

# NBRC POA DBA RIVER CHASE

01/31/2015

## Monthly Financials

---

Unaudited

**Included Reports**

OPERATING BALANCE SHEET  
RESERVE BALANCE SHEET  
LEGAL BALANCE SHEET  
OPERATING ACTUAL vs BUDGET COMPARISON  
RESERVE ACTUAL vs BUDGET COMPARISON  
LEGAL ACTUAL vs BUDGET COMPARISON

**Copies**

1  
1  
1  
1  
1  
1

1600 NE LOOP 410, STE 202  
SAN ANTONIO TX 78209

---

	<b>OPERATING FUNDS</b>	
101001	CAB - OPERATING	69,179.75
101002	CAB - OPERATING MMKT	170,904.49
101003	CAB OPER CDAR 06/04/15 .25%	21,201.30
		-----
	<b>Total Operating Funds</b>	<b>261,285.54</b>
	<b>OTHER ASSETS</b>	
121100	ACCOUNTS RECEIVABLE - OTHER	(100.00)
121101	A/R - TRANSFER FEE	(250.00)
121105	A/R - NON LIEN FEES	379.00
121600	ACCOUNTS RECEIVABLE - MEMBERS	47,812.24
130000	ALLOWANCE FOR DOUBTFUL ACCOUNTS	(4,010.50)
		-----
	<b>Total Other Assets</b>	<b>43,830.74</b>
	<b>PROPERTY &amp; EQUIPMENT</b>	
180300	LAND	1,459.38
		-----
	<b>Total Property &amp; Equipment</b>	<b>1,459.38</b>
		-----
	<b>Total Operating Assets</b>	<b>306,575.66</b>
		=====
	<b>***OPER LIABILITIES***</b>	
	<b>CURRENT LIABILITIES</b>	
201000	ACCOUNTS PAYABLE	51.91
201200	PREPAID ASSESSMENTS	6,516.96
		-----
	<b>Total Current Liabilities</b>	<b>6,568.87</b>
	<b>***OPERATING EQUITY***</b>	
396000	OPERATING FUND EQUITY	65,537.56
396001	ADJ TO OPERATING FUND EQUITY	(4,122.49)
	<b>Equity Increase</b>	<b>238,591.72</b>
		-----
	<b>Total Equity</b>	<b>300,006.79</b>
		-----
	<b>Total Operating Liabilities &amp; Equity</b>	<b>306,575.66</b>
		=====

1600 NE LOOP 410, STE 202  
SAN ANTONIO TX 78209

---

	<b>RESERVE FUNDS</b>	
101007	CAB - RESERVE MMKT	25,423.13
101008	CAB RES CDAR 06/04/15 .25%	30,986.10
		-----
	<b>Total Reserve Funds</b>	<b>56,409.23</b>
	 <b>Total Reserve Assets</b>	 <b>56,409.23</b>
		=====
	<b>***RES LIABILITIES***</b>	
	 <b>***RESERVES EQUITY***</b>	
395600	RESERVE FUND EQUITY	56,391.23
	<b>Equity Increase</b>	<b>18.00</b>
		-----
	<b>Total Equity</b>	<b>56,409.23</b>
		-----
	 <b>Total Reserve Liabilities &amp; Equity</b>	 <b>56,409.23</b>
		=====

1600 NE LOOP 410, STE 202  
SAN ANTONIO TX 78209

---

101004	<b>LEGAL FUNDS</b>	
	CAB - LEGAL FUND ACCOUNT	20,108.32
		-----
	<b>Total Legal Funds</b>	<b>20,108.32</b>
	<b>Total Legal Assets</b>	<b>20,108.32</b>
		=====
	<b>***LEGAL LIABILITIES***</b>	
	<b>***LEGAL EQUITY***</b>	
395602	RETAINED EARNINGS - LEGAL RESERVES	20,106.61
	<b>Equity Increase</b>	<b>1.71</b>
		-----
	<b>Total Equity</b>	<b>20,108.32</b>
		-----
	<b>Total Legal Liabilities &amp; Equity</b>	<b>20,108.32</b>
		=====

