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

ASSETS

Cash and Bank Accounts			
Maint/Ops - 50653261	107,189.63		
Maint/Ops Shadow - 250677624	148,844.83		
Adopt A School - 50951742	26,452.61		
Replace/Major Proj - 50953133	59,350.17		
Reserve Bad Debt - 51015730	16,028.33		
Replace/Major Shadow-250667616	269,930.30		
Total Cash and Bank Accounts		627,795.87	
Other Assets			
Accounts Receivable	95,324.29		
Total Other Assets		95,324.29	
Total Assets			723,120.16

LIABILITIES AND FUND BALANCES

Liabilities			
Prepaid Assessments	1,396.30		
Landscaping Payable	6,119.90		
Legal Fees Payable	9,266.59		
Total Liabilities			16,782.79
Operating Fund			
General Fund	38,748.89		
YTD Net Surplus (Deficit)	295,827.07		
Total Operating Fund		334,575.96	
Replacement Fund			
Replacement Fund	370,954.23		
YTD Net Surplus (Deficit)	807.18		
Total Replacement Fund		371,761.41	
Total Fund Balances			706,337.37
Total Liabilities & Funds			723,120.16

River's Run at the Brazos Owners Association, Inc.
Income & Expense Variance Report
as of April 30, 2024

Accnt		Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund								
	Income							
4000	Maintenance Fees	.00	14,389.14	-14,389.14	405,900.00	252,117.24	153,782.76	.00
4015	Capitalization Fees	1,155.00	1,237.50	-82.50	3,355.00	4,950.00	-1,595.00	11,495.00
4018	Adopt A School Income	55.00	123.75	-68.75	275.00	495.00	-220.00	1,210.00
4022	Maintenance Reimbursement-MUD	7,333.33	7,333.33	.00	29,333.32	29,333.32	.00	58,666.64
4025	Security Reimbursement - MUD	1,000.00	1,000.00	.00	4,000.00	4,000.00	.00	8,000.00
4120	Rec. Center Rental	.00	.00	.00	80.00	.00	80.00	-80.00
4200	Interest - Bank	60.23	31.67	28.56	161.93	126.68	35.25	218.11
4300	Late Charges	.00	364.58	-364.58	4,625.00	1,458.32	3,166.68	-250.04
4301	Interest - Homeowners	341.59	275.00	66.59	2,249.45	1,100.00	1,149.45	1,050.55
4402	Gate Card	.00	16.67	-16.67	.00	66.68	-66.68	200.04
	Total Income	**9,945.15**	**24,771.64**	**-14,826.49**	**449,979.70**	**293,647.24**	**156,332.46**	**80,510.30**
	Maintenance & Repairs							
6100	Maintenance Supplies	2,239.91	1,023.92	1,215.99	4,268.92	4,095.68	173.24	8,018.12
6110	Building/Struct. Maintenance	2,545.88	494.83	2,051.05	2,545.88	1,979.32	566.56	3,392.08
6170	Electrical & Lighting Repairs	.00	103.50	-103.50	.00	414.00	-414.00	1,242.00
6190	Irrigation Repairs	.00	239.58	-239.58	1,148.60	958.32	190.28	1,726.36
6200	Pool Supplies & Repairs	.00	500.00	-500.00	1,902.88	2,000.00	-97.12	4,097.12
6210	Access System Repairs	.00	50.00	-50.00	.00	200.00	-200.00	600.00
6230	Landscape Extras/Projects	6,091.80	1,583.33	4,508.47	6,091.80	6,333.32	-241.52	12,908.16
6235	Lake & Fountain	.00	633.58	-633.58	.00	2,534.32	-2,534.32	7,602.96
6250	Miscellaneous Repairs	.00	37.50	-37.50	.00	150.00	-150.00	450.00
6330	Camera Maintenance	.00	98.50	-98.50	.00	394.00	-394.00	1,182.00
	Total Maintenance & Repairs	**10,877.59**	**4,764.74**	**6,112.85**	**15,958.08**	**19,058.96**	**-3,100.88**	**41,218.80**
	Contract Services							
6400	Landscape Contract	6,119.90	6,342.25	-222.35	24,479.60	25,369.00	-889.40	51,627.40
6410	Management Contract	1,683.00	1,683.00	.00	6,732.00	6,732.00	.00	13,464.00
6425	Courtesy Patrol Contract	3,840.00	3,851.67	-11.67	14,720.00	15,406.68	-686.68	31,500.04
6435	Grounds Maintenance Contract	6,370.00	6,648.08	-278.08	25,480.00	26,592.32	-1,112.32	54,296.96
6440	Pool Maintenance Contract	3,562.79	3,283.08	279.71	6,069.86	5,572.08	497.78	39,283.95
6445	Pool Camera Contract	216.50	216.50	.00	866.00	866.00	.00	1,732.00
6450	Pest Control	67.66	220.00	-152.34	268.64	880.00	-611.36	2,371.36
	Total Contract Services	**21,859.85**	**22,244.58**	**-384.73**	**78,616.10**	**81,418.08**	**-2,801.98**	**194,275.71**
	Utilities							
6500	Electricity	971.71	860.83	110.88	3,858.07	3,443.32	414.75	6,471.89
6515	Pool Phone	536.69	46.50	490.19	536.69	186.00	350.69	21.31
6520	Water & Sewer	2,476.84	2,038.83	438.01	3,783.18	8,155.32	-4,372.14	20,682.78
	Total Utilities	**3,985.24**	**2,946.16**	**1,039.08**	**8,177.94**	**11,784.64**	**-3,606.70**	**27,175.98**
	Administrative Expenses							
6601	U-verse Internet	132.47	114.50	17.97	497.44	458.00	39.44	876.56
6610	Postage	229.49	297.33	-67.84	701.51	1,189.32	-487.81	2,866.45
6620	Copies / Office Supplies	59.85	68.42	-8.57	190.20	273.68	-83.48	630.84
6630	Legal - Corporate	.00	227.42	-227.42	1,090.66	909.68	180.98	1,638.38
6640	Audit Fees & Tax Return	.00	2,184.00	-2,184.00	.00	2,184.00	-2,184.00	2,184.00
6656	Meeting Expenses	.00	.00	.00	100.00	141.40	-41.40	607.00
6658	Newsletter	.00	1,035.00	-1,035.00	1,050.00	2,070.00	-1,020.00	3,090.00
6660	Misc. Administrative Expenses	-459.28	12.33	-471.61	-597.13	49.32	-646.45	745.09
6667	Website Maintenance	90.00	96.25	-6.25	360.00	385.00	-25.00	795.00
	Total Administrative Expenses	**52.53**	**4,035.25**	**-3,982.72**	**3,392.68**	**7,660.40**	**-4,267.72**	**13,433.32**
	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	.00	3,333.32	-3,333.32	9,999.96
6715	Social/Yard of the Month	443.83	.00	443.83	841.83	1,000.00	-158.17	4,158.17
6720	Bad Debt	.00	1,000.00	-1,000.00	.00	4,000.00	-4,000.00	12,000.00
6725	Adopt A School Donations	-1,500.00	.00	-1,500.00	-1,500.00	.00	-1,500.00	9,250.00

