

River's Run at the Brazos Owners Association, Inc.  
Balance Sheet  
March 31, 2021

**ASSETS**

**Cash and Bank Accounts**

CAB Operating - 50653261	413,165.99
CAB Adopt A School - 50951742	31,806.92
CAB Reserve - 50953133	395,863.98

<b>Total Cash and Bank Accounts</b>		840,836.89
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**Other Assets**

Accounts Receivable	87,227.63
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<b>Total Other Assets</b>		87,227.63
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<b>Total Assets</b>		928,064.52
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**LIABILITIES AND FUND BALANCES**

**Liabilities**

Prepaid Assessments	1,724.87
Legal Fees Payable	17,774.00
Bank Loan - Mutual of Omaha	167,818.54

<b>Total Liabilities</b>		187,317.41
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**Operating Fund**

General Fund	446,861.83
YTD Net Surplus (Deficit)	303,004.75

<b>Total Operating Fund</b>		749,866.58
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**Replacement Fund**

Replacement Fund	-36,910.75
YTD Net Surplus (Deficit)	27,791.28

<b>Total Replacement Fund</b>		-9,119.47
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<b>Total Fund Balances</b>		740,747.11
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<b>Total Liabilities &amp; Funds</b>		928,064.52
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River's Run at the Brazos Owners Association, Inc.  
Income & Expense Variance Report  
as of March 31, 2021

