

River's Run at the Brazos Owners Association, Inc.
Balance Sheet
June 30, 2024

ASSETS

Cash and Bank Accounts

Maint/Ops - 50653261	122,464.10
Maint/Ops Shadow - 250677624	73,952.81
Adopt A School - 50951742	28,249.92
Replace/Major Proj - 50953133	33,723.57
Reserve Bad Debt - 51015730	18,036.91
Replace/Major Shadow-250667616	270,133.35

Total Cash and Bank Accounts	546,560.66	
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Other Assets

Accounts Receivable	89,531.58
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Total Other Assets	89,531.58	
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Total Assets		636,092.24
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LIABILITIES AND FUND BALANCES

Liabilities

Prepaid Assessments	1,525.04
Website Maintenance Payable	90.00
Landscaping Payable	6,119.90
Legal Fees Payable	15,951.50

Total Liabilities	23,686.44	
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Operating Fund

General Fund	38,748.89
YTD Net Surplus (Deficit)	223,513.16

Total Operating Fund	262,262.05	
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Replacement Fund

Replacement Fund	370,954.23
YTD Net Surplus (Deficit)	-20,810.48

Total Replacement Fund	350,143.75	
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Total Fund Balances		612,405.80
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Total Liabilities & Funds		636,092.24
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River's Run at the Brazos Owners Association, Inc.
Income & Expense Variance Report
as of June 30, 2024

Accnt	Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund							
Income							
4000 Maintenance Fees	.00	1,870.33	-1,870.33	405,900.00	258,710.29	147,189.71	.00
4015 Capitalization Fees	2,200.00	1,237.50	962.50	6,600.00	7,425.00	-825.00	8,250.00
4018 Adopt A School Income	220.00	123.75	96.25	660.00	742.50	-82.50	825.00
4022 Maintenance Reimbursement-MUD	7,333.33	7,333.33	.00	43,999.98	43,999.98	.00	43,999.98
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	6,000.00	6,000.00	.00	6,000.00
4120 Rec. Center Rental	.00	.00	.00	80.00	.00	80.00	-80.00
4200 Interest - Bank	54.23	31.67	22.56	277.23	190.02	87.21	102.81
4300 Late Charges	-25.00	364.58	-389.58	4,600.00	2,187.48	2,412.52	-225.04
4301 Interest - Homeowners	47.01	275.00	-227.99	2,571.71	1,650.00	921.71	728.29
4402 Gate Card	10.00	16.67	-6.67	10.00	100.02	-90.02	190.04
Total Income	10,839.57	12,252.83	-1,413.26	470,698.92	321,005.29	149,693.63	59,791.08
Maintenance & Repairs							
6100 Maintenance Supplies	2,837.89	1,023.92	1,813.97	8,677.78	6,143.52	2,534.26	3,609.26
6110 Building/Struct. Maintenance	.00	494.83	-494.83	2,545.88	2,968.98	-423.10	3,392.08
6170 Electrical & Lighting Repairs	.00	103.50	-103.50	.00	621.00	-621.00	1,242.00
6190 Irrigation Repairs	.00	239.58	-239.58	1,148.60	1,437.48	-288.88	1,726.36
6200 Pool Supplies & Repairs	.00	500.00	-500.00	2,616.11	3,000.00	-383.89	3,383.89
6210 Access System Repairs	.00	50.00	-50.00	.00	300.00	-300.00	600.00
6230 Landscape Extras/Projects	.00	1,583.33	-1,583.33	8,930.80	9,499.98	-569.18	10,069.16
6235 Lake & Fountain	.00	633.58	-633.58	.00	3,801.48	-3,801.48	7,602.96
6250 Miscellaneous Repairs	.00	37.50	-37.50	.00	225.00	-225.00	450.00
6330 Camera Maintenance	.00	98.50	-98.50	.00	591.00	-591.00	1,182.00
Total Maintenance & Repairs	2,837.89	4,764.74	-1,926.85	23,919.17	28,588.44	-4,669.27	33,257.71
Contract Services							
6400 Landscape Contract	6,119.90	6,342.25	-222.35	36,719.40	38,053.50	-1,334.10	39,387.60
6410 Management Contract	1,683.00	1,683.00	.00	10,098.00	10,098.00	.00	10,098.00
6425 Courtesy Patrol Contract	4,160.00	3,851.67	308.33	20,480.00	23,110.02	-2,630.02	25,740.04
6435 Grounds Maintenance Contract	6,370.00	6,648.08	-278.08	38,220.00	39,888.48	-1,668.48	41,556.96
6440 Pool Maintenance Contract	11,817.90	11,265.15	552.75	21,844.20	19,941.55	1,902.65	23,509.61
6445 Pool Camera Contract	216.50	216.50	.00	1,299.00	1,299.00	.00	1,299.00
6450 Pest Control	69.66	220.00	-150.34	407.96	1,320.00	-912.04	2,232.04
Total Contract Services	30,436.96	30,226.65	210.31	129,068.56	133,710.55	-4,641.99	143,823.25
Utilities							
6500 Electricity	838.10	860.83	-22.73	5,513.87	5,164.98	348.89	4,816.09
6515 Pool Phone	.00	46.50	-46.50	536.69	279.00	257.69	21.31
6520 Water & Sewer	2,070.81	2,038.83	31.98	9,371.56	12,232.98	-2,861.42	15,094.40
Total Utilities	2,908.91	2,946.16	-37.25	15,422.12	17,676.96	-2,254.84	19,931.80
Administrative Expenses							
6601 U-verse Internet	132.47	114.50	17.97	762.38	687.00	75.38	611.62
6610 Postage	420.58	297.33	123.25	1,181.57	1,783.98	-602.41	2,386.39
6620 Copies / Office Supplies	61.10	68.42	-7.32	303.70	410.52	-106.82	517.34
6630 Legal - Corporate	882.00	227.42	654.58	2,130.16	1,364.52	765.64	598.88
6640 Audit Fees & Tax Return	.00	.00	.00	.00	2,184.00	-2,184.00	2,184.00
6656 Meeting Expenses	180.00	.00	180.00	280.00	282.80	-2.80	427.00
6658 Newsletter	.00	.00	.00	2,100.00	2,070.00	30.00	2,040.00
6660 Misc. Administrative Expenses	165.00	12.33	152.67	-371.17	73.98	-445.15	519.13
6667 Website Maintenance	90.00	96.25	-6.25	540.00	577.50	-37.50	615.00
Total Administrative Expenses	1,931.15	816.25	1,114.90	6,926.64	9,434.30	-2,507.66	9,899.36
Other Expenses							
6700 Insurance	.00	.00	.00	891.00	300.00	591.00	28,675.00
6705 Christmas Decorations	.00	.00	.00	.00	.00	.00	5,000.00
6710 Licenses, Permits & Fees	.00	833.33	-833.33	106.95	4,999.98	-4,893.03	9,893.01
6715 Social/Yard of the Month	.00	.00	.00	1,576.32	1,000.00	576.32	3,423.68
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	216.50	7,750.00	-7,533.50	-1,283.50	7,750.00	-9,033.50	9,033.50

