

River's Run at the Brazos Owners Association, Inc.
Balance Sheet
August 31, 2024

ASSETS

Cash and Bank Accounts

Maint/Ops - 50653261	30,184.13
Maint/Ops Shadow - 250677624	73,984.21
Adopt A School - 50951742	30,814.92
Replace/Major Proj - 50953133	9.52
Reserve Bad Debt - 51015730	20,046.50
Replace/Major Shadow-250667616	270,339.90
AXOS Reserve - 2260	43,905.70

Total Cash and Bank Accounts		469,284.88
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Other Assets

Accounts Receivable	83,399.95
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Total Other Assets		83,399.95
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Total Assets		552,684.83
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LIABILITIES AND FUND BALANCES

Liabilities

Prepaid Assessments	1,622.31
Landscaping Payable	12,239.80
Legal Fees Payable	8,049.00

Total Liabilities		21,911.11
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Operating Fund

General Fund	38,748.89
YTD Net Surplus (Deficit)	126,908.29

Total Operating Fund		165,657.18
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Replacement Fund

Replacement Fund	370,954.23
YTD Net Surplus (Deficit)	-5,837.69

Total Replacement Fund		365,116.54
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Total Fund Balances		530,773.72
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Total Liabilities & Funds		552,684.83
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River's Run at the Brazos Owners Association, Inc.
Income & Expense Variance Report
as of August 31, 2024

Accnt	Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund							
Income							
4000 Maintenance Fees	.00	5,493.49	-5,493.49	405,900.00	268,474.82	137,425.18	.00
4015 Capitalization Fees	.00	1,237.50	-1,237.50	7,700.00	9,900.00	-2,200.00	7,150.00
4018 Adopt A School Income	.00	123.75	-123.75	770.00	990.00	-220.00	715.00
4022 Maintenance Reimbursement-MUD	7,333.33	7,333.33	.00	58,666.64	58,666.64	.00	29,333.32
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	8,000.00	8,000.00	.00	4,000.00
4120 Rec. Center Rental	.00	.00	.00	80.00	.00	80.00	-80.00
4200 Interest - Bank	18.42	31.67	-13.25	316.12	253.36	62.76	63.92
4300 Late Charges	.00	364.58	-364.58	4,575.00	2,916.64	1,658.36	-200.04
4301 Interest - Homeowners	218.09	275.00	-56.91	3,006.44	2,200.00	806.44	293.56
4402 Gate Card	10.00	16.67	-6.67	20.00	133.36	-113.36	180.04
Total Income	8,579.84	15,875.99	-7,296.15	489,034.20	351,534.82	137,499.38	41,455.80
Maintenance & Repairs							
6100 Maintenance Supplies	1,912.42	1,023.92	888.50	21,473.42	8,191.36	13,282.06	-9,186.38
6110 Building/Struct. Maintenance	.00	494.83	-494.83	3,130.26	3,958.64	-828.38	2,807.70
6170 Electrical & Lighting Repairs	.00	103.50	-103.50	.00	828.00	-828.00	1,242.00
6190 Irrigation Repairs	.00	239.58	-239.58	1,148.60	1,916.64	-768.04	1,726.36
6200 Pool Supplies & Repairs	5,042.22	500.00	4,542.22	8,252.64	4,000.00	4,252.64	-2,252.64
6210 Access System Repairs	.00	50.00	-50.00	.00	400.00	-400.00	600.00
6230 Landscape Extras/Projects	4,601.82	1,583.33	3,018.49	13,532.62	12,666.64	865.98	5,467.34
6235 Lake & Fountain	.00	633.58	-633.58	.00	5,068.64	-5,068.64	7,602.96
6250 Miscellaneous Repairs	560.74	37.50	523.24	560.74	300.00	260.74	-110.74
6330 Camera Maintenance	.00	98.50	-98.50	270.63	788.00	-517.37	911.37
Total Maintenance & Repairs	12,117.20	4,764.74	7,352.46	48,368.91	38,117.92	10,250.99	8,807.97
Contract Services							
6400 Landscape Contract	6,119.90	6,342.25	-222.35	48,959.20	50,738.00	-1,778.80	27,147.80
6410 Management Contract	1,683.00	1,683.00	.00	13,464.00	13,464.00	.00	6,732.00
6425 Courtesy Patrol Contract	3,680.00	3,851.67	-171.67	27,840.00	30,813.36	-2,973.36	18,380.04
6435 Grounds Maintenance Contract	6,370.00	6,648.08	-278.08	50,960.00	53,184.64	-2,224.64	28,816.96
6440 Pool Maintenance Contract	7,642.88	8,933.64	-1,290.76	41,196.73	40,140.34	1,056.39	4,157.08
6445 Pool Camera Contract	216.50	216.50	.00	1,732.00	1,732.00	.00	866.00
6450 Pest Control	69.66	220.00	-150.34	547.28	1,760.00	-1,212.72	2,092.72
Total Contract Services	25,781.94	27,895.14	-2,113.20	184,699.21	191,832.34	-7,133.13	88,192.60
Utilities							
6500 Electricity	784.02	860.83	-76.81	7,128.18	6,886.64	241.54	3,201.78
6515 Pool Phone	.00	46.50	-46.50	536.69	372.00	164.69	21.31
6520 Water & Sewer	3,414.50	2,038.83	1,375.67	15,984.73	16,310.64	-325.91	8,481.23
Total Utilities	4,198.52	2,946.16	1,252.36	23,649.60	23,569.28	80.32	11,704.32
Administrative Expenses							
6601 U-verse Internet	132.97	114.50	18.47	1,028.32	916.00	112.32	345.68
6610 Postage	23.90	297.33	-273.43	1,776.07	2,378.64	-602.57	1,791.89
6620 Copies / Office Supplies	21.10	68.42	-47.32	491.75	547.36	-55.61	329.29
6630 Legal - Corporate	189.00	227.42	-38.42	2,886.16	1,819.36	1,066.80	-157.12
6640 Audit Fees & Tax Return	.00	.00	.00	.00	2,184.00	-2,184.00	2,184.00
6656 Meeting Expenses	.00	141.40	-141.40	280.00	565.60	-285.60	427.00
6658 Newsletter	.00	.00	.00	2,100.00	3,105.00	-1,005.00	2,040.00
6660 Misc. Administrative Expenses	-476.90	12.33	-489.23	-463.07	98.64	-561.71	611.03
6667 Website Maintenance	90.00	96.25	-6.25	720.00	770.00	-50.00	435.00
6680 Committees	.00	.00	.00	589.69	.00	589.69	-589.69
Total Administrative Expenses	-19.93	957.65	-977.58	9,408.92	12,384.60	-2,975.68	7,417.08
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	600.00	833.33	-233.33	706.95	6,666.64	-5,959.69	9,293.01
6715 Social/Yard of the Month	.00	.00	.00	1,576.32	2,000.00	-423.68	3,423.68
6720 Bad Debt	.00	1,000.00	-1,000.00	.00	8,000.00	-8,000.00	12,000.00