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	**-1,056.17**	**1,833.33**	**-2,889.50**	**232.83**	**8,633.32**	**-8,400.49**	**69,952.13**
	Total Operating Expenses	**35,719.04**	**35,824.06**	**-105.02**	**106,377.63**	**128,555.40**	**-22,177.77**	**346,055.94**
	Operating Surplus (Deficit)	**-25,773.89**	**-11,052.42**	**-14,721.47**	**343,602.07**	**165,091.84**	**178,510.23**	**-265,545.64**
6900	**Transfers to Replacement Fund**	**13,275.00**	**9,500.00**	**3,775.00**	**47,775.00**	**38,000.00**	**9,775.00**	**66,225.00**
	Net Operating Surplus (Deficit)	**-39,048.89**	**-20,552.42**	**-18,496.47**	**295,827.07**	**127,091.84**	**168,735.23**	**-331,770.64**
Replacement Fund								
8000	**Transfers from Operating Fund**	**13,275.00**	**9,500.00**	**3,775.00**	**47,775.00**	**38,000.00**	**9,775.00**	**66,225.00**
8100	**Replacement Fund Interest**	**130.24**	**127.75**	**2.49**	**512.52**	**511.00**	**1.52**	**1,020.48**
9000	**Replacement Fund Expenditures**	**28,414.89**	**5,000.00**	**23,414.89**	**47,480.34**	**10,000.00**	**37,480.34**	**-32,480.34**
	Net Rep Fund Surplus (Deficit)	**-15,009.65**	**4,627.75**	**-19,637.40**	**807.18**	**28,511.00**	**-27,703.82**	**99,725.82**
Combined Funds								
	Combined Net Surplus (Deficit)	**-54,058.54**	**-15,924.67**	**-38,133.87**	**296,634.25**	**155,602.84**	**141,031.41**	**-232,044.82**