1600 NE LOOP 410, STE 202  
SAN ANTONIO TX 78209

Jan Actual	Jan Budget	Jan Variance	Account		Y-T-D Actual	Y-T-D Budget	Y-T-D Variance	Total Budget
<b>***INCOME***</b>								
248,258.67	20,833	(227,425.67)	410200	ASSESSMENT - HOMEOWNER	248,258.67	20,833	(227,425.67)	250,000
17.30	83	65.70	410800	ASSESSMENT - LATE FEES	17.30	83	65.70	1,000
-----	-----	-----			-----	-----	-----	-----
248,275.97	20,916	(227,359.97)		Total Income	248,275.97	20,916	(227,359.97)	251,000
<b>OTHER INCOME</b>								
30.00	0	(30.00)	410830	INCOME - GATE CARDS	30.00	0	(30.00)	0
150.00	0	(150.00)	410980	INCOME - CLUBHOUSE RENTALS	150.00	0	(150.00)	0
500.00	0	(500.00)	411200	INCOME - LEGAL/LIEN FEES	500.00	0	(500.00)	0
200.00	1,000	800.00	411600	INCOME - MISCELLANEOUS	200.00	1,000	800.00	12,000
13.50	0	(13.50)	430200	INCOME - INTEREST	13.50	0	(13.50)	0
-----	-----	-----			-----	-----	-----	-----
893.50	1,000	106.50		Total Other Income	893.50	1,000	106.50	12,000
-----	-----	-----			-----	-----	-----	-----
<b>249,169.47</b>	<b>21,916</b>	<b>(227,253.47)</b>		<b>Total Income</b>	<b>249,169.47</b>	<b>21,916</b>	<b>(227,253.47)</b>	<b>263,000</b>
=====	=====	=====			=====	=====	=====	=====
<b>***EXPENSES***</b>								
<b>ADMINISTRATIVE</b>								
33.98	100	(66.02)	660601	ADMIN - OFFICE SUPPLIES	33.98	100	(66.02)	1,200
62.41	475	(412.59)	660602	ADMIN - POSTAGE	62.41	475	(412.59)	5,700
53.41	150	(96.59)	660603	ADMIN - PRINTING	53.41	150	(96.59)	1,800
0.00	50	(50.00)	660606	ADMIN - PERMITS / RECORDING FEE	0.00	50	(50.00)	600
4,754.75	4,763	(8.25)	660607	ADMIN - MANAGEMENT FEES	4,754.75	4,763	(8.25)	57,156
0.00	8	(8.00)	660608	ADMIN - BANK FEES	0.00	8	(8.00)	100
0.00	125	(125.00)	660609	ADMIN - ANNUAL MEETING EXPENSE	0.00	125	(125.00)	1,500
0.00	292	(292.00)	660610	ADMIN - ACCOUNTING FEES	0.00	292	(292.00)	3,500
500.00	1,000	(500.00)	660611	ADMIN - LEGAL FEES	500.00	1,000	(500.00)	12,000
0.00	8	(8.00)	660613	ADMIN - PROFESSIONAL FEES	0.00	8	(8.00)	100
0.00	17	(17.00)	660614	ADMIN - WEBSITE MAINT	0.00	17	(17.00)	200
0.00	500	(500.00)	660616	ADMIN - ACC PROCESSING FEE	0.00	500	(500.00)	7,500
5.00	63	(58.00)	660618	ADMIN - COLLECTION FEES	5.00	63	(58.00)	750
0.00	8	(8.00)	660619	ADMIN - MISC EXPENSE	0.00	8	(8.00)	100
0.00	8	(8.00)	660633	ADMIN - PAYMENT PLAN ADMIN FEE	0.00	8	(8.00)	100
-----	-----	-----			-----	-----	-----	-----
5,409.55	7,567	(2,157.45)		Total Administrative	5,409.55	7,567	(2,157.45)	92,306

