River's Run at the Brazos Owners Association, Inc.
Balance Sheet
October 31, 2020

ASSETS

Cash and Bank Accounts			
TCB Operating - 7311027986	249,475.48		
CAB Operating - 50653261	192.00		
CAB Adopt A School - 50951742	30,350.74		
CAB Reserve - 50953133	427,055.45		
TCB Reserve - 7313035078	113.35		
Total Cash and Bank Accounts		707,187.02	
Other Assets			
Accounts Receivable	60,543.06		
Total Other Assets		60,543.06	
Total Assets			767,730.08

LIABILITIES AND FUND BALANCES

Liabilities			
Prepaid Assessments	2,453.71		
Legal Fees Payable	17,433.80		
Bank Loan - Mutual of Omaha	297,999.00		
Total Liabilities			317,886.51
Operating Fund			
General Fund	431,183.91		
YTD Net Surplus (Deficit)	94,261.20		
Total Operating Fund		525,445.11	
Replacement Fund			
Replacement Fund	-153,722.12		
YTD Net Surplus (Deficit)	78,120.58		
Total Replacement Fund		-75,601.54	
Total Fund Balances			449,843.57
Total Liabilities & Funds			767,730.08

River's Run at the Brazos Owners Association, Inc.
Income & Expense Variance Report
as of October 31, 2020

Accnt		Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund								
	Income							
4000	Maintenance Fees	.00	.00	.00	405,900.00	405,900.00	.00	.00
4015	Capitalization Fees	2,200.00	1,250.00	950.00	17,050.00	12,500.00	4,550.00	-2,050.00
4018	Adopt A School Income	220.00	175.00	45.00	1,705.00	1,750.00	-45.00	395.00
4022	Maintenance Reimbursement-MUD	7,000.00	7,000.00	.00	70,000.00	70,000.00	.00	14,000.00
4025	Security Reimbursement - MUD	1,000.00	1,000.00	.00	10,000.00	10,000.00	.00	2,000.00
4300	Late Charges	.00	.00	.00	4,949.78	5,000.00	-50.22	50.22
4301	Interest - Homeowners	120.36	.00	120.36	3,542.51	4,500.00	-957.49	957.49
4402	Gate Card	.00	.00	.00	55.00	.00	55.00	-55.00
	Total Income	**10,540.36**	**9,425.00**	**1,115.36**	**513,202.29**	**509,650.00**	**3,552.29**	**15,297.71**
	Maintenance & Repairs							
6100	Maintenance Supplies	2,070.28	900.00	1,170.28	10,075.86	9,000.00	1,075.86	724.14
6110	Building/Struct. Maintenance	.00	100.00	-100.00	2,500.00	2,500.00	.00	200.00
6170	Electrical & Lighting Repairs	.00	25.00	-25.00	2,230.00	250.00	1,980.00	-1,930.00
6190	Irrigation Repairs	.00	50.00	-50.00	.00	500.00	-500.00	600.00
6200	Pool Supplies & Repairs	1,366.48	375.00	991.48	4,953.13	3,675.00	1,278.13	-528.13
6210	Access System Repairs	.00	150.00	-150.00	990.26	1,500.00	-509.74	809.74
6230	Landscape Extras/Projects	1,838.13	100.00	1,738.13	12,185.30	7,500.00	4,685.30	-4,485.30
6235	Lake & Fountain	.00	50.00	-50.00	.00	500.00	-500.00	600.00
6330	Camera Maintenance	.00	25.00	-25.00	.00	250.00	-250.00	300.00
	Total Maintenance & Repairs	**5,274.89**	**1,775.00**	**3,499.89**	**32,934.55**	**25,675.00**	**7,259.55**	**-3,709.55**
	Contract Services							
6400	Landscape Contract	3,897.00	3,897.00	.00	38,970.00	38,970.00	.00	7,794.00
6410	Management Contract	1,530.00	1,530.00	.00	15,300.00	15,300.00	.00	3,060.00
6425	Security Service	3,140.00	3,300.00	-160.00	31,090.00	33,000.00	-1,910.00	8,510.00
6435	Grounds Maintenance Contract	6,215.63	6,216.00	-.37	62,156.30	62,160.00	-3.70	12,435.70
6440	Pool Maintenance Contract	856.96	857.00	-.04	38,240.56	39,324.00	-1,083.44	2,797.44
6450	Pest Control	67.66	68.00	-.34	855.21	845.00	10.21	125.79
	Total Contract Services	**15,707.25**	**15,868.00**	**-160.75**	**186,612.07**	**189,599.00**	**-2,986.93**	**34,722.93**
	Utilities							
6500	Electricity	714.71	1,000.00	-285.29	7,507.98	10,000.00	-2,492.02	4,492.02
6515	Pool Phone	.00	.00	.00	536.69	537.00	-.31	.31
6520	Water & Sewer	1,583.92	1,450.00	133.92	14,980.30	14,500.00	480.30	2,419.70
	Total Utilities	**2,298.63**	**2,450.00**	**-151.37**	**23,024.97**	**25,037.00**	**-2,012.03**	**6,912.03**
	Administrative Expenses							
6600	Telephone	79.20	80.00	-.80	789.26	800.00	-10.74	170.74
6601	U-verse Internet	100.63	100.00	.63	1,004.64	1,000.00	4.64	195.36
6610	Postage	174.00	215.00	-41.00	1,855.05	2,150.00	-294.95	724.95
6620	Copies / Office Supplies	33.85	100.00	-66.15	670.74	1,000.00	-329.26	529.26
6630	Legal - Corporate	165.00	100.00	65.00	1,702.55	1,000.00	702.55	-502.55
6640	Audit Fees & Tax Return	.00	.00	.00	.00	2,100.00	-2,100.00	2,100.00
6650	Bank Charges	.00	.00	.00	500.00	.00	500.00	-500.00
6656	Meeting Expenses	.00	.00	.00	300.00	300.00	.00	100.00
6658	Newsletter	900.00	.00	900.00	900.00	.00	900.00	-900.00
6660	Misc. Administrative Expenses	-133.30	30.00	-163.30	5.86	300.00	-294.14	354.14
6667	Website Maintenance	75.00	75.00	.00	750.00	750.00	.00	150.00
	Total Administrative Expenses	**1,394.38**	**700.00**	**694.38**	**8,478.10**	**9,400.00**	**-921.90**	**2,421.90**
	Other Expenses							
6700	Insurance	.00	1,951.00	-1,951.00	17,102.59	8,471.85	8,630.74	2,580.86
6715	Social/YOM/Christmas Decor	.00	292.00	-292.00	.00	2,920.00	-2,920.00	3,504.00
6720	Bad Debt	.00	1,000.00	-1,000.00	.00	10,000.00	-10,000.00	12,000.00
6725	Adopt A School Donations	.00	175.00	-175.00	.00	1,750.00	-1,750.00	2,100.00
6745	Interest on Loan Expense	1.00	1,604.44	-1,603.44	14,704.75	17,300.02	-2,595.27	5,790.88
6755	Adopt a School Contribution	.00	.00	.00	1,500.00	.00	1,500.00	-1,500.00
6760	Property Taxes	.00	.00	.00	.00	.00	.00	345.04
6770	MUD Taxes	.00	.00	.00	34.06	34.06	.00	170.00

