

River's Run at the Brazos Owners Association, Inc.  
Balance Sheet  
November 30, 2022

**ASSETS**

**Cash and Bank Accounts**

CAB Operating - 50653261	83,515.43
Operating Shadow - 250677624	214.12
CAB Adopt A School - 50951742	28,585.35
CAB Reserve - 50953133	100,029.70
Reserve Shadow - 250667616	208,995.68

<b>Total Cash and Bank Accounts</b>		421,340.28
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**Other Assets**

Accounts Receivable	58,815.23
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<b>Total Other Assets</b>		58,815.23
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<b>Total Assets</b>		480,155.51
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**LIABILITIES AND FUND BALANCES**

**Liabilities**

Prepaid Assessments	4,027.57
Landscaping Payable	5,990.64
Legal Fees Payable	6,148.18
CIT Loan #1702566002	34,968.16

<b>Total Liabilities</b>		51,134.55
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**Operating Fund**

General Fund	508,499.10
YTD Net Surplus (Deficit)	87,470.80

<b>Total Operating Fund</b>		595,969.90
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**Replacement Fund**

Replacement Fund	-121,351.72
YTD Net Surplus (Deficit)	-45,597.22

<b>Total Replacement Fund</b>		-166,948.94
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<b>Total Fund Balances</b>		429,020.96
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<b>Total Liabilities &amp; Funds</b>		480,155.51
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River's Run at the Brazos Owners Association, Inc.  
Income & Expense Variance Report  
as of November 30, 2022

Accnt	Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
<b>Operating Fund</b>							
<b>Income</b>							
4000 Maintenance Fees	.00	980.98	-980.98	405,900.00	273,651.37	132,248.63	-8,118.01
4015 Capitalization Fees	3,300.00	1,650.00	1,650.00	22,000.00	18,150.00	3,850.00	-2,200.00
4018 Adopt A School Income	330.00	165.00	165.00	2,200.00	1,815.00	385.00	-220.00
4022 Maintenance Reimbursement-MUD	7,333.33	7,333.33	.00	80,333.30	80,666.63	-333.33	7,666.66
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	11,000.00	11,000.00	.00	1,000.00
4200 Interest - Bank	8.12	.00	8.12	178.82	.00	178.82	-178.82
4300 Late Charges	.00	275.00	-275.00	4,400.00	3,025.00	1,375.00	-1,100.00
4301 Interest - Homeowners	139.43	200.00	-60.57	3,819.46	2,200.00	1,619.46	-1,419.46
4402 Gate Card	.00	.00	.00	165.00	.00	165.00	-165.00
<b>Total Income</b>	<b>12,110.88</b>	<b>11,604.31</b>	<b>506.57</b>	<b>529,996.58</b>	<b>390,508.00</b>	<b>139,488.58</b>	<b>-4,734.63</b>
<b>Maintenance &amp; Repairs</b>							
6100 Maintenance Supplies	581.60	1,002.75	-421.15	11,356.30	10,982.74	373.56	629.19
6110 Building/Struct. Maintenance	3,804.40	300.00	3,504.40	7,076.79	3,329.68	3,747.11	-3,447.11
6170 Electrical & Lighting Repairs	.00	.00	.00	2,611.00	.00	2,611.00	-2,611.00
6190 Irrigation Repairs	.00	150.00	-150.00	784.20	1,623.67	-839.47	989.47
6200 Pool Supplies & Repairs	.00	250.00	-250.00	7,997.99	3,316.07	4,681.92	-4,431.92
6210 Access System Repairs	.00	100.00	-100.00	946.84	1,137.54	-190.70	290.70
6230 Landscape Extras/Projects	.00	500.00	-500.00	355.68	5,086.41	-4,730.73	5,230.73
6235 Lake & Fountain	.00	.00	.00	1,912.50	.00	1,912.50	-1,862.50
6250 Miscellaneous Repairs	.00	.00	.00	450.00	.00	450.00	-450.00
6330 Camera Maintenance	.00	83.33	-83.33	324.75	916.63	-591.88	675.21
<b>Total Maintenance &amp; Repairs</b>	<b>4,386.00</b>	<b>2,386.08</b>	<b>1,999.92</b>	<b>33,816.05</b>	<b>26,392.74</b>	<b>7,423.31</b>	<b>-4,987.23</b>
<b>Contract Services</b>							
6400 Landscape Contract	5,990.64	6,225.64	-235.00	65,897.04	68,482.04	-2,585.00	8,810.64
6410 Management Contract	1,530.00	1,530.00	.00	16,830.00	16,830.00	.00	1,530.00
6425 Courtesy Patrol Contract	4,480.00	3,400.00	1,080.00	40,380.00	37,400.00	2,980.00	420.00
6435 Grounds Maintenance Contract	6,215.63	6,333.00	-117.37	68,371.93	69,663.00	-1,291.07	7,624.07
6440 Pool Maintenance Contract	741.73	545.00	196.73	40,192.66	37,396.30	2,796.36	-2,251.36
6445 Pool Camera Contract	216.50	.00	216.50	1,732.00	.00	1,732.00	-1,732.00
6450 Pest Control	69.66	114.83	-45.17	936.87	1,263.13	-326.26	441.09
<b>Total Contract Services</b>	<b>19,244.16</b>	<b>18,148.47</b>	<b>1,095.69</b>	<b>234,340.50</b>	<b>231,034.47</b>	<b>3,306.03</b>	<b>14,842.44</b>
<b>Utilities</b>							
6500 Electricity	561.25	864.59	-303.34	8,826.66	9,510.49	-683.83	1,548.42
6515 Pool Phone	.00	46.54	-46.54	536.69	511.94	24.75	21.79
6520 Water & Sewer	2,088.55	1,824.85	263.70	23,101.32	20,073.35	3,027.97	-1,203.12
<b>Total Utilities</b>	<b>2,649.80</b>	<b>2,735.98</b>	<b>-86.18</b>	<b>32,464.67</b>	<b>30,095.78</b>	<b>2,368.89</b>	<b>367.09</b>
<b>Administrative Expenses</b>							
6600 Telephone	-40.65	59.28	-99.93	954.12	652.08	302.04	-242.76
6601 U-verse Internet	107.36	111.11	-3.75	1,153.84	1,222.21	-68.37	179.48
6610 Postage	115.07	209.04	-93.97	2,398.07	2,299.44	98.63	110.41
6620 Copies / Office Supplies	44.05	81.12	-37.07	1,342.40	892.32	450.08	-368.96
6630 Legal - Corporate	9.55	433.33	-423.78	2,181.08	4,766.63	-2,585.55	3,018.88
6640 Audit Fees & Tax Return	.00	.00	.00	2,100.00	2,100.00	.00	.00
6656 Meeting Expenses	.00	100.00	-100.00	520.00	500.00	20.00	-20.00
6658 Newsletter	900.00	.00	900.00	3,600.00	3,600.00	.00	.00
6660 Misc. Administrative Expenses	-34.62	17.33	-51.95	-611.28	190.63	-801.91	819.24
6667 Website Maintenance	75.00	75.00	.00	825.00	825.00	.00	75.00
<b>Total Administrative Expenses</b>	<b>1,175.76</b>	<b>1,086.21</b>	<b>89.55</b>	<b>14,463.23</b>	<b>17,048.31</b>	<b>-2,585.08</b>	<b>3,571.29</b>
<b>Other Expenses</b>							
6700 Insurance	20,903.00	.00	20,903.00	23,233.00	21,700.00	1,533.00	-861.00
6705 Christmas Decorations	.00	2,500.00	-2,500.00	.00	2,500.00	-2,500.00	5,000.00
6710 Licenses, Permits & Fees	.00	1,000.00	-1,000.00	.00	11,000.00	-11,000.00	12,000.00
6720 Bad Debt	469.26	1,000.00	-530.74	469.26	11,000.00	-10,530.74	11,530.74
6725 Adopt A School Donations	.00	.00	.00	2,336.60	7,750.00	-5,413.40	5,413.40
6745 Interest on Loan Expense	144.06	143.00	1.06	2,790.02	2,804.00	-13.98	129.98

