

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

ASSETS

Cash and Bank Accounts

CAB Operating - 50653261	336,280.95
CAB Adopt A School - 50951742	31,663.34
CAB Reserve - 50953133	432,219.13

Total Cash and Bank Accounts 800,163.42

Other Assets

Accounts Receivable	69,873.79
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Total Other Assets 69,873.79

Total Assets 870,037.21

LIABILITIES AND FUND BALANCES

Liabilities

Prepaid Assessments	2,050.27
Legal Fees Payable	18,028.04
Freeze Claim - 2021	-18,899.60
Bank Loan - Mutual of Omaha	154,934.57

Total Liabilities 156,113.28

Operating Fund

General Fund	448,586.83
YTD Net Surplus (Deficit)	275,129.31

Total Operating Fund 723,716.14

Replacement Fund

Replacement Fund	-36,910.75
YTD Net Surplus (Deficit)	27,118.54

Total Replacement Fund -9,792.21

Total Fund Balances 713,923.93

Total Liabilities & Funds 870,037.21

River's Run at the Brazos Owners Association, Inc.
Income & Expense Variance Report
as of May 31, 2021

Accnt	Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund							
Income							
4000 Maintenance Fees	.00	.00	.00	369,000.00	354,240.00	14,760.00	-14,760.00
4015 Capitalization Fees	3,850.00	1,650.00	2,200.00	14,850.00	8,250.00	6,600.00	4,400.00
4018 Adopt A School Income	385.00	165.00	220.00	1,485.00	825.00	660.00	440.00
4022 Maintenance Reimbursement-MUD	7,000.00	7,000.00	.00	35,000.00	35,000.00	.00	49,000.00
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	5,000.00	5,000.00	.00	7,000.00
4200 Interest - Bank	15.31	.00	15.31	83.41	.00	83.41	-83.41
4300 Late Charges	.00	424.92	-424.92	4,675.00	2,124.59	2,550.41	424.00
4301 Interest - Homeowners	205.50	320.83	-115.33	2,021.82	1,604.16	417.66	1,828.18
Total Income	12,455.81	10,560.75	1,895.06	432,115.23	407,043.75	25,071.48	48,248.77
Maintenance & Repairs							
6100 Maintenance Supplies	1,106.04	1,097.33	8.71	4,425.12	5,486.66	-1,061.54	8,742.88
6110 Building/Struct. Maintenance	.00	214.58	-214.58	.00	5,072.91	-5,072.91	6,575.00
6170 Electrical & Lighting Repairs	.00	104.83	-104.83	.00	2,524.16	-2,524.16	3,258.00
6190 Irrigation Repairs	.00	.00	.00	483.00	154.50	328.50	135.00
6200 Pool Supplies & Repairs	.00	400.00	-400.00	.00	1,700.00	-1,700.00	4,558.00
6210 Access System Repairs	573.71	.00	573.71	573.71	300.00	273.71	446.29
6230 Landscape Extras/Projects	.00	500.00	-500.00	.00	12,800.00	-12,800.00	16,697.00
6235 Lake & Fountain	.00	50.00	-50.00	.00	250.00	-250.00	618.00
6330 Camera Maintenance	858.00	25.00	833.00	3,646.50	200.00	3,446.50	-3,260.50
Total Maintenance & Repairs	2,537.75	2,391.74	146.01	9,128.33	28,488.23	-19,359.90	37,769.67
Contract Services							
6400 Landscape Contract	3,897.00	4,091.83	-194.83	19,485.00	20,459.16	-974.16	29,617.00
6410 Management Contract	1,530.00	1,530.00	.00	7,650.00	7,650.00	.00	10,710.00
6425 Security Service	4,260.00	3,399.00	861.00	18,220.00	16,995.00	1,225.00	42,568.00
6435 Grounds Maintenance Contract	6,215.63	6,216.00	-.37	31,078.15	31,080.00	-1.85	43,509.85
6440 Pool Maintenance Contract	2,546.18	790.00	1,756.18	6,019.44	3,950.00	2,069.44	3,440.56
6450 Pest Control	67.66	67.66	.00	338.30	338.30	.00	652.30
Total Contract Services	18,516.47	16,094.49	2,421.98	82,790.89	80,472.46	2,318.43	130,497.71
Utilities							
6500 Electricity	859.40	790.00	69.40	3,919.01	3,950.00	-30.99	5,560.99
6515 Pool Phone	.00	46.08	-46.08	536.69	230.41	306.28	16.31
6520 Water & Sewer	1,347.23	1,500.00	-152.77	6,196.01	7,500.00	-1,303.99	11,728.99
Total Utilities	2,206.63	2,336.08	-129.45	10,651.71	11,680.41	-1,028.70	17,306.29
Administrative Expenses							
6600 Telephone	57.11	65.00	-7.89	308.11	325.00	-16.89	471.89
6601 U-verse Internet	105.30	100.63	4.67	551.14	503.15	47.99	691.42
6610 Postage	153.54	180.67	-27.13	719.60	903.33	-183.73	1,448.40
6620 Copies / Office Supplies	41.85	64.42	-22.57	274.90	322.09	-47.19	498.10
6630 Legal - Corporate	400.10	149.67	250.43	3,267.70	748.33	2,519.37	-1,471.70
6640 Audit Fees & Tax Return	.00	.00	.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	.00	100.00	-100.00	100.00	200.00	-100.00	400.00
6658 Newsletter	900.00	.00	900.00	900.00	1,800.00	-900.00	2,700.00
6660 Misc. Administrative Expenses	416.20	30.00	386.20	-171.30	150.00	-321.30	542.30
6667 Website Maintenance	75.00	75.00	.00	375.00	375.00	.00	525.00
Total Administrative Expenses	2,149.10	765.39	1,383.71	6,325.15	8,004.90	-1,679.75	8,483.41
Other Expenses							
6700 Insurance	.00	.00	.00	821.00	15,691.65	-14,870.65	16,846.65
6715 Social/YOM/Christmas Decor	.00	260.90	-260.90	.00	1,304.50	-1,304.50	3,609.00
6720 Bad Debt	.00	1,000.00	-1,000.00	.00	5,000.00	-5,000.00	12,000.00
6725 Adopt A School Donations	151.55	160.42	-8.87	151.55	802.09	-650.54	1,773.45
6745 Interest on Loan Expense	537.99	577.39	-39.40	2,780.67	3,028.00	-247.33	3,615.95
6760 Property Taxes	.00	.00	.00	.00	.00	.00	466.00
6770 MUD Taxes	.00	.00	.00	307.62	34.06	273.56	-273.56
Total Other Expenses	689.54	1,998.71	-1,309.17	4,060.84	25,860.30	-21,799.46	38,037.49