Accnt	Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
<b>Operating Fund</b>							
<b>Income</b>							
4000 Maintenance Fees	.00	14,240.00	-14,240.00	369,000.00	354,240.00	14,760.00	-14,760.00
4015 Capitalization Fees	2,200.00	1,650.00	550.00	7,700.00	4,950.00	2,750.00	11,550.00
4018 Adopt A School Income	220.00	165.00	55.00	770.00	495.00	275.00	1,155.00
4022 Maintenance Reimbursement-MUD	7,000.00	7,000.00	.00	21,000.00	21,000.00	.00	63,000.00
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	3,000.00	3,000.00	.00	9,000.00
4200 Interest - Bank	21.44	.00	21.44	51.63	.00	51.63	-51.63
4300 Late Charges	-50.00	424.91	-474.91	4,675.00	1,274.75	3,400.25	424.00
4301 Interest - Homeowners	325.60	320.84	4.76	1,576.50	962.50	614.00	2,273.50
<b>Total Income</b>	<b>10,717.04</b>	<b>24,800.75</b>	<b>-14,083.71</b>	<b>407,773.13</b>	<b>385,922.25</b>	<b>21,850.88</b>	<b>72,590.87</b>
<b>Maintenance &amp; Repairs</b>							
6100 Maintenance Supplies	270.02	1,097.34	-827.32	1,085.43	3,292.00	-2,206.57	12,082.57
6110 Building/Struct. Maintenance	.00	214.59	-214.59	.00	4,643.75	-4,643.75	6,575.00
6170 Electrical & Lighting Repairs	.00	104.84	-104.84	.00	2,314.50	-2,314.50	3,258.00
6190 Irrigation Repairs	.00	154.50	-154.50	483.00	154.50	328.50	135.00
6200 Pool Supplies & Repairs	.00	300.00	-300.00	.00	900.00	-900.00	4,558.00
6210 Access System Repairs	.00	150.00	-150.00	.00	300.00	-300.00	1,020.00
6230 Landscape Extras/Projects	.00	5,000.00	-5,000.00	.00	6,000.00	-6,000.00	16,697.00
6235 Lake & Fountain	.00	50.00	-50.00	.00	150.00	-150.00	618.00
6330 Camera Maintenance	.00	25.00	-25.00	.00	75.00	-75.00	386.00
<b>Total Maintenance &amp; Repairs</b>	<b>270.02</b>	<b>7,096.27</b>	<b>-6,826.25</b>	<b>1,568.43</b>	<b>17,829.75</b>	<b>-16,261.32</b>	<b>45,329.57</b>
<b>Contract Services</b>							
6400 Landscape Contract	3,897.00	4,091.84	-194.84	11,691.00	12,275.50	-584.50	37,411.00
6410 Management Contract	1,530.00	1,530.00	.00	4,590.00	4,590.00	.00	13,770.00
6425 Security Service	1,600.00	3,399.00	-1,799.00	9,980.00	10,197.00	-217.00	50,808.00
6435 Grounds Maintenance Contract	6,215.63	6,216.00	-.37	18,646.89	18,648.00	-1.11	55,941.11
6440 Pool Maintenance Contract	856.96	790.00	66.96	2,570.88	2,370.00	200.88	6,889.12
6450 Pest Control	67.66	67.66	.00	202.98	202.98	.00	787.62
<b>Total Contract Services</b>	<b>14,167.25</b>	<b>16,094.50</b>	<b>-1,927.25</b>	<b>47,681.75</b>	<b>48,283.48</b>	<b>-601.73</b>	<b>165,606.85</b>
<b>Utilities</b>							
6500 Electricity	.00	790.00	-790.00	1,576.11	2,370.00	-793.89	7,903.89
6515 Pool Phone	.00	46.09	-46.09	.00	138.25	-138.25	553.00
6520 Water & Sewer	905.23	1,500.00	-594.77	3,326.09	4,500.00	-1,173.91	14,598.91
<b>Total Utilities</b>	<b>905.23</b>	<b>2,336.09</b>	<b>-1,430.86</b>	<b>4,902.20</b>	<b>7,008.25</b>	<b>-2,106.05</b>	<b>23,055.80</b>
<b>Administrative Expenses</b>							
6600 Telephone	57.13	65.00	-7.87	194.14	195.00	-.86	585.86
6601 U-verse Internet	104.88	100.63	4.25	340.54	301.89	38.65	902.02
6610 Postage	8.37	180.67	-172.30	495.86	542.00	-46.14	1,672.14
6620 Copies / Office Supplies	23.20	64.41	-41.21	199.20	193.25	5.95	573.80
6630 Legal - Corporate	420.05	149.67	270.38	1,812.60	449.00	1,363.60	-16.60
6640 Audit Fees & Tax Return	.00	2,163.00	-2,163.00	.00	2,163.00	-2,163.00	2,163.00
6650 Bank Charges	.00	.00	.00	.00	515.00	-515.00	515.00
6656 Meeting Expenses	100.00	.00	100.00	100.00	100.00	.00	400.00
6658 Newsletter	.00	.00	.00	.00	900.00	-900.00	3,600.00
6660 Misc. Administrative Expenses	1,074.90	30.00	1,044.90	146.40	90.00	56.40	224.60
6667 Website Maintenance	75.00	75.00	.00	225.00	225.00	.00	675.00
<b>Total Administrative Expenses</b>	<b>1,863.53</b>	<b>2,828.38</b>	<b>-964.85</b>	<b>3,513.74</b>	<b>5,674.14</b>	<b>-2,160.40</b>	<b>11,294.82</b>
<b>Other Expenses</b>							
6700 Insurance	.00	.00	.00	280.00	15,691.65	-15,411.65	17,387.65
6715 Social/YOM/Christmas Decor	.00	260.90	-260.90	.00	782.70	-782.70	3,609.00
6720 Bad Debt	.00	1,000.00	-1,000.00	.00	3,000.00	-3,000.00	12,000.00
6725 Adopt A School Donations	.00	160.41	-160.41	.00	481.25	-481.25	1,925.00
6745 Interest on Loan Expense	542.19	621.59	-79.40	1,664.64	1,909.01	-244.37	4,731.98
6760 Property Taxes	.00	.00	.00	.00	.00	.00	466.00
6770 MUD Taxes	307.62	.00	307.62	307.62	34.06	273.56	-273.56
<b>Total Other Expenses</b>	<b>849.81</b>	<b>2,042.90</b>	<b>-1,193.09</b>	<b>2,252.26</b>	<b>21,898.67</b>	<b>-19,646.41</b>	<b>39,846.07</b>

Total Operating Expenses	18,055.84	30,398.14	-12,342.30	59,918.38	100,694.29	-40,775.91	285,133.11
Operating Surplus (Deficit)	-7,338.80	-5,597.39	-1,741.41	347,854.75	285,227.96	62,626.79	-212,542.24
6900 Transfers to Replacement Fund	44,850.00	8,822.00	36,028.00	44,850.00	26,510.00	18,340.00	59,947.00
Net Operating Surplus (Deficit)	-52,188.80	-14,419.39	-37,769.41	303,004.75	258,717.96	44,286.79	-272,489.24
Replacement Fund							
8000 Transfers from Operating Fund	44,850.00	8,822.00	36,028.00	44,850.00	26,510.00	18,340.00	59,947.00
8100 Replacement Fund Interest	72.14	125.00	-52.86	229.96	375.00	-145.04	1,270.04
9000 Replacement Fund Expenditures	.00	2,575.00	-2,575.00	17,288.68	7,725.00	9,563.68	58,461.32
Net Rep Fund Surplus (Deficit)	44,922.14	6,372.00	38,550.14	27,791.28	19,160.00	8,631.28	2,755.72
Combined Funds							
Combined Net Surplus (Deficit)	-7,266.66	-8,047.39	780.73	330,796.03	277,877.96	52,918.07	-269,733.52