

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

ASSETS

Cash and Bank Accounts

CAB Operating - 50653261	187,602.95
Operating Shadow - 250677624	9,418.40
CAB Adopt A School - 50951742	28,939.59
CAB Reserve - 50953133	90,276.11
Reserve Shadow - 250667616	264,403.85

Total Cash and Bank Accounts		580,640.90
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Other Assets

Accounts Receivable	52,376.54
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Total Other Assets		52,376.54
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Total Assets		633,017.44
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LIABILITIES AND FUND BALANCES

Liabilities

Prepaid Assessments	133,706.54
Legal Fees Payable	2,194.96
Freeze Claim - 2021	-2,499.32
Bank Loan - Mutual of Omaha	109,178.14

Total Liabilities		242,580.32
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Operating Fund

General Fund	458,568.87
YTD Net Surplus (Deficit)	53,219.97

Total Operating Fund		511,788.84
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Replacement Fund

Replacement Fund	-36,910.75
YTD Net Surplus (Deficit)	-84,440.97

Total Replacement Fund		-121,351.72
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Total Fund Balances		390,437.12
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Total Liabilities & Funds		633,017.44
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River's Run at the Brazos Owners Association, Inc.
Income & Expense Variance Report
as of December 31, 2021

Acct	Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund							
Income							
4000 Maintenance Fees	.00	.00	.00	369,000.00	354,240.00	14,760.00	-14,760.00
4015 Capitalization Fees	1,650.00	1,100.00	550.00	30,800.00	19,250.00	11,550.00	-11,550.00
4018 Adopt A School Income	165.00	110.00	55.00	3,080.00	1,925.00	1,155.00	-1,155.00
4022 Maintenance Reimbursement-MUD	7,000.00	7,000.00	.00	84,000.00	84,000.00	.00	.00
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	12,000.00	12,000.00	.00	.00
4200 Interest - Bank	5.33	.00	5.33	188.93	.00	188.93	-188.93
4300 Late Charges	-50.00	424.91	-474.91	4,600.00	5,099.00	-499.00	499.00
4301 Interest - Homeowners	83.70	320.84	-237.14	2,849.31	3,850.00	-1,000.69	1,000.69
4402 Gate Card	.00	.00	.00	145.00	.00	145.00	-145.00
Total Income	9,854.03	9,955.75	-101.72	506,663.24	480,364.00	26,299.24	-26,299.24
Maintenance & Repairs							
6100 Maintenance Supplies	939.62	1,097.34	-157.72	11,022.45	13,168.00	-2,145.55	2,145.55
6110 Building/Struct. Maintenance	584.38	214.59	369.79	3,804.38	6,575.00	-2,770.62	2,770.62
6170 Electrical & Lighting Repairs	.00	104.84	-104.84	.00	3,258.00	-3,258.00	3,258.00
6180 Plumbing Supplies & Repairs	.00	.00	.00	3,634.59	.00	3,634.59	-3,634.59
6190 Irrigation Repairs	943.90	.00	943.90	1,426.90	618.00	808.90	-808.90
6200 Pool Supplies & Repairs	.00	400.00	-400.00	3,647.09	4,558.00	-910.91	910.91
6210 Access System Repairs	.00	150.00	-150.00	1,587.01	1,020.00	567.01	-567.01
6230 Landscape Extras/Projects	.00	500.00	-500.00	996.87	16,697.00	-15,700.13	15,700.13
6235 Lake & Fountain	.00	68.00	-68.00	.00	618.00	-618.00	618.00
6330 Camera Maintenance	270.63	36.00	234.63	9,164.34	386.00	8,778.34	-8,778.34
Total Maintenance & Repairs	2,738.53	2,570.77	167.76	35,283.63	46,898.00	-11,614.37	11,614.37
Contract Services							
6400 Landscape Contract	5,990.64	4,091.84	1,898.80	59,325.84	49,102.00	10,223.84	-10,223.84
6410 Management Contract	1,530.00	1,530.00	.00	18,360.00	18,360.00	.00	.00
6425 Courtesy Patrol Contract	6,000.00	23,399.00	-17,399.00	45,140.00	60,788.00	-15,648.00	15,648.00
6435 Grounds Maintenance Contract	6,055.75	6,212.00	-156.25	74,597.99	74,588.00	9.99	-9.99
6440 Pool Maintenance Contract	902.38	1,356.96	-454.58	39,589.34	40,454.48	-865.14	865.14
6450 Pest Control	67.66	67.66	.00	1,325.22	990.60	334.62	-334.62
Total Contract Services	20,546.43	36,657.46	-16,111.03	238,338.39	244,283.08	-5,944.69	5,944.69
Utilities							
6500 Electricity	850.95	790.00	60.95	9,975.65	9,480.00	495.65	-495.65
6515 Pool Phone	.00	46.09	-46.09	536.69	553.00	-16.31	16.31
6520 Water & Sewer	1,420.50	1,425.00	-4.50	21,068.27	17,925.00	3,143.27	-3,143.27
Total Utilities	2,271.45	2,261.09	10.36	31,580.61	27,958.00	3,622.61	-3,622.61
Administrative Expenses							
6600 Telephone	52.17	65.00	-12.83	683.87	780.00	-96.13	96.13
6601 U-verse Internet	104.83	135.63	-30.80	1,282.48	1,242.56	39.92	-39.92
6610 Postage	209.09	180.67	28.42	2,411.68	2,168.00	243.68	-243.68
6620 Copies / Office Supplies	29.60	64.41	-34.81	935.95	773.00	162.95	-162.95
6630 Legal - Corporate	236.00	149.67	86.33	4,576.83	1,796.00	2,780.83	-2,780.83
6640 Audit Fees & Tax Return	.00	.00	.00	2,100.00	2,163.00	-63.00	63.00
6650 Bank Charges	.00	.00	.00	.00	515.00	-515.00	515.00
6656 Meeting Expenses	.00	.00	.00	300.00	500.00	-200.00	200.00
6658 Newsletter	1,090.00	.00	1,090.00	2,890.00	3,600.00	-710.00	710.00
6660 Misc. Administrative Expenses	-26.31	30.00	-56.31	-876.18	371.00	-1,247.18	1,247.18
6667 Website Maintenance	75.00	75.00	.00	900.00	900.00	.00	.00
Total Administrative Expenses	1,770.38	700.38	1,070.00	15,204.63	14,808.56	396.07	-396.07
Other Expenses							
6700 Insurance	611.00	.00	611.00	20,879.00	17,667.65	3,211.35	-3,211.35
6715 Social/YOM/Christmas Decor	1,580.90	500.00	1,080.90	3,401.31	3,609.00	-207.69	207.69
6720 Bad Debt	.00	1,000.00	-1,000.00	.00	12,000.00	-12,000.00	12,000.00
6725 Adopt A School Donations	.00	160.41	-160.41	5,485.55	1,925.00	3,560.55	-3,560.55
6745 Interest on Loan Expense	385.90	420.74	-34.84	6,024.24	6,396.62	-372.38	372.38
6760 Property Taxes	457.77	.00	457.77	457.77	466.00	-8.23	8.23

