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

ASSETS

Cash and Bank Accounts			
CAB Operating - 50653261	401,370.80		
CAB Adopt A School - 50951742	31,029.39		
CAB Reserve - 50953133	372,251.16		
Total Cash and Bank Accounts		804,651.35	
Other Assets			
Accounts Receivable	167,075.01		
Total Other Assets		167,075.01	
Total Assets			971,726.36

LIABILITIES AND FUND BALANCES

Liabilities			
Prepaid Assessments	1,184.75		
Legal Fees Payable	16,250.54		
Bank Loan - Mutual of Omaha	180,654.10		
Total Liabilities			198,089.39
Operating Fund			
General Fund	446,861.83		
YTD Net Surplus (Deficit)	363,602.91		
Total Operating Fund		810,464.74	
Replacement Fund			
Replacement Fund	-36,910.75		
YTD Net Surplus (Deficit)	82.98		
Total Replacement Fund		-36,827.77	
Total Fund Balances			773,636.97
Total Liabilities & Funds			971,726.36

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

Accnt		Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund								
	Income							
4000	Maintenance Fees	369,000.00	275,000.00	94,000.00	369,000.00	275,000.00	94,000.00	-14,760.00
4015	Capitalization Fees	1,650.00	1,650.00	.00	1,650.00	1,650.00	.00	17,600.00
4018	Adopt A School Income	165.00	165.00	.00	165.00	165.00	.00	1,760.00
4022	Maintenance Reimbursement-MUD	7,000.00	7,000.00	.00	7,000.00	7,000.00	.00	77,000.00
4025	Security Reimbursement - MUD	1,000.00	1,000.00	.00	1,000.00	1,000.00	.00	11,000.00
4200	Interest - Bank	14.39	.00	14.39	14.39	.00	14.39	-14.39
4300	Late Charges	4,750.00	424.92	4,325.08	4,750.00	424.92	4,325.08	349.00
4301	Interest - Homeowners	759.02	320.83	438.19	759.02	320.83	438.19	3,090.98
	Total Income	**384,338.41**	**285,560.75**	**98,777.66**	**384,338.41**	**285,560.75**	**98,777.66**	**96,025.59**
	Maintenance & Repairs							
6100	Maintenance Supplies	158.31	1,097.33	-939.02	158.31	1,097.33	-939.02	13,009.69
6110	Building/Struct. Maintenance	.00	2,214.58	-2,214.58	.00	2,214.58	-2,214.58	6,575.00
6170	Electrical & Lighting Repairs	.00	2,104.83	-2,104.83	.00	2,104.83	-2,104.83	3,258.00
6190	Irrigation Repairs	.00	.00	.00	.00	.00	.00	618.00
6200	Pool Supplies & Repairs	.00	300.00	-300.00	.00	300.00	-300.00	4,558.00
6210	Access System Repairs	.00	.00	.00	.00	.00	.00	1,020.00
6230	Landscape Extras/Projects	.00	500.00	-500.00	.00	500.00	-500.00	16,697.00
6235	Lake & Fountain	.00	50.00	-50.00	.00	50.00	-50.00	618.00
6330	Camera Maintenance	.00	25.00	-25.00	.00	25.00	-25.00	386.00
	Total Maintenance & Repairs	**158.31**	**6,291.74**	**-6,133.43**	**158.31**	**6,291.74**	**-6,133.43**	**46,739.69**
	Contract Services							
6400	Landscape Contract	3,897.00	4,091.83	-194.83	3,897.00	4,091.83	-194.83	45,205.00
6410	Management Contract	1,530.00	1,530.00	.00	1,530.00	1,530.00	.00	16,830.00
6425	Security Service	4,120.00	3,399.00	721.00	4,120.00	3,399.00	721.00	56,668.00
6435	Grounds Maintenance Contract	6,215.63	6,216.00	-.37	6,215.63	6,216.00	-.37	68,372.37
