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

ASSETS

Cash and Bank Accounts			
TCB Operating - 7311027986	352,752.32		
TCB AdoptASchool - 7313035060	32,406.08		
TCB Reserve - 7313035078	144,518.72		
Total Cash and Bank Accounts		529,677.12	
Other Assets			
Accounts Receivable	104,469.15		
Total Other Assets		104,469.15	
Total Assets			634,146.27

LIABILITIES AND FUND BALANCES

Liabilities			
Prepaid Assessments	16,377.96		
Legal Fees Payable	20,550.59		
Total Liabilities			36,928.55
Operating Fund			
General Fund	251,176.73		
YTD Net Surplus (Deficit)	201,522.27		
Total Operating Fund		452,699.00	
Replacement Fund			
Replacement Fund	122,608.48		
YTD Net Surplus (Deficit)	21,910.24		
Total Replacement Fund		144,518.72	
Total Fund Balances			597,217.72
Total Liabilities & Funds			634,146.27

River's Run at the Brazos HOA, Inc.
Income & Expense Variance Report
as of November 30, 2018

Accnt		Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund								
	Income							
4000	Maintenance Fees	.00	.00	.00	403,782.17	357,192.00	46,590.17	-46,590.17
4015	Capitalization Fees	550.00	3,600.00	-3,050.00	17,050.00	39,600.00	-22,550.00	26,150.00
4018	Adopt A School Income	55.00	500.00	-445.00	2,245.00	5,500.00	-3,255.00	3,755.00
4022	Maintenance Reimbursement-MUD	7,000.00	.00	7,000.00	77,000.00	.00	77,000.00	-77,000.00
4025	Security Reimbursement - MUD	.00	1,000.00	-1,000.00	10,000.00	11,000.00	-1,000.00	2,000.00
4200	Interest - Bank	12.33	5.00	7.33	117.90	55.00	62.90	-57.90
4300	Late Charges	.00	.00	.00	5,875.00	5,000.00	875.00	-875.00
4301	Interest - Homeowners	267.98	.00	267.98	5,695.63	4,500.00	1,195.63	-1,195.63
4402	Gate Card	.00	5.00	-5.00	30.00	55.00	-25.00	30.00
	Total Income	**7,885.31**	**5,110.00**	**2,775.31**	**521,795.70**	**422,902.00**	**98,893.70**	**-93,783.70**
	Maintenance & Repairs							
6100	Maintenance Supplies	741.82	1,200.00	-458.18	13,095.26	13,200.00	-104.74	1,304.74
6110	Building/Struct. Maintenance	.00	200.00	-200.00	.00	2,200.00	-2,200.00	2,400.00
6170	Electrical & Lighting Repairs	.00	100.00	-100.00	.00	1,100.00	-1,100.00	1,200.00
6190	Irrigation Repairs	.00	200.00	-200.00	.00	2,200.00	-2,200.00	2,400.00
6200	Pool Supplies & Repairs	.00	416.00	-416.00	26,460.66	39,576.00	-13,115.34	13,531.34
6210	Access System Repairs	.00	150.00	-150.00	604.04	1,650.00	-1,045.96	1,195.96
6230	Landscape Extras/Projects	4,600.00	165.00	4,435.00	11,174.88	8,815.00	2,359.88	-2,194.88
6235	Lake & Fountain	.00	50.00	-50.00	.00	550.00	-550.00	600.00
6330	Camera Maintenance	.00	100.00	-100.00	.00	1,100.00	-1,100.00	1,200.00
	Total Maintenance & Repairs	**5,341.82**	**2,581.00**	**2,760.82**	**51,334.84**	**70,391.00**	**-19,056.16**	**21,637.16**
	Contract Services							
6400	Landscape Contract	3,842.88	3,842.88	.00	42,271.68	42,271.68	.00	3,842.88
6410	Management Contract	1,530.00	1,530.00	.00	16,830.00	16,830.00	.00	1,530.00
