

River's Run at the Brazos Owners Association, Inc.
Balance Sheet
November 30, 2021

ASSETS

Cash and Bank Accounts

CAB Operating - 50653261	64,748.20
Operating Shadow - 250677624	33,609.13
CAB Adopt A School - 50951742	28,111.01
CAB Reserve - 50953133	89,614.18
Reserve Shadow - 250667616	274,871.24

Total Cash and Bank Accounts		490,953.76
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Other Assets

Accounts Receivable	57,115.33
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Total Other Assets		57,115.33
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Total Assets		548,069.09
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LIABILITIES AND FUND BALANCES

Liabilities

Prepaid Assessments	4,415.34
Legal Fees Payable	992.50
Freeze Claim - 2021	-2,499.32
Bank Loan - Mutual of Omaha	115,792.24

Total Liabilities		118,700.76
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Operating Fund

General Fund	458,568.87
YTD Net Surplus (Deficit)	82,367.48

Total Operating Fund		540,936.35
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Replacement Fund

Replacement Fund	-36,910.75
YTD Net Surplus (Deficit)	-74,657.27

Total Replacement Fund		-111,568.02
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Total Fund Balances		429,368.33
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Total Liabilities & Funds		548,069.09
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River's Run at the Brazos Owners Association, Inc.
Income & Expense Variance Report
as of November 30, 2021

Acctn	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	1,650.00	.00	29,150.00	18,150.00	11,000.00	-9,900.00
4018 Adopt A School Income	165.00	165.00	.00	2,915.00	1,815.00	1,100.00	-990.00
4022 Maintenance Reimbursement-MUD	7,000.00	7,000.00	.00	77,000.00	77,000.00	.00	7,000.00
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	11,000.00	11,000.00	.00	1,000.00
4200 Interest - Bank	11.85	.00	11.85	201.78	.00	201.78	-201.78
4300 Late Charges	.00	424.92	-424.92	4,650.00	4,674.09	-24.09	449.00
4301 Interest - Homeowners	95.41	320.83	-225.42	2,765.61	3,529.16	-763.55	1,084.39
4402 Gate Card	10.00	.00	10.00	145.00	.00	145.00	-145.00
Total Income	9,932.26	10,560.75	-628.49	496,827.39	470,408.25	26,419.14	-16,463.39
Maintenance & Repairs							
6100 Maintenance Supplies	899.49	1,097.33	-197.84	10,082.83	12,070.66	-1,987.83	3,085.17
6110 Building/Struct. Maintenance	.00	214.58	-214.58	3,220.00	6,360.41	-3,140.41	3,355.00
6170 Electrical & Lighting Repairs	.00	104.83	-104.83	.00	3,153.16	-3,153.16	3,258.00
6180 Plumbing Supplies & Repairs	.00	.00	.00	3,634.59	.00	3,634.59	-3,634.59
6190 Irrigation Repairs	.00	.00	.00	483.00	618.00	-135.00	135.00
6200 Pool Supplies & Repairs	.00	400.00	-400.00	3,647.09	4,158.00	-510.91	910.91
6210 Access System Repairs	.00	120.00	-120.00	1,587.01	870.00	717.01	-567.01
6230 Landscape Extras/Projects	.00	500.00	-500.00	996.87	16,197.00	-15,200.13	15,700.13
6235 Lake & Fountain	.00	50.00	-50.00	.00	550.00	-550.00	618.00
6330 Camera Maintenance	.00	25.00	-25.00	8,893.71	350.00	8,543.71	-8,507.71
Total Maintenance & Repairs	899.49	2,511.74	-1,612.25	32,545.10	44,327.23	-11,782.13	14,352.90
Contract Services							
6400 Landscape Contract	5,990.64	4,091.83	1,898.81	53,335.20	45,010.16	8,325.04	-4,233.20
6410 Management Contract	1,530.00	1,530.00	.00	16,830.00	16,830.00	.00	1,530.00
6425 Courtesy Patrol Contract	3,560.00	3,399.00	161.00	39,140.00	37,389.00	1,751.00	21,648.00
6435 Grounds Maintenance Contract	6,053.48	6,216.00	-162.52	68,542.24	68,376.00	166.24	6,045.76
6440 Pool Maintenance Contract	902.38	856.96	45.42	38,686.96	39,097.52	-410.56	1,767.52
6450 Pest Control	402.35	67.00	335.35	1,257.56	922.94	334.62	-266.96
Total Contract Services	18,438.85	16,160.79	2,278.06	217,791.96	207,625.62	10,166.34	26,491.12
Utilities							
6500 Electricity	897.12	790.00	107.12	9,124.70	8,690.00	434.70	355.30
6515 Pool Phone	.00	46.08	-46.08	536.69	506.91	29.78	16.31
6520 Water & Sewer	1,788.47	1,500.00	288.47	19,647.77	16,500.00	3,147.77	-1,722.77
Total Utilities	2,685.59	2,336.08	349.51	29,309.16	25,696.91	3,612.25	-1,351.16
Administrative Expenses							
6600 Telephone	51.82	65.00	-13.18	631.70	715.00	-83.30	148.30
6601 U-verse Internet	104.83	100.63	4.20	1,177.65	1,106.93	70.72	64.91
6610 Postage	44.21	180.67	-136.46	2,202.59	1,987.33	215.26	-34.59
6620 Copies / Office Supplies	32.50	64.42	-31.92	906.35	708.59	197.76	-133.35
6630 Legal - Corporate	173.07	149.67	23.40	4,340.83	1,646.33	2,694.50	-2,544.83
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	100.00	-100.00	300.00	500.00	-200.00	200.00
6658 Newsletter	.00	.00	.00	1,800.00	3,600.00	-1,800.00	1,800.00
6660 Misc. Administrative Expenses	-167.96	41.00	-208.96	-849.87	341.00	-1,190.87	1,220.87
6667 Website Maintenance	75.00	75.00	.00	825.00	825.00	.00	75.00
Total Administrative Expenses	313.47	776.39	-462.92	13,434.25	14,108.18	-673.93	1,374.31
Other Expenses							
6700 Insurance	17,447.00	.00	17,447.00	20,268.00	17,667.65	2,600.35	-2,600.35
6715 Social/YOM/Christmas Decor	1,015.94	500.00	515.94	1,820.41	3,109.00	-1,288.59	1,788.59
6720 Bad Debt	.00	1,000.00	-1,000.00	.00	11,000.00	-11,000.00	12,000.00
6725 Adopt A School Donations	.00	160.42	-160.42	5,485.55	1,764.59	3,720.96	-3,560.55
6745 Interest on Loan Expense	421.42	429.08	-7.66	5,638.34	5,975.88	-337.54	758.28
6760 Property Taxes	.00	466.00	-466.00	.00	466.00	-466.00	466.00

