

River's Run at the Brazos Owners Association, Inc.
Balance Sheet
November 30, 2023

ASSETS

Cash and Bank Accounts

Maint/Ops - 50653261	45,014.47
Maint/Ops Shadow - 250677624	4,712.04
Adopt A School - 50951742	20,318.48
Replace/Major Proj - 50953133	92,028.00
Reserve Bad Debt - 51015730	11,011.98
Replace/Major Shadow-250667616	249,432.93

Total Cash and Bank Accounts		422,517.90
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Other Assets

Accounts Receivable	49,655.35
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Total Other Assets		49,655.35
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Total Assets		472,173.25
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LIABILITIES AND FUND BALANCES

Liabilities

Prepaid Assessments	11,697.78
Landscaping Payable	6,119.90
Legal Fees Payable	2,088.00

Total Liabilities		19,905.68
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Operating Fund

General Fund	562,777.86
YTD Net Surplus (Deficit)	19,911.18

Total Operating Fund		582,689.04
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Replacement Fund

Replacement Fund	-170,393.35
YTD Net Surplus (Deficit)	39,971.88

Total Replacement Fund		-130,421.47
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Total Fund Balances		452,267.57
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Total Liabilities & Funds		472,173.25
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River's Run at the Brazos Owners Association, Inc.
Income & Expense Variance Report
as of November 30, 2023

Accnt	Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund							
Income							
4000 Maintenance Fees	.00	9,098.98	-9,098.98	405,900.00	281,769.38	124,130.62	.00
4015 Capitalization Fees	2,200.00	1,833.33	366.67	14,300.00	20,166.63	-5,866.63	7,700.00
4018 Adopt A School Income	220.00	183.33	36.67	1,430.00	2,016.63	-586.63	770.00
4022 Maintenance Reimbursement-MUD	7,333.33	7,333.33	.00	80,666.63	80,666.63	.00	7,333.34
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	11,000.00	11,000.00	.00	1,000.00
4120 Rec. Center Rental	.00	.00	.00	80.00	.00	80.00	-80.00
4200 Interest - Bank	2.09	101.67	-99.58	375.68	1,118.37	-742.69	844.32
4300 Late Charges	.00	316.67	-316.67	4,375.00	3,483.37	891.63	-575.00
4301 Interest - Homeowners	135.12	223.33	-88.21	3,181.90	2,456.63	725.27	-501.90
4402 Gate Card	5.00	.00	5.00	190.00	.00	190.00	-190.00
Total Income	10,895.54	20,090.64	-9,195.10	521,499.21	402,677.64	118,821.57	16,300.76
Maintenance & Repairs							
6100 Maintenance Supplies	1,076.49	1,169.17	-92.68	10,400.82	12,860.87	-2,460.05	3,629.18
6110 Building/Struct. Maintenance	.00	671.75	-671.75	5,709.96	7,389.25	-1,679.29	2,351.04
6170 Electrical & Lighting Repairs	997.43	50.92	946.51	997.43	560.12	437.31	-386.43
6190 Irrigation Repairs	.00	132.02	-132.02	2,764.83	1,452.22	1,312.61	-1,180.63
6200 Pool Supplies & Repairs	3,171.89	500.00	2,671.89	15,607.00	5,500.00	10,107.00	-9,607.00
6210 Access System Repairs	.00	87.99	-87.99	575.64	967.89	-392.25	480.20
6230 Landscape Extras/Projects	.00	500.00	-500.00	14,344.86	15,500.00	-1,155.14	1,655.14
6235 Lake & Fountain	.00	162.46	-162.46	7,311.06	1,787.06	5,524.00	-5,361.56
6250 Miscellaneous Repairs	.00	37.50	-37.50	.00	412.50	-412.50	450.00
6330 Camera Maintenance	.00	82.62	-82.62	1,136.63	908.82	227.81	-145.21
Total Maintenance & Repairs	5,245.81	3,394.43	1,851.38	58,848.23	47,338.73	11,509.50	-8,115.27
Contract Services							
6400 Landscape Contract	6,119.90	6,120.00	-.10	67,060.38	67,320.00	-259.62	6,379.62
6410 Management Contract	1,530.00	1,402.50	127.50	16,830.00	15,427.50	1,402.50	.00
6425 Courtesy Patrol Contract	4,480.00	3,851.67	628.33	39,160.00	42,368.37	-3,208.37	7,060.00
6435 Grounds Maintenance Contract	6,370.00	6,753.16	-383.16	69,995.05	73,024.28	-3,029.23	9,782.40
6440 Pool Maintenance Contract	860.95	725.00	135.95	42,926.31	40,857.00	2,069.31	-1,317.31
6445 Pool Camera Contract	216.50	.00	216.50	2,381.50	.00	2,381.50	-2,381.50
6450 Pest Control	69.66	220.00	-150.34	942.87	2,420.00	-1,477.13	1,697.13
Total Contract Services	19,647.01	19,072.33	574.68	239,296.11	241,417.15	-2,121.04	21,220.34
Utilities							
6500 Electricity	756.32	916.30	-159.98	8,945.58	10,079.30	-1,133.72	2,050.00
6515 Pool Phone	.00	52.48	-52.48	536.69	577.28	-40.59	93.08
6520 Water & Sewer	2,291.44	2,312.59	-21.15	22,038.31	25,438.49	-3,400.18	5,712.72
Total Utilities	3,047.76	3,281.37	-233.61	31,520.58	36,095.07	-4,574.49	7,855.80
Administrative Expenses							
6601 U-verse Internet	114.00	111.11	2.89	1,207.76	1,222.21	-14.45	128.41
6610 Postage	.00	245.13	-245.13	2,778.25	2,696.43	81.82	163.32
6620 Copies / Office Supplies	.00	129.44	-129.44	633.35	1,423.84	-790.49	919.96
6630 Legal - Corporate	.00	275.65	-275.65	2,624.50	3,032.15	-407.65	683.25
6640 Audit Fees & Tax Return	.00	.00	.00	2,100.00	2,205.00	-105.00	105.00
6656 Meeting Expenses	100.00	144.00	-44.00	680.00	720.00	-40.00	40.00
6658 Newsletter	1,035.00	.00	1,035.00	3,105.00	4,140.00	-1,035.00	1,035.00
6660 Misc. Administrative Expenses	-224.71	12.33	-237.04	-1,063.32	135.63	-1,198.95	1,211.33
6667 Website Maintenance	180.00	96.25	83.75	975.00	1,058.75	-83.75	180.00
Total Administrative Expenses	1,204.29	1,013.91	190.38	13,040.54	16,634.01	-3,593.47	4,466.27
Other Expenses							
6700 Insurance	25,902.00	.00	25,902.00	28,429.00	2,345.00	26,084.00	-3,091.00
6705 Christmas Decorations	432.98	2,500.00	-2,067.02	432.98	2,500.00	-2,067.02	4,567.02
6715 Social/Yard of the Month	218.25	833.33	-615.08	2,244.86	9,166.63	-6,921.77	7,755.10
6720 Bad Debt	.00	1,000.00	-1,000.00	1,993.61	11,000.00	-9,006.39	10,006.39
6725 Adopt A School Donations	.00	.00	.00	10,101.81	7,750.00	2,351.81	-2,351.81
6745 Interest on Loan Expense	.00	.00	.00	240.26	244.00	-3.74	3.74

