

River's Run at the Brazos Owners Association, Inc.
Balance Sheet
June 30, 2021

ASSETS

Cash and Bank Accounts

CAB Operating - 50653261	93,608.48
Operating Sweep - 7616	192,942.08
CAB Adopt A School - 50951742	27,356.75
CAB Reserve - 50953133	96,576.84
Reserve Sweep - 7624	341,524.41

Total Cash and Bank Accounts		752,008.56
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Other Assets

Accounts Receivable	70,694.72
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Total Other Assets		70,694.72
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Total Assets		822,703.28
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LIABILITIES AND FUND BALANCES

Liabilities

Prepaid Assessments	2,347.15
Legal Fees Payable	2,300.39
Freeze Claim - 2021	-18,331.32
Bank Loan - Mutual of Omaha	148,468.24

Total Liabilities		134,784.46
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Operating Fund

General Fund	463,437.48
YTD Net Surplus (Deficit)	229,816.30

Total Operating Fund		693,253.78
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Replacement Fund

Replacement Fund	-36,910.75
YTD Net Surplus (Deficit)	31,575.79

Total Replacement Fund		-5,334.96
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Total Fund Balances		687,918.82
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Total Liabilities & Funds		822,703.28
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River's Run at the Brazos Owners Association, Inc.
Income & Expense Variance Report
as of June 30, 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	2,750.00	1,650.00	1,100.00	17,600.00	9,900.00	7,700.00	1,650.00
4018 Adopt A School Income	275.00	165.00	110.00	1,760.00	990.00	770.00	165.00
4022 Maintenance Reimbursement-MUD	7,000.00	7,000.00	.00	42,000.00	42,000.00	.00	42,000.00
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	6,000.00	6,000.00	.00	6,000.00
4200 Interest - Bank	11.09	.00	11.09	94.50	.00	94.50	-94.50
4300 Late Charges	.00	424.91	-424.91	4,675.00	2,549.50	2,125.50	424.00
4301 Interest - Homeowners	193.37	320.84	-127.47	2,215.19	1,925.00	290.19	1,634.81
4402 Gate Card	80.00	.00	80.00	80.00	.00	80.00	-80.00
Total Income	11,309.46	10,560.75	748.71	443,424.69	417,604.50	25,820.19	36,939.31
Maintenance & Repairs							
6100 Maintenance Supplies	1,179.95	1,097.34	82.61	5,605.07	6,584.00	-978.93	7,562.93
6110 Building/Struct. Maintenance	3,220.00	214.59	3,005.41	3,220.00	5,287.50	-2,067.50	3,355.00
6170 Electrical & Lighting Repairs	.00	104.84	-104.84	.00	2,629.00	-2,629.00	3,258.00
6190 Irrigation Repairs	.00	154.50	-154.50	483.00	309.00	174.00	135.00
6200 Pool Supplies & Repairs	.00	400.00	-400.00	.00	2,100.00	-2,100.00	4,558.00
6210 Access System Repairs	192.24	150.00	42.24	765.95	450.00	315.95	254.05
6230 Landscape Extras/Projects	864.06	500.00	364.06	864.06	13,300.00	-12,435.94	15,832.94
6235 Lake & Fountain	.00	50.00	-50.00	.00	300.00	-300.00	618.00
6330 Camera Maintenance	858.00	25.00	833.00	4,504.50	225.00	4,279.50	-4,118.50
Total Maintenance & Repairs	6,314.25	2,696.27	3,617.98	15,442.58	31,184.50	-15,741.92	31,455.42
Contract Services							