6725	Adopt A School Donations	.00	.00	.00	-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	600.00	1,833.33	-1,233.33	1,890.77	24,716.64	-22,825.87	68,294.19
	Total Operating Expenses	42,677.73	38,397.02	4,280.71	268,017.41	290,620.78	-22,603.37	184,416.16
	Operating Surplus (Deficit)	-34,097.89	-22,521.03	-11,576.86	221,016.79	60,914.04	160,102.75	-142,960.36
6900	Transfers to Replacement Fund	11,500.00	9,500.00	2,000.00	94,108.50	76,000.00	18,108.50	19,891.50
	Net Operating Surplus (Deficit)	-45,597.89	-32,021.03	-13,576.86	126,908.29	-15,085.96	141,994.25	-162,851.86
Replacement Fund								
8000	Transfers from Operating Fund	11,500.00	9,500.00	2,000.00	94,108.50	76,000.00	18,108.50	19,891.50
8100	Replacement Fund Interest	129.31	127.75	1.56	1,018.92	1,022.00	-3.08	514.08
9000	Replacement Fund Expenditures	3,490.00	.00	3,490.00	100,965.11	15,000.00	85,965.11	-85,965.11
	Net Rep Fund Surplus (Deficit)	8,139.31	9,627.75	-1,488.44	-5,837.69	62,022.00	-67,859.69	106,370.69
Combined Funds								
	Combined Net Surplus (Deficit)	-37,458.58	-22,393.28	-15,065.30	121,070.60	46,936.04	74,134.56	-56,481.17