	Total Operating Expenses	26,099.49	23,586.41	2,513.08	112,956.92	154,506.30	-41,549.38	232,094.57
	Operating Surplus (Deficit)	-13,643.68	-13,025.66	-618.02	319,158.31	252,537.45	66,620.86	-183,845.80
6900	Transfers to Replacement Fund	8,777.00	8,777.00	.00	44,029.00	44,029.00	.00	60,768.00
	Net Operating Surplus (Deficit)	-22,420.68	-21,802.66	-618.02	275,129.31	208,508.45	66,620.86	-244,613.80
Replacement Fund								
8000	Transfers from Operating Fund	8,777.00	8,777.00	.00	44,029.00	44,029.00	.00	60,768.00
8100	Replacement Fund Interest	77.02	125.00	-47.98	378.22	625.00	-246.78	1,121.78
9000	Replacement Fund Expenditures	.00	27,575.00	-27,575.00	17,288.68	37,875.00	-20,586.32	58,461.32
	Net Rep Fund Surplus (Deficit)	8,854.02	-18,673.00	27,527.02	27,118.54	6,779.00	20,339.54	3,428.46
Combined Funds								
	Combined Net Surplus (Deficit)	-13,566.66	-40,475.66	26,909.00	302,247.85	215,287.45	86,960.40	-241,185.34