

**RIVER'S RUN AT THE BRAZOS OWNERS ASSOCIATION, INC.
2021 ANNUAL BUDGET**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
INCOME													
MAINTENANCE FEES	275,000	65,000	14,240	0	0	0	0	0	0	0	0	0	354,240
CAPITALIZATION FEES	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,100	19,250
ADOPT A SCHOOL INCOME	165	165	165	165	165	165	165	165	165	165	165	110	1,925
MAINTENANCE REIMBURSEMENT-MUD	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	84,000
SECURITY REIMBURSEMENT - MUD	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
NSF FEES	0	0	0	0	0	0	0	0	0	0	0	0	0
LATE CHARGES	425	425	425	425	425	425	425	425	425	425	425	425	5,099
INTEREST - HOMEOWNERS	321	321	321	321	321	321	321	321	321	321	321	321	3,850
GATE CARD	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL INCOME	285,561	75,561	24,801	10,561	10,561	10,561	10,561	10,561	10,561	10,561	10,561	9,956	480,364
MAINTENANCE & REPAIRS													
MAINTENANCE SUPPLIES	1,097	1,097	1,097	1,097	1,097	1,097	1,097	1,097	1,097	1,097	1,097	1,097	13,168
BUILDING/STRUCT. MAINTENANCE	2,215	2,215	215	215	215	215	215	215	215	215	215	215	6,575
ELECTRICAL & LIGHTING REPAIRS	2,105	105	105	105	105	105	105	105	105	105	105	105	3,258
IRRIGATION REPAIRS			155			155	155		155				618
POOL SUPPLIES & REPAIRS	300	300	300	400	400	400	400	400	458	400	400	400	4,558
ACCESS SYSTEM REPAIRS	0	150	150	0	0	150	150	0	0	150	120	150	1,020
LANDSCAPE EXTRAS	500	500	5,000	6,300	500	500	500	500	897	500	500	500	16,697
LAKE & FOUNTAIN	50	50	50	50	50	50	50	50	50	50	50	68	618
CAMERA MAINTENANCE	25	25	25	100	25	25	25	25	25	25	25	36	386
TOTAL MAINTENANCE & REPAIRS	6,292	4,442	7,096	8,267	2,392	2,696	2,696	2,392	3,001	2,542	2,512	2,571	46,897
CONTRACT SERVICES													
LANDSCAPE CONTRACT	4,092	4,092	4,092	4,092	4,092	4,092	4,092	4,092	4,092	4,092	4,092	4,092	49,102
MANAGEMENT CONTRACT	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530	18,360
COURTESY PATROL CONTRACT	3,399	3,399	3,399	3,399	3,399	3,399	3,399	3,399	3,399	3,399	3,399	23,399	60,788
GROUND MAINTENANCE CONTRACT	6,216	6,216	6,216	6,216	6,216	6,216	6,216	6,216	6,216	6,216	6,216	6,212	74,588
POOL MAINTENANCE CONTRACT	789	789	789	857	2,932	9,976	10,067	9,812	1,373	857	857	1,357	40,454
PEST CONTROL	68	68	68	68	68	68	68	247	68	68	68	67	991
TOTAL CONTRACT SERVICES	16,094	16,094	16,094	16,161	18,236	25,280	25,372	25,296	16,677	16,161	16,161	36,657	244,283
UTILITIES													
ELECTRICITY	790	790	790	790	790	790	790	790	790	790	790	770	9,460
POOL PHONE	46	46	46	46	46	46	46	46	46	46	46	46	553
WATER/SEWER	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,425	17,925
TOTAL UTILITIES	2,336	2,336	2,336	2,336	2,336	2,336	2,336	2,336	2,336	2,336	2,336	2,241	27,938
ADMINISTRATIVE EXPENSES													
TELEPHONE	65	65	65	65	65	65	65	65	65	65	65	65	780
U-VERSE INTERNET	101	101	101	101	101	101	101	101	101	101	101	136	1,243
POSTAGE	181	181	181	181	181	181	181	181	181	181	181	181	2,168
COPIES / OFFICE SUPPLIES	64	64	64	64	64	64	64	64	64	64	64	64	773
LEGAL - CORPORATE	150	150	150	150	150	150	150	150	150	150	150	150	1,796
AUDIT FEES & TAX RETURN	0	0	2,163	0	0	0	0	0	0	0	0	0	2,163
BANK CHARGES	0	515	0	0	0	0	0	0	0	0	0	0	515
MEETING EXPENSES	0	100	0	0	100	0	100	100	0	0	100	0	500
NEWSLETTER	900	0	0	900	0	0	900	0	0	900	0	0	3,600
MISC. ADMINISTRATIVE EXPENSES	30	30	30	30	30	30	30	30	30	30	30	41	371
WEBSITE MAINTENANCE	75	75	75	75	75	75	75	75	75	75	75	75	900
TOTAL ADMINISTRATIVE EXPENSES	1,565	1,280	2,828	1,565	765	665	1,665	765	665	1,565	765	711	14,809
OTHER EXPENSES													
INSURANCE	14,751	941	0	0	0	0	0	0	1,976	0	0	0	17,668
SOCIAL / YOM / CHRISTMAS DEC	261	261	261	261	261	261	261	261	261	261	500	500	3,609
BAD DEBT	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
ADOPT A SCHOOL DONATIONS	160	160	160	160	160	160	160	160	160	160	160	160	1,925
INTEREST ON LOAN	644	644	622	542	577	537	533	494	488	466	429	421	6,397
PROPERTY TAXES	0	0	0	0	0	0	0	0	0	0	466	0	466
MUD TAXES	0	34	0	0	0	0	0	0	0	0	0	174	208
TOTAL OTHER EXPENSES	16,816	3,040	2,043	1,963	1,999	1,959	1,954	1,916	3,886	1,887	2,555	2,255	42,272
TOTAL OPERATING EXPENSES	43,103	27,192	30,397	30,293	25,728	32,937	34,024	32,704	26,565	24,492	24,330	44,435	376,199
OPERATING INCOME (LOSS)	242,458	48,369	(5,596)	(19,732)	(15,168)	(22,376)	(23,463)	(22,144)	(16,005)	(13,931)	(13,769)	(34,479)	104,165
TRANSFERS TO REPLACEMENT FUND	8,844	8,844	8,822	8,742	8,777	8,737	8,733	8,694	8,688	8,666	8,629	8,621	104,797
NET OPERATING INCOME (LOSS)	233,614	39,526	(14,418)	(28,473)	(23,945)	(31,113)	(32,196)	(30,838)	(24,693)	(22,597)	(22,398)	(43,100)	(632)
TRANSFERS FROM OPERATING FUND	8,844	8,844	8,822	8,742	8,777	8,737	8,733	8,694	8,688	8,666	8,629	8,621	104,797
REPLACEMENT FUND INTEREST	125	125	125	125	125	125	125	125	125	125	125	125	1,500
REPLACEMENT FUND EXPENDITURES	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	(2,575)	2,575	2,575	75,750
NET RESERVE FUND INCOME (LOSS)	6,394	6,394	6,372	6,292	(18,673)	6,287	(18,717)	6,244	6,238	11,366	6,179	6,171	30,547
NET INCOME (LOSS)	240,008	45,919	(8,046)	(22,182)	(42,618)	(24,826)	(50,913)	(24,594)	(18,455)	(11,231)	(16,219)	(36,929)	29,915