

River's Run at the Brazos Owners Association, Inc.
Balance Sheet
February 28, 2021

ASSETS

Cash and Bank Accounts

CAB Operating - 50653261	423,264.46
CAB Adopt A School - 50951742	31,032.96
CAB Reserve - 50953133	369,281.84

Total Cash and Bank Accounts	823,579.26	
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Other Assets

Accounts Receivable	119,794.02
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Total Other Assets	119,794.02	
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Total Assets		943,373.28
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LIABILITIES AND FUND BALANCES

Liabilities

Prepaid Assessments	2,099.24
Legal Fees Payable	16,553.04
Pool Maintenance Payable	856.96
A/R Adjustment	1,544.92
Bank Loan - Mutual of Omaha	174,276.35

Total Liabilities	195,330.51	
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Operating Fund

General Fund	446,861.83
YTD Net Surplus (Deficit)	325,322.55

Total Operating Fund	772,184.38	
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Replacement Fund

Replacement Fund	-36,910.75
YTD Net Surplus (Deficit)	12,769.14

Total Replacement Fund	-24,141.61	
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Total Fund Balances		748,042.77
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Total Liabilities & Funds		943,373.28
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River's Run at the Brazos Owners Association, Inc.
Income & Expense Variance Report
as of February 28, 2021

Accnt	Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund							
Income							
4000 Maintenance Fees	.00	65,000.00	-65,000.00	369,000.00	340,000.00	29,000.00	-14,760.00
4015 Capitalization Fees	3,850.00	1,650.00	2,200.00	5,500.00	3,300.00	2,200.00	13,750.00
4018 Adopt A School Income	385.00	165.00	220.00	550.00	330.00	220.00	1,375.00
4022 Maintenance Reimbursement-MUD	7,000.00	7,000.00	.00	14,000.00	14,000.00	.00	70,000.00
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	2,000.00	2,000.00	.00	10,000.00
4200 Interest - Bank	15.80	.00	15.80	30.19	.00	30.19	-30.19
4300 Late Charges	-25.00	424.92	-449.92	4,725.00	849.84	3,875.16	374.00
4301 Interest - Homeowners	491.88	320.83	171.05	1,250.90	641.66	609.24	2,599.10
Total Income	12,717.68	75,560.75	-62,843.07	397,056.09	361,121.50	35,934.59	83,307.91
Maintenance & Repairs							
6100 Maintenance Supplies	657.10	1,097.33	-440.23	815.41	2,194.66	-1,379.25	12,352.59
6110 Building/Struct. Maintenance	.00	2,214.58	-2,214.58	.00	4,429.16	-4,429.16	6,575.00
6170 Electrical & Lighting Repairs	.00	104.83	-104.83	.00	2,209.66	-2,209.66	3,258.00
6190 Irrigation Repairs	483.00	.00	483.00	483.00	.00	483.00	135.00
6200 Pool Supplies & Repairs	.00	300.00	-300.00	.00	600.00	-600.00	4,558.00
6210 Access System Repairs	.00	150.00	-150.00	.00	150.00	-150.00	1,020.00
6230 Landscape Extras/Projects	.00	500.00	-500.00	.00	1,000.00	-1,000.00	16,697.00
6235 Lake & Fountain	.00	50.00	-50.00	.00	100.00	-100.00	618.00
6330 Camera Maintenance	.00	25.00	-25.00	.00	50.00	-50.00	386.00
Total Maintenance & Repairs	1,140.10	4,441.74	-3,301.64	1,298.41	10,733.48	-9,435.07	45,599.59
Contract Services							
6400 Landscape Contract	3,897.00	4,091.83	-194.83	7,794.00	8,183.66	-389.66	41,308.00
6410 Management Contract	1,530.00	1,530.00	.00	3,060.00	3,060.00	.00	15,300.00
6425 Security Service	4,260.00	3,399.00	861.00	8,380.00	6,798.00	1,582.00	52,408.00
6435 Grounds Maintenance Contract	6,215.63	6,216.00	-.37	12,431.26	12,432.00	-.74	62,156.74
6440 Pool Maintenance Contract	856.96	790.00	66.96	1,713.92	1,580.00	133.92	7,746.08
6450 Pest Control	67.66	67.66	.00	135.32	135.32	.00	855.28
Total Contract Services	16,827.25	16,094.49	732.76	33,514.50	32,188.98	1,325.52	179,774.10
Utilities							
6500 Electricity	793.51	790.00	3.51	1,576.11	1,580.00	-3.89	7,903.89
6515 Pool Phone	.00	46.08	-46.08	.00	92.16	-92.16	553.00
6520 Water & Sewer	668.49	1,500.00	-831.51	2,391.86	3,000.00	-608.14	15,533.14
Total Utilities	1,462.00	2,336.08	-874.08	3,967.97	4,672.16	-704.19	23,990.03
Administrative Expenses							
6600 Telephone	56.57	65.00	-8.43	137.01	130.00	7.01	642.99
6601 U-verse Internet	133.38	100.63	32.75	235.66	201.26	34.40	1,006.90
6610 Postage	111.19	180.67	-69.48	487.49	361.33	126.16	1,680.51
6620 Copies / Office Supplies	66.20	64.42	1.78	176.00	128.84	47.16	597.00
6630 Legal - Corporate	1,165.00	149.67	1,015.33	1,392.55	299.33	1,093.22	403.45
6640 Audit Fees & Tax Return	.00	.00	.00	.00	.00	.00	2,163.00
6650 Bank Charges	.00	515.00	-515.00	.00	515.00	-515.00	515.00
6656 Meeting Expenses	.00	100.00	-100.00	.00	100.00	-100.00	500.00
6658 Newsletter	.00	.00	.00	.00	900.00	-900.00	3,600.00
6660 Misc. Administrative Expenses	-840.90	30.00	-870.90	-928.50	60.00	-988.50	1,299.50
6667 Website Maintenance	75.00	75.00	.00	150.00	150.00	.00	750.00
Total Administrative Expenses	766.44	1,280.39	-513.95	1,650.21	2,845.76	-1,195.55	13,158.35
Other Expenses							
6700 Insurance	280.00	941.00	-661.00	280.00	15,691.65	-15,411.65	17,387.65
6715 Social/YOM/Christmas Decor	.00	260.90	-260.90	.00	521.80	-521.80	3,609.00
6720 Bad Debt	.00	1,000.00	-1,000.00	.00	2,000.00	-2,000.00	12,000.00
6725 Adopt A School Donations	.00	160.42	-160.42	.00	320.84	-320.84	1,925.00
6745 Interest on Loan Expense	622.25	643.50	-21.25	1,122.45	1,287.42	-164.97	5,274.17
6760 Property Taxes	.00	.00	.00	.00	.00	.00	466.00
6770 MUD Taxes	.00	34.06	-34.06	.00	34.06	-34.06	34.06
Total Other Expenses	902.25	3,039.88	-2,137.63	1,402.45	19,855.77	-18,453.32	40,695.88