6760	Property Taxes	.00	500.00	-500.00	.00	500.00	-500.00	500.00
6770	MUD Taxes	309.05	300.00	9.05	309.05	300.00	9.05	-9.05
	Total Other Expenses	26,862.28	5,133.33	21,728.95	43,751.57	33,805.63	9,945.94	17,380.39
	Total Operating Expenses	56,007.15	31,895.37	24,111.78	386,457.03	375,290.59	11,166.44	42,807.53
	Operating Surplus (Deficit)	-45,111.61	-11,804.73	-33,306.88	135,042.18	27,387.05	107,655.13	-26,506.77
6900	Transfers to Replacement Fund	-42,167.00	7,833.00	-50,000.00	115,131.00	161,131.00	-46,000.00	53,837.00
	Net Operating Surplus (Deficit)	-2,944.61	-19,637.73	16,693.12	19,911.18	-133,743.95	153,655.13	-80,343.77
Replacement Fund								
8000	Transfers from Operating Fund	-42,167.00	7,833.00	-50,000.00	115,131.00	161,131.00	-46,000.00	53,837.00
8100	Replacement Fund Interest	130.17	50.00	80.17	1,348.45	550.00	798.45	-748.45
9000	Replacement Fund Expenditures	.00	.00	.00	76,507.57	101,968.00	-25,460.43	25,460.43
	Net Rep Fund Surplus (Deficit)	-42,036.83	7,883.00	-49,919.83	39,971.88	59,713.00	-19,741.12	27,628.12
Combined Funds								
	Combined Net Surplus (Deficit)	-44,981.44	-11,754.73	-33,226.71	59,883.06	-74,030.95	133,914.01	-52,715.65