River's Run at the Brazos Owners Association, Inc.
Balance Sheet
September 30, 2023

ASSETS

Cash and Bank Accounts			
Maint/Ops - 50653261	71,337.56		
Maint/Ops Shadow - 250677624	4,711.43		
Adopt A School - 50951742	19,927.62		
Replace/Major Proj - 50953133	126,293.80		
Reserve Bad Debt - 51015730	9,007.03		
Replace/Major Shadow-250667616	249,245.44		
Total Cash and Bank Accounts		480,522.88	
Other Assets			
Accounts Receivable	52,518.72		
Total Other Assets		52,518.72	
Total Assets			533,041.60

LIABILITIES AND FUND BALANCES

Liabilities			
Prepaid Assessments	2,257.78		
Landscaping Payable	6,119.90		
Legal Fees Payable	4,952.00		
Total Liabilities			13,329.68
Operating Fund			
General Fund	562,777.86		
YTD Net Surplus (Deficit)	57,293.03		
Total Operating Fund		620,070.89	
Replacement Fund			
Replacement Fund	-170,393.35		
YTD Net Surplus (Deficit)	70,034.38		
Total Replacement Fund		-100,358.97	
Total Fund Balances			519,711.92
Total Liabilities & Funds			533,041.60

River's Run at the Brazos Owners Association, Inc.
Income & Expense Variance Report
as of September 30, 2023

Accnt		Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund								
	Income							
4000	Maintenance Fees	.00	1,121.12	-1,121.12	405,900.00	269,595.94	136,304.06	.00
4015	Capitalization Fees	550.00	1,833.33	-1,283.33	11,550.00	16,499.97	-4,949.97	10,450.00
4018	Adopt A School Income	55.00	183.33	-128.33	1,155.00	1,649.97	-494.97	1,045.00
4022	Maintenance Reimbursement-MUD	7,333.33	7,333.33	.00	65,999.97	65,999.97	.00	22,000.00
4025	Security Reimbursement - MUD	1,000.00	1,000.00	.00	9,000.00	9,000.00	.00	3,000.00
4120	Rec. Center Rental	.00	.00	.00	80.00	.00	80.00	-80.00
4200	Interest - Bank	11.71	101.67	-89.96	370.45	915.03	-544.58	849.55
4300	Late Charges	.00	316.67	-316.67	4,375.00	2,850.03	1,524.97	-575.00
4301	Interest - Homeowners	147.56	223.33	-75.77	2,905.01	2,009.97	895.04	-225.01
4402	Gate Card	.00	.00	.00	175.00	.00	175.00	-175.00
	Total Income	**9,097.60**	**12,112.78**	**-3,015.18**	**501,510.43**	**368,520.88**	**132,989.55**	**36,289.54**
	Maintenance & Repairs							
6100	Maintenance Supplies	952.81	1,169.17	-216.36	8,514.15	10,522.53	-2,008.38	5,515.85
6110	Building/Struct. Maintenance	584.38	671.75	-87.37	2,946.16	6,045.75	-3,099.59	5,114.84
6170	Electrical & Lighting Repairs	.00	50.92	-50.92	.00	458.28	-458.28	611.00
6190	Irrigation Repairs	.00	132.02	-132.02	.00	1,188.18	-1,188.18	1,584.20
6200	Pool Supplies & Repairs	.00	500.00	-500.00	12,435.11	4,500.00	7,935.11	-6,435.11
6210	Access System Repairs	.00	87.99	-87.99	575.64	791.91	-216.27	480.20
6230	Landscape Extras/Projects	2,635.00	500.00	2,135.00	14,065.42	14,500.00	-434.58	1,934.58
6235	Lake & Fountain	6,673.56	162.46	6,511.10	7,311.06	1,462.14	5,848.92	-5,361.56
6250	Miscellaneous Repairs	.00	37.50	-37.50	.00	337.50	-337.50	450.00
6330	Camera Maintenance	.00	82.62	-82.62	1,136.63	743.58	393.05	-145.21
	Total Maintenance & Repairs	**10,845.75**	**3,394.43**	**7,451.32**	**46,984.17**	**40,549.87**	**6,434.30**	**3,748.79**
	Contract Services							
6400	Landscape Contract	6,119.90	6,120.00	-.10	54,820.58	55,080.00	-259.42	18,619.42
6410	Management Contract	1,530.00	1,402.50	127.50	13,770.00	12,622.50	1,147.50	3,060.00
6425	Courtesy Patrol Contract	3,520.00	3,851.67	-331.67	31,160.00	34,665.03	-3,505.03	15,060.00
6435	Grounds Maintenance Contract	6,370.00	6,753.16	-383.16	57,255.05	59,517.96	-2,262.91	22,522.40
6440	Pool Maintenance Contract	2,807.86	2,581.00	226.86	41,204.41	39,407.00	1,797.41	404.59
6445	Pool Camera Contract	216.50	.00	216.50	1,948.50	.00	1,948.50	-1,948.50
6450	Pest Control	349.10	220.00	129.10	1,082.99	1,980.00	-897.01	1,557.01
	Total Contract Services	**20,913.36**	**20,928.33**	**-14.97**	**201,241.53**	**203,272.49**	**-2,030.96**	**59,274.92**
	Utilities							
6500	Electricity	882.31	916.30	-33.99	7,407.70	8,246.70	-839.00	3,587.88
6515	Pool Phone	.00	52.48	-52.48	536.69	472.32	64.37	93.08
6520	Water & Sewer	3,626.46	2,312.59	1,313.87	15,321.85	20,813.31	-5,491.46	12,429.18
	Total Utilities	**4,508.77**	**3,281.37**	**1,227.40**	**23,266.24**	**29,532.33**	**-6,266.09**	**16,110.14**
	Administrative Expenses							
6601	U-verse Internet	112.46	111.11	1.35	979.76	999.99	-20.23	356.41
6610	Postage	216.17	245.13	-28.96	2,574.42	2,206.17	368.25	367.15
6620	Copies / Office Supplies	58.25	129.44	-71.19	594.20	1,164.96	-570.76	959.11
6630	Legal - Corporate	63.00	275.65	-212.65	2,138.00	2,480.85	-342.85	1,169.75
6640	Audit Fees & Tax Return	.00	.00	.00	2,100.00	2,205.00	-105.00	105.00
6656	Meeting Expenses	100.00	.00	100.00	580.00	576.00	4.00	140.00
6658	Newsletter	.00	.00	.00	2,070.00	3,105.00	-1,035.00	2,070.00
6660	Misc. Administrative Expenses	83.84	12.33	71.51	-868.61	110.97	-979.58	1,016.62
6667	Website Maintenance	90.00	96.25	-6.25	795.00	866.25	-71.25	360.00
	Total Administrative Expenses	**723.72**	**869.91**	**-146.19**	**10,962.77**	**13,715.19**	**-2,752.42**	**6,544.04**
	Other Expenses							
6700	Insurance	.00	2,050.00	-2,050.00	2,527.00	2,345.00	182.00	22,811.00
6705	Christmas Decorations	.00	.00	.00	.00	.00	.00	5,000.00
6715	Social/YOM/Christmas Decor	565.17	833.33	-268.16	1,435.01	7,499.97	-6,064.96	8,564.95
6720	Bad Debt	.00	1,000.00	-1,000.00	1,993.61	9,000.00	-7,006.39	10,006.39
6725	Adopt A School Donations	.00	.00	.00	10,101.81	7,750.00	2,351.81	-2,351.81
6745	Interest on Loan Expense	.00	.00	.00	240.26	244.00	-3.74	3.74

