacement Fund	17,400.00	17,400.00	.00	104,400.00	104,400.00	.00	104,400.00
	Net Operating Surplus (Deficit)	-47,984.64	-39,236.51	-8,748.13	208,086.58	206,394.25	1,692.33	-206,655.39
Replacement Fund								
8000	Transfers from Operating Fund	17,400.00	17,400.00	.00	104,400.00	104,400.00	.00	104,400.00
8100	Replacement Fund Interest	275.12	20.00	255.12	1,966.82	120.00	1,846.82	-1,726.82
9000	Replacement Fund Expenditures	.00	.00	.00	255,566.17	.00	255,566.17	-255,566.17
	Net Rep Fund Surplus (Deficit)	17,675.12	17,420.00	255.12	-149,199.35	104,520.00	-253,719.35	358,239.35
Combined Funds								
	Combined Net Surplus (Deficit)	-30,309.52	-21,816.51	-8,493.01	58,887.23	310,914.25	-252,027.02	151,583.96