6425	Security Service	2,260.00	3,355.00	-1,095.00	35,035.00	36,905.00	-1,870.00	5,225.00
6435	Grounds Maintenance Contract	6,215.63	4,143.75	2,071.88	60,093.72	45,581.25	14,512.47	-10,368.72
6440	Pool Maintenance Contract	779.82	780.00	-.18	39,574.73	38,292.00	1,282.73	-502.73
	Total Contract Services	**14,628.33**	**13,651.63**	**976.70**	**193,805.13**	**179,879.93**	**13,925.20**	**-273.57**
	Utilities							
6500	Electricity	1,104.66	1,060.00	44.66	12,894.31	11,660.00	1,234.31	-174.31
6515	Pool Phone	.00	.00	.00	536.69	536.69	.00	.00
6520	Water & Sewer	1,037.97	1,507.00	-469.03	13,014.99	16,577.00	-3,562.01	5,069.01
	Total Utilities	**2,142.63**	**2,567.00**	**-424.37**	**26,445.99**	**28,773.69**	**-2,327.70**	**4,894.70**
	Administrative Expenses							
6600	Telephone	62.13	75.00	-12.87	762.07	825.00	-62.93	137.93
6601	U-verse Internet	108.79	104.65	4.14	1,192.43	1,151.15	41.28	63.37
6610	Postage	39.57	250.00	-210.43	1,786.99	2,750.00	-963.01	1,213.01
6620	Copies / Office Supplies	29.10	75.00	-45.90	1,655.87	825.00	830.87	-755.87
6630	Legal - Corporate	55.00	200.00	-145.00	1,883.86	2,200.00	-316.14	516.14
6640	Audit Fees & Tax Return	.00	.00	.00	3,320.00	3,320.00	.00	.00
6660	Misc. Administrative Expenses	392.00	100.00	292.00	822.48	1,100.00	-277.52	377.52
6667	Website Maintenance	75.00	75.00	.00	750.00	825.00	-75.00	150.00
	Total Administrative Expenses	**761.59**	**879.65**	**-118.06**	**12,173.70**	**12,996.15**	**-822.45**	**1,702.10**
	Other Expenses							
6700	Insurance	.00	10,400.00	-10,400.00	12,401.00	11,208.00	1,193.00	748.00
6715	Social/YOM/Christmas Decor	.00	250.00	-250.00	1,445.79	2,750.00	-1,304.21	1,554.21
6720	Bad Debt	.00	1,334.00	-1,334.00	759.48	14,674.00	-13,914.52	15,248.52
6760	Property Taxes	345.04	.00	345.04	345.04	.00	345.04	-27.04
6770	MUD Taxes	.00	.00	.00	163.58	.00	163.58	29.42
	Total Other Expenses	**345.04**	**11,984.00**	**-11,638.96**	**15,114.89**	**28,632.00**	**-13,517.11**	**17,553.11**
	Total Operating Expenses	**23,219.41**	**31,663.28**	**-8,443.87**	**298,874.55**	**320,672.77**	**-21,798.22**	**45,513.50**
	Operating Surplus (Deficit)	**-15,334.10**	**-26,553.28**	**11,219.18**	**222,921.15**	**102,229.23**	**120,691.92**	**-139,297.20**
6900	**Transfers to Replacement Fund**	**.00**	**.00**	**.00**	**21,398.88**	**.00**	**21,398.88**	**-21,398.88**

	Net Operating Surplus (Deficit)	-15,334.10	-26,553.28	11,219.18	201,522.27	102,229.23	99,293.04	-117,898.32
Replacement Fund								
8000	Transfers from Operating Fund	.00	.00	.00	21,398.88	.00	21,398.88	-21,398.88
8100	Replacement Fund Interest	54.98	20.00	34.98	511.36	220.00	291.36	-271.36
	Net Rep Fund Surplus (Deficit)	54.98	20.00	34.98	21,910.24	220.00	21,690.24	-21,670.24
Combined Funds								
	Combined Net Surplus (Deficit)	-15,279.12	-26,533.28	11,254.16	223,432.51	102,449.23	120,983.28	-139,568.56