6400 Landscape Contract	3,897.00	4,091.84	-194.84	23,382.00	24,551.00	-1,169.00	25,720.00
6410 Management Contract	1,530.00	1,530.00	.00	9,180.00	9,180.00	.00	9,180.00
6425 Courtesy Patrol Contract	4,120.00	3,399.00	721.00	22,340.00	20,394.00	1,946.00	38,448.00
6435 Grounds Maintenance Contract	6,215.63	6,216.00	-.37	37,293.78	37,296.00	-2.22	37,294.22
6440 Pool Maintenance Contract	11,143.92	9,975.90	1,168.02	17,163.36	16,132.06	1,031.30	23,291.12
6450 Pest Control	67.66	67.66	.00	405.96	405.96	.00	584.64
Total Contract Services	26,974.21	25,280.40	1,693.81	109,765.10	107,959.02	1,806.08	134,517.98
Utilities							
6500 Electricity	786.91	790.00	-3.09	4,705.92	4,740.00	-34.08	4,774.08
6515 Pool Phone	.00	46.09	-46.09	536.69	276.50	260.19	16.31
6520 Water & Sewer	2,761.14	1,500.00	1,261.14	8,957.15	9,000.00	-42.85	8,967.85
Total Utilities	3,548.05	2,336.09	1,211.96	14,199.76	14,016.50	183.26	13,758.24
Administrative Expenses							
6600 Telephone	57.04	65.00	-7.96	365.15	390.00	-24.85	414.85
6601 U-verse Internet	105.30	100.63	4.67	656.44	603.78	52.66	586.12
6610 Postage	774.75	180.67	594.08	1,494.35	1,084.00	410.35	673.65
6620 Copies / Office Supplies	353.30	64.41	288.89	628.20	386.50	241.70	144.80
6630 Legal - Corporate	27.50	149.67	-122.17	3,295.20	898.00	2,397.20	-1,499.20
6640 Audit Fees & Tax Return	2,100.00	.00	2,100.00	2,100.00	2,163.00	-63.00	63.00
6650 Bank Charges	.00	.00	.00	.00	515.00	-515.00	515.00
6656 Meeting Expenses	.00	.00	.00	100.00	200.00	-100.00	400.00
6658 Newsletter	.00	.00	.00	900.00	1,800.00	-900.00	2,700.00
6660 Misc. Administrative Expenses	-327.60	30.00	-357.60	-498.90	180.00	-678.90	869.90
6667 Website Maintenance	75.00	75.00	.00	450.00	450.00	.00	450.00
Total Administrative Expenses	3,165.29	665.38	2,499.91	9,490.44	8,670.28	820.16	5,318.12
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	1,565.40	-1,565.40	3,609.00
6720 Bad Debt	.00	1,000.00	-1,000.00	.00	6,000.00	-6,000.00	12,000.00
6725 Adopt A School Donations	5,250.00	160.41	5,089.59	5,401.55	962.50	4,439.05	-3,476.55
6745 Interest on Loan Expense	533.67	537.34	-3.67	3,314.34	3,565.34	-251.00	3,082.28
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	5,783.67	1,958.65	3,825.02	9,844.51	27,818.95	-17,974.44	32,253.82
Total Operating Expenses	45,785.47	32,936.79	12,848.68	158,742.39	189,649.25	-30,906.86	217,303.58
Operating Surplus (Deficit)	-34,476.01	-22,376.04	-12,099.97	284,682.30	227,955.25	56,727.05	-180,364.27
6900 Transfers to Replacement Fund	8,737.00	8,737.00	.00	52,766.00	52,766.00	.00	52,031.00
Net Operating Surplus (Deficit)	-43,213.01	-31,113.04	-12,099.97	231,916.30	175,189.25	56,727.05	-232,395.27
Replacement Fund							
8000 Transfers from Operating Fund	8,737.00	8,737.00	.00	52,766.00	52,766.00	.00	52,031.00
8100 Replacement Fund Interest	63.81	125.00	-61.19	442.03	750.00	-307.97	1,057.97
9000 Replacement Fund Expenditures	4,343.56	2,575.00	1,768.56	21,632.24	40,450.00	-18,817.76	54,117.76
Net Rep Fund Surplus (Deficit)	4,457.25	6,287.00	-1,829.75	31,575.79	13,066.00	18,509.79	-1,028.79
Combined Funds							
Combined Net Surplus (Deficit)	-38,755.76	-24,826.04	-13,929.72	263,492.09	188,255.25	75,236.84	-233,424.06