Total Operating Expenses	21,098.04	27,192.58	-6,094.54	41,833.54	70,296.15	-28,462.61	303,217.95
Operating Surplus (Deficit)	-8,380.36	48,368.17	-56,748.53	355,222.55	290,825.35	64,397.20	-219,910.04
6900 Transfers to Replacement Fund	29,900.00	.00	29,900.00	29,900.00	.00	29,900.00	-29,900.00
Net Operating Surplus (Deficit)	-38,280.36	48,368.17	-86,648.53	325,322.55	290,825.35	34,497.20	-190,010.04
Replacement Fund							
8000 Transfers from Operating Fund	29,900.00	8,844.00	21,056.00	29,900.00	17,688.00	12,212.00	74,897.00
8100 Replacement Fund Interest	74.84	125.00	-50.16	157.82	250.00	-92.18	1,342.18
9000 Replacement Fund Expenditures	17,288.68	2,575.00	14,713.68	17,288.68	5,150.00	12,138.68	58,461.32
Net Rep Fund Surplus (Deficit)	12,686.16	6,394.00	6,292.16	12,769.14	12,788.00	-18.86	17,777.86
Combined Funds							
Combined Net Surplus (Deficit)	-25,594.20	54,762.17	-80,356.37	338,091.69	303,613.35	34,478.34	-172,232.18