6760	Property Taxes	.00	.00	.00	.00	.00	.00	500.00
6770	MUD Taxes	.00	.00	.00	.00	.00	.00	300.00
	Total Other Expenses	**565.17**	**3,883.33**	**-3,318.16**	**16,297.69**	**26,838.97**	**-10,541.28**	**44,834.27**
	Total Operating Expenses	**37,556.77**	**32,357.37**	**5,199.40**	**298,752.40**	**313,908.85**	**-15,156.45**	**130,512.16**
	Operating Surplus (Deficit)	**-28,459.17**	**-20,244.59**	**-8,214.58**	**202,758.03**	**54,612.03**	**148,146.00**	**-94,222.62**
6900	**Transfers to Replacement Fund**	**7,833.00**	**7,833.00**	**.00**	**145,465.00**	**145,465.00**	**.00**	**23,503.00**
	Net Operating Surplus (Deficit)	**-36,292.17**	**-28,077.59**	**-8,214.58**	**57,293.03**	**-90,852.97**	**148,146.00**	**-117,725.62**
Replacement Fund								
8000	**Transfers from Operating Fund**	**7,833.00**	**7,833.00**	**.00**	**145,465.00**	**145,465.00**	**.00**	**23,503.00**
8100	**Replacement Fund Interest**	**134.39**	**50.00**	**84.39**	**1,076.95**	**450.00**	**626.95**	**-476.95**
9000	**Replacement Fund Expenditures**	**.00**	**.00**	**.00**	**76,507.57**	**101,968.00**	**-25,460.43**	**25,460.43**
	Net Rep Fund Surplus (Deficit)	**7,967.39**	**7,883.00**	**84.39**	**70,034.38**	**43,947.00**	**26,087.38**	**-2,434.38**
Combined Funds								
	Combined Net Surplus (Deficit)	**-28,324.78**	**-20,194.59**	**-8,130.19**	**127,327.41**	**-46,905.97**	**174,233.38**	**-120,160.00**