6440	Pool Maintenance Contract	856.96	790.00	66.96	856.96	790.00	66.96	8,603.04
6450	Pest Control	67.66	67.66	.00	67.66	67.66	.00	922.94
	Total Contract Services	**16,687.25**	**16,094.49**	**592.76**	**16,687.25**	**16,094.49**	**592.76**	**196,601.35**
	Utilities							
6500	Electricity	782.60	790.00	-7.40	782.60	790.00	-7.40	8,697.40
6515	Pool Phone	.00	46.08	-46.08	.00	46.08	-46.08	553.00
6520	Water & Sewer	1,723.37	1,500.00	223.37	1,723.37	1,500.00	223.37	16,201.63
	Total Utilities	**2,505.97**	**2,336.08**	**169.89**	**2,505.97**	**2,336.08**	**169.89**	**25,452.03**
	Administrative Expenses							
6600	Telephone	80.44	65.00	15.44	80.44	65.00	15.44	699.56
6601	U-verse Internet	102.28	100.63	1.65	102.28	100.63	1.65	1,140.28
6610	Postage	376.30	180.66	195.64	376.30	180.66	195.64	1,791.70
6620	Copies / Office Supplies	109.80	64.42	45.38	109.80	64.42	45.38	663.20
6630	Legal - Corporate	227.55	149.66	77.89	227.55	149.66	77.89	1,568.45
6640	Audit Fees & Tax Return	.00	.00	.00	.00	.00	.00	2,163.00
6650	Bank Charges	.00	.00	.00	.00	.00	.00	515.00
6656	Meeting Expenses	.00	.00	.00	.00	.00	.00	500.00
6658	Newsletter	.00	900.00	-900.00	.00	900.00	-900.00	3,600.00
6660	Misc. Administrative Expenses	-87.60	30.00	-117.60	-87.60	30.00	-117.60	458.60
6667	Website Maintenance	75.00	75.00	.00	75.00	75.00	.00	825.00
	Total Administrative Expenses	**883.77**	**1,565.37**	**-681.60**	**883.77**	**1,565.37**	**-681.60**	**13,924.79**
	Other Expenses							
6700	Insurance	.00	14,750.65	-14,750.65	.00	14,750.65	-14,750.65	17,667.65
6715	Social/YOM/Christmas Decor	.00	260.90	-260.90	.00	260.90	-260.90	3,609.00
6720	Bad Debt	.00	1,000.00	-1,000.00	.00	1,000.00	-1,000.00	12,000.00
6725	Adopt A School Donations	.00	160.42	-160.42	.00	160.42	-160.42	1,925.00
6745	Interest on Loan Expense	500.20	643.92	-143.72	500.20	643.92	-143.72	5,896.42
6760	Property Taxes	.00	.00	.00	.00	.00	.00	466.00
6770	MUD Taxes	.00	.00	.00	.00	.00	.00	34.06
	Total Other Expenses	**500.20**	**16,815.89**	**-16,315.69**	**500.20**	**16,815.89**	**-16,315.69**	**41,598.13**

	Total Operating Expenses	20,735.50	43,103.57	-22,368.07	20,735.50	43,103.57	-22,368.07	324,315.99
	Operating Surplus (Deficit)	363,602.91	242,457.18	121,145.73	363,602.91	242,457.18	121,145.73	-228,290.40
	Net Operating Surplus (Deficit)	363,602.91	242,457.18	121,145.73	363,602.91	242,457.18	121,145.73	-228,290.40
Replacement Fund								
8000	Transfers from Operating Fund	.00	8,844.00	-8,844.00	.00	8,844.00	-8,844.00	104,797.00
8100	Replacement Fund Interest	82.98	125.00	-42.02	82.98	125.00	-42.02	1,417.02
9000	Replacement Fund Expenditures	.00	2,575.00	-2,575.00	.00	2,575.00	-2,575.00	75,750.00
	Net Rep Fund Surplus (Deficit)	82.98	6,394.00	-6,311.02	82.98	6,394.00	-6,311.02	30,464.02
Combined Funds								
	Combined Net Surplus (Deficit)	363,685.89	248,851.18	114,834.71	363,685.89	248,851.18	114,834.71	-197,826.38