6770	MUD Taxes	.00	.00	.00	608.14	34.06	574.08	-574.08
	Total Other Expenses	3,035.57	2,081.15	954.42	36,856.01	42,098.33	-5,242.32	5,242.32
	Total Operating Expenses	30,362.36	44,270.85	-13,908.49	357,263.27	376,045.97	-18,782.70	18,782.70
	Operating Surplus (Deficit)	-20,508.33	-34,315.10	13,806.77	149,399.97	104,318.03	45,081.94	-45,081.94
6900	Transfers to Replacement Fund	8,621.00	8,621.00	.00	96,180.00	104,797.00	-8,617.00	8,617.00
	Net Operating Surplus (Deficit)	-29,129.33	-42,936.10	13,806.77	53,219.97	-478.97	53,698.94	-53,698.94
Replacement Fund								
8000	Transfers from Operating Fund	8,621.00	8,621.00	.00	96,180.00	104,797.00	-8,617.00	8,617.00
8100	Replacement Fund Interest	51.79	125.00	-73.21	769.08	1,500.00	-730.92	730.92
9000	Replacement Fund Expenditures	18,474.67	2,575.00	15,899.67	181,390.05	75,750.00	105,640.05	-105,640.05
	Net Rep Fund Surplus (Deficit)	-9,801.88	6,171.00	-15,972.88	-84,440.97	30,547.00	-114,987.97	114,987.97
Combined Funds								
	Combined Net Surplus (Deficit)	-38,931.21	-36,765.10	-2,166.11	-31,221.00	30,068.03	-61,289.03	61,289.03