6760	Property Taxes	.00	475.28	-475.28	.00	475.28	-475.28	475.28
6770	MUD Taxes	298.45	286.00	12.45	298.45	286.00	12.45	-12.45
	<b>Total Other Expenses</b>	<b>21,814.77</b>	<b>5,404.28</b>	<b>16,410.49</b>	<b>29,127.33</b>	<b>57,515.28</b>	<b>-28,387.95</b>	<b>33,675.95</b>
	<b>Total Operating Expenses</b>	<b>49,270.49</b>	<b>29,761.02</b>	<b>19,509.47</b>	<b>344,211.78</b>	<b>362,086.58</b>	<b>-17,874.80</b>	<b>47,469.54</b>
	<b>Operating Surplus (Deficit)</b>	<b>-37,159.61</b>	<b>-18,156.71</b>	<b>-19,002.90</b>	<b>185,784.80</b>	<b>28,421.42</b>	<b>157,363.38</b>	<b>-52,204.17</b>
6900	Transfers to Replacement Fund	11,983.00	11,983.33	-.33	98,314.00	131,816.63	-33,502.63	45,485.96
	<b>Net Operating Surplus (Deficit)</b>	<b>-49,142.61</b>	<b>-30,140.04</b>	<b>-19,002.57</b>	<b>87,470.80</b>	<b>-103,395.21</b>	<b>190,866.01</b>	<b>-97,690.13</b>
<b>Replacement Fund</b>								
8000	Transfers from Operating Fund	11,983.00	11,983.33	-.33	98,314.00	131,816.63	-33,502.63	45,485.96
8100	Replacement Fund Interest	102.73	50.00	52.73	846.49	550.00	296.49	-246.49
9000	Replacement Fund Expenditures	.00	7,857.00	-7,857.00	144,757.71	85,196.00	59,561.71	-51,677.71
	<b>Net Rep Fund Surplus (Deficit)</b>	<b>12,085.73</b>	<b>4,176.33</b>	<b>7,909.40</b>	<b>-45,597.22</b>	<b>47,170.63</b>	<b>-92,767.85</b>	<b>96,917.18</b>
<b>Combined Funds</b>								
	<b>Combined Net Surplus (Deficit)</b>	<b>-37,056.88</b>	<b>-25,963.71</b>	<b>-11,093.17</b>	<b>41,873.58</b>	<b>-56,224.58</b>	<b>98,098.16</b>	<b>-772.95</b>