6760	Property Taxes	.00	.00	.00	.00	.00	.00	548.00
6770	MUD Taxes	.00	.00	.00	.00	.00	.00	321.00
	Total Other Expenses	216.50	9,583.33	-9,366.83	1,290.77	20,049.98	-18,759.21	68,894.19
	Total Operating Expenses	38,331.41	48,337.13	-10,005.72	176,627.26	209,460.23	-32,832.97	275,806.31
	Operating Surplus (Deficit)	-27,491.84	-36,084.30	8,592.46	294,071.66	111,545.06	182,526.60	-216,015.23
6900	Transfers to Replacement Fund	11,283.50	9,500.00	1,783.50	70,558.50	57,000.00	13,558.50	43,441.50
	Net Operating Surplus (Deficit)	-38,775.34	-45,584.30	6,808.96	223,513.16	54,545.06	168,968.10	-259,456.73
Replacement Fund								
8000	Transfers from Operating Fund	11,283.50	9,500.00	1,783.50	70,558.50	57,000.00	13,558.50	43,441.50
8100	Replacement Fund Interest	121.83	127.75	-5.92	765.07	766.50	-1.43	767.93
9000	Replacement Fund Expenditures	13,935.50	.00	13,935.50	92,134.05	10,000.00	82,134.05	-77,134.05
	Net Rep Fund Surplus (Deficit)	-2,530.17	9,627.75	-12,157.92	-20,810.48	47,766.50	-68,576.98	121,343.48
Combined Funds								
	Combined Net Surplus (Deficit)	-41,305.51	-35,956.55	-5,348.96	202,702.68	102,311.56	100,391.12	-138,113.25