1600 NE LOOP 410, STE 202  
SAN ANTONIO TX 78209

Jan Actual	Jan Budget	Jan Variance	Account		Y-T-D Actual	Y-T-D Budget	Y-T-D Variance	Total Budget
<b>GATE EXPENSES</b>								
0.00	83	(83.00)	660807	GATES - MAINTENANCE	0.00	83	(83.00)	1,000
0.00	167	(167.00)	660808	GATES - SUPPLIES/REPAIRS	0.00	167	(167.00)	2,000
-----	-----	-----			-----	-----	-----	-----
0.00	250	(250.00)		Total Gate Expenses	0.00	250	(250.00)	3,000
<b>RECREATIONAL AREA EXPENSES</b>								
100.00	25	75.00	660927	COMMUNITY CENTER - MAINTENANCE	100.00	25	75.00	300
0.00	83	(83.00)	660940	PARK/REC AREA - MAINT/EQUIP	0.00	83	(83.00)	1,000
0.00	58	(58.00)	660953	REC AREA - EXERCISE ROOM	0.00	58	(58.00)	700
0.00	83	(83.00)	660955	REC AREA - IMPROVEMENTS	0.00	83	(83.00)	1,000
-----	-----	-----			-----	-----	-----	-----
100.00	249	(149.00)		Total Recreational Area Expense	100.00	249	(149.00)	3,000
<b>TAXES</b>								
0.00	292	(292.00)	661202	TAXES - PROPERTY/FRANCHISE	0.00	292	(292.00)	3,500
-----	-----	-----			-----	-----	-----	-----
0.00	292	(292.00)		Total Taxes	0.00	292	(292.00)	3,500
<b>UTILITIES</b>								
0.00	1,100	(1,100.00)	661402	UTILITIES - ELECTRICITY	0.00	1,100	(1,100.00)	13,200
456.33	250	206.33	661403	UTILITIES - WATER	456.33	250	206.33	3,000
262.55	200	62.55	661405	UTILITITES - TELEPHONE	262.55	200	62.55	2,400
0.00	100	(100.00)	661410	UTILITIES - SANITATION	0.00	100	(100.00)	1,200
-----	-----	-----			-----	-----	-----	-----
718.88	1,650	(931.12)		Total Utilities	718.88	1,650	(931.12)	19,800
<b>GROUND MAINTENANCE</b>								
0.00	83	(83.00)	662402	GROUNDS - IMPROVEMENTS	0.00	83	(83.00)	1,000
3,139.26	1,570	1,569.26	662403	GROUNDS - MAINTENANCE CONTRACT	3,139.26	1,570	1,569.26	18,840
0.00	42	(42.00)	662405	GROUNDS - SUPPLIES/EQUIPMENT	0.00	42	(42.00)	500
0.00	42	(42.00)	662406	GROUNDS - IRRIGATION SYSTEM	0.00	42	(42.00)	500
0.00	42	(42.00)	662407	GROUNDS - ROADWAY SHREDDING	0.00	42	(42.00)	500
0.00	83	(83.00)	662408	GROUNDS - TREE MAINTENANCE	0.00	83	(83.00)	1,000
0.00	677	(677.00)	662435	GROUNDS - SECONDARY LANDSCAPE C	0.00	677	(677.00)	8,124
-----	-----	-----			-----	-----	-----	-----
3,139.26	2,539	600.26		Total Ground Maintenance	3,139.26	2,539	600.26	30,464

1600 NE LOOP 410, STE 202  
SAN ANTONIO TX 78209

Jan Actual	Jan Budget	Jan Variance	Account		Y-T-D Actual	Y-T-D Budget	Y-T-D Variance	Total Budget
<b>OTHER MAINTENANCE</b>								
0.00	117	(117.00)	662500	OTHER MAINT - LIGHTING/BULBS	0.00	117	(117.00)	1,400
0.00	63	(63.00)	662501	OTHER MAINT - PEST CONTROL	0.00	63	(63.00)	750
0.00	33	(33.00)	662521	OTHER MAINT - SIGNAGE	0.00	33	(33.00)	400
0.00	67	(67.00)	662528	OTHER MAINT - STREET MAINTENANC	0.00	67	(67.00)	800
0.00	129	(129.00)	662530	OTHER MAINT - PAINTING	0.00	129	(129.00)	1,550
0.00	71	(71.00)	662533	OTHER MAINT - GENERAL R & M	0.00	71	(71.00)	850
0.00	83	(83.00)	662536	OTHER MAINT - SEPTIC SYSTEM	0.00	83	(83.00)	1,000
554.24	1,500	(945.76)	662539	OTHER MAINT - JANITORIAL / PORT	554.24	1,500	(945.76)	18,000
339.82	42	297.82	662547	PLUMBING MAINTENANCE/ REPAIRS	339.82	42	297.82	500
0.00	67	(67.00)	662549	OTHER MAINT - HVAC	0.00	67	(67.00)	800
0.00	50	(50.00)	662550	OTHER MAINT - EQUIPMENT REPAIR	0.00	50	(50.00)	600
-----	-----	-----			-----	-----	-----	-----
894.06	2,222	(1,327.94)		Total Other Maintenance	894.06	2,222	(1,327.94)	26,650
<b>POOL EXPENSES</b>								
0.00	100	(100.00)	662604	POOL - SUPPLIES/JANITORIAL	0.00	100	(100.00)	1,200
0.00	42	(42.00)	662615	POOL - REPAIRS	0.00	42	(42.00)	500
0.00	100	(100.00)	662618	POOL - CHEMICALS	0.00	100	(100.00)	1,200
-----	-----	-----			-----	-----	-----	-----
0.00	242	(242.00)		Total Pool Expenses	0.00	242	(242.00)	2,900
<b>OTHER EXPENSES</b>								
0.00	200	(200.00)	662735	BAD DEBT EXPENSE	0.00	200	(200.00)	2,400
-----	-----	-----			-----	-----	-----	-----
0.00	200	(200.00)		Total Other Expenses	0.00	200	(200.00)	2,400
<b>COMMITTEES</b>								
0.00	29	(29.00)	662776	COMMITTEE - WELCOME	0.00	29	(29.00)	350
0.00	333	(333.00)	662779	COMMITTEE - DEED RESTRICTIONS	0.00	333	(333.00)	4,000
0.00	150	(150.00)	662785	COMMITTEE - EVENTS	0.00	150	(150.00)	1,800
0.00	17	(17.00)	662787	COMMITTEE - EMERGENCY SERVICES	0.00	17	(17.00)	200
-----	-----	-----			-----	-----	-----	-----
0.00	529	(529.00)		Total Committees	0.00	529	(529.00)	6,350
<b>INSURANCE</b>								
0.00	917	(917.00)	662800	INSURANCE - PROPERTY/LIABILITY	0.00	917	(917.00)	11,000
0.00	417	(417.00)	662801	INSURANCE - DIRECTORS	0.00	417	(417.00)	5,000
316.00	21	295.00	662802	INSURANCE - WORKER'S COMP	316.00	21	295.00	250
0.00	500	(500.00)	662804	INSURANCE - UMBRELLA	0.00	500	(500.00)	6,000
-----	-----	-----			-----	-----	-----	-----
316.00	1,855	(1,539.00)		Total Insurance	316.00	1,855	(1,539.00)	22,250