	Total Other Expenses	**1.00**	**5,022.44**	**-5,021.44**	**33,341.40**	**40,475.93**	**-7,134.53**	**24,990.78**
	Total Operating Expenses	**24,676.15**	**25,815.44**	**-1,139.29**	**284,391.09**	**290,186.93**	**-5,795.84**	**65,338.09**
	Operating Surplus (Deficit)	**-14,135.79**	**-16,390.44**	**2,254.65**	**228,811.20**	**219,463.07**	**9,348.13**	**-50,040.38**
6900	**Transfers to Replacement Fund**	**.00**	**14,950.00**	**-14,950.00**	**134,550.00**	**149,500.00**	**-14,950.00**	**44,850.00**
	Net Operating Surplus (Deficit)	**-14,135.79**	**-31,340.44**	**17,204.65**	**94,261.20**	**69,963.07**	**24,298.13**	**-94,890.38**
Replacement Fund								
8000	**Transfers from Operating Fund**	**.00**	**14,950.00**	**-14,950.00**	**134,550.00**	**149,500.00**	**-14,950.00**	**44,850.00**
8100	**Replacement Fund Interest**	**120.80**	**250.00**	**-129.20**	**1,805.84**	**2,500.00**	**-694.16**	**1,194.16**
9000	**Replacement Fund Expenditures**	**17,328.81**	**.00**	**17,328.81**	**58,228.18**	**25,000.00**	**33,228.18**	**-33,228.18**
9005	**Bank Fees**	**7.08**	**.00**	**7.08**	**7.08**	**.00**	**7.08**	**-7.08**
	Net Rep Fund Surplus (Deficit)	**-17,215.09**	**15,200.00**	**-32,415.09**	**78,120.58**	**127,000.00**	**-48,879.42**	**79,279.42**
Combined Funds								
	Combined Net Surplus (Deficit)	**-31,350.88**	**-16,140.44**	**-15,210.44**	**172,381.78**	**196,963.07**	**-24,581.29**	**-15,610.96**