6770	MUD Taxes	275.52	.00	275.52	608.14	34.06	574.08	-574.08
	Total Other Expenses	19,159.88	2,555.50	16,604.38	33,820.44	40,017.18	-6,196.74	8,277.89
	Total Operating Expenses	41,497.28	24,340.50	17,156.78	326,900.91	331,775.12	-4,874.21	49,145.06
	Operating Surplus (Deficit)	-31,565.02	-13,779.75	-17,785.27	169,926.48	138,633.13	31,293.35	-65,608.45
6900	Transfers to Replacement Fund	8,629.00	8,629.00	.00	87,559.00	96,176.00	-8,617.00	17,238.00
	Net Operating Surplus (Deficit)	-40,194.02	-22,408.75	-17,785.27	82,367.48	42,457.13	39,910.35	-82,846.45
Replacement Fund								
8000	Transfers from Operating Fund	8,629.00	8,629.00	.00	87,559.00	96,176.00	-8,617.00	17,238.00
8100	Replacement Fund Interest	48.44	125.00	-76.56	699.11	1,375.00	-675.89	800.89
9000	Replacement Fund Expenditures	.00	2,575.00	-2,575.00	162,915.38	73,175.00	89,740.38	-87,165.38
	Net Rep Fund Surplus (Deficit)	8,677.44	6,179.00	2,498.44	-74,657.27	24,376.00	-99,033.27	105,204.27
Combined Funds								
	Combined Net Surplus (Deficit)	-31,516.58	-16,229.75	-15,286.83	7,710.21	66,833.13	-59,122.92	22,357.82