NBRC POA DBA RIVER CHASE  
OPERATING ACTUAL vs BUDGET COMPARISON  
01/31/2015

1600 NE LOOP 410, STE 202  
SAN ANTONIO TX 78209

Jan Actual	Jan Budget	Jan Variance	Account	Y-T-D Actual	Y-T-D Budget	Y-T-D Variance	Total Budget
<u>10,577.75</u>	<u>17,595</u>	<u>(7,017.25)</u>	<b>Total Expenses</b>	<u>10,577.75</u>	<u>17,595</u>	<u>(7,017.25)</u>	<u>212,620</u>
<u>238,591.72</u>	<u>4,321</u>	<u>(234,270.72)</u>	<b>Net Profit (Loss)</b>	<u>238,591.72</u>	<u>4,321</u>	<u>(234,270.72)</u>	<u>50,380</u>



1600 NE LOOP 410, STE 202  
SAN ANTONIO TX 78209

Jan Actual	Jan Budget	Jan Variance	Account		Y-T-D Actual	Y-T-D Budget	Y-T-D Variance	Total Budget
<b>*** R E S E R V E S ***</b>								
<b>INCOME</b>								
18.00	0	(18.00)	490500	INTEREST - RESERVES	18.00	0	(18.00)	0
-----	--	-----			-----	--	-----	--
18.00	0	(18.00)		Total Income	18.00	0	(18.00)	0
-----	--	-----			-----	--	-----	--
<b>18.00</b>	<b>0</b>	<b>(18.00)</b>		<b>Net Reserve Profit (Loss)</b>	<b>18.00</b>	<b>0</b>	<b>(18.00)</b>	<b>0</b>
=====	==	=====			=====	==	=====	==

1600 NE LOOP 410, STE 202  
SAN ANTONIO TX 78209

Jan Actual	Jan Budget	Jan Variance	Account		Y-T-D Actual	Y-T-D Budget	Y-T-D Variance	Total Budget
<b>***I N C O M E***</b>								
<u>1.71</u>	<u>0</u>	<u>(1.71)</u>	490450	INTEREST - LEGAL	<u>1.71</u>	<u>0</u>	<u>(1.71)</u>	<u>0</u>
1.71	0	(1.71)		Total Income	1.71	0	(1.71)	0
----	--	-----			----	--	-----	--
<u><b>1.71</b></u>	<u><b>0</b></u>	<u><b>(1.71)</b></u>		<b>Net Profit (Loss)</b>	<u><b>1.71</b></u>	<u><b>0</b></u>	<u><b>(1.71)</b></u>	<u><b>0</b></u>