

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

ASSETS

Cash and Bank Accounts

Maint/Ops - 50653261	83,867.65
Maint/Ops Shadow - 250677624	148,901.72
Adopt A School - 50951742	27,459.49
Replace/Major Proj - 50953133	38,148.41
Reserve Bad Debt - 51015730	17,032.55
Replace/Major Shadow-250667616	270,033.47

Total Cash and Bank Accounts		585,443.29
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Other Assets

Accounts Receivable	91,513.30
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Total Other Assets		91,513.30
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Total Assets		676,956.59
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LIABILITIES AND FUND BALANCES

Liabilities

Prepaid Assessments	1,396.30
Landscaping Payable	6,119.90
Legal Fees Payable	15,729.08

Total Liabilities		23,245.28
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Operating Fund

General Fund	38,748.89
YTD Net Surplus (Deficit)	262,288.50

Total Operating Fund		301,037.39
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Replacement Fund

Replacement Fund	370,954.23
YTD Net Surplus (Deficit)	-18,280.31

Total Replacement Fund		352,673.92
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Total Fund Balances		653,711.31
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Total Liabilities & Funds		676,956.59
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River's Run at the Brazos Owners Association, Inc.
Income & Expense Variance Report
as of May 31, 2024

Accnt	Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund							
Income							
4000 Maintenance Fees	.00	4,722.72	-4,722.72	405,900.00	256,839.96	149,060.04	.00
4015 Capitalization Fees	1,100.00	1,237.50	-137.50	4,400.00	6,187.50	-1,787.50	10,450.00
4018 Adopt A School Income	110.00	123.75	-13.75	440.00	618.75	-178.75	1,045.00
4022 Maintenance Reimbursement-MUD	7,333.33	7,333.33	.00	36,666.65	36,666.65	.00	51,333.31
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	5,000.00	5,000.00	.00	7,000.00
4120 Rec. Center Rental	.00	.00	.00	80.00	.00	80.00	-80.00
4200 Interest - Bank	61.07	31.67	29.40	223.00	158.35	64.65	157.04
4300 Late Charges	.00	364.58	-364.58	4,625.00	1,822.90	2,802.10	-250.04
4301 Interest - Homeowners	275.25	275.00	.25	2,524.70	1,375.00	1,149.70	775.30
4402 Gate Card	.00	16.67	-16.67	.00	83.35	-83.35	200.04
Total Income	9,879.65	15,105.22	-5,225.57	459,859.35	308,752.46	151,106.89	70,630.65
Maintenance & Repairs							
6100 Maintenance Supplies	1,570.97	1,023.92	547.05	5,839.89	5,119.60	720.29	6,447.15
6110 Building/Struct. Maintenance	.00	494.83	-494.83	2,545.88	2,474.15	71.73	3,392.08
6170 Electrical & Lighting Repairs	.00	103.50	-103.50	.00	517.50	-517.50	1,242.00
6190 Irrigation Repairs	.00	239.58	-239.58	1,148.60	1,197.90	-49.30	1,726.36
6200 Pool Supplies & Repairs	713.23	500.00	213.23	2,616.11	2,500.00	116.11	3,383.89
6210 Access System Repairs	.00	50.00	-50.00	.00	250.00	-250.00	600.00
6230 Landscape Extras/Projects	2,839.00	1,583.33	1,255.67	8,930.80	7,916.65	1,014.15	10,069.16
6235 Lake & Fountain	.00	633.58	-633.58	.00	3,167.90	-3,167.90	7,602.96
6250 Miscellaneous Repairs	.00	37.50	-37.50	.00	187.50	-187.50	450.00
6330 Camera Maintenance	.00	98.50	-98.50	.00	492.50	-492.50	1,182.00
Total Maintenance & Repairs	5,123.20	4,764.74	358.46	21,081.28	23,823.70	-2,742.42	36,095.60
Contract Services							
6400 Landscape Contract	6,119.90	6,342.25	-222.35	30,599.50	31,711.25	-1,111.75	45,507.50
6410 Management Contract	1,683.00	1,683.00	.00	8,415.00	8,415.00	.00	11,781.00
6425 Courtesy Patrol Contract	1,600.00	3,851.67	-2,251.67	16,320.00	19,258.35	-2,938.35	29,900.04
6435 Grounds Maintenance Contract	6,370.00	6,648.08	-278.08	31,850.00	33,240.40	-1,390.40	47,926.96
6440 Pool Maintenance Contract	3,956.44	3,104.32	852.12	10,026.30	8,676.40	1,349.90	35,327.51
6445 Pool Camera Contract	216.50	216.50	.00	1,082.50	1,082.50	.00	1,515.50
6450 Pest Control	69.66	220.00	-150.34	338.30	1,100.00	-761.70	2,301.70
Total Contract Services	20,015.50	22,065.82	-2,050.32	98,631.60	103,483.90	-4,852.30	174,260.21
Utilities							
6500 Electricity	817.70	860.83	-43.13	4,675.77	4,304.15	371.62	5,654.19
6515 Pool Phone	.00	46.50	-46.50	536.69	232.50	304.19	21.31
6520 Water & Sewer	3,517.57	2,038.83	1,478.74	7,300.75	10,194.15	-2,893.40	17,165.21
Total Utilities	4,335.27	2,946.16	1,389.11	12,513.21	14,730.80	-2,217.59	22,840.71
Administrative Expenses							
6601 U-verse Internet	132.47	114.50	17.97	629.91	572.50	57.41	744.09
6610 Postage	59.48	297.33	-237.85	760.99	1,486.65	-725.66	2,806.97
6620 Copies / Office Supplies	52.40	68.42	-16.02	242.60	342.10	-99.50	578.44
6630 Legal - Corporate	157.50	227.42	-69.92	1,248.16	1,137.10	111.06	1,480.88
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	100.00	282.80	-182.80	607.00
6658 Newsletter	1,050.00	.00	1,050.00	2,100.00	2,070.00	30.00	2,040.00
6660 Misc. Administrative Expenses	60.96	12.33	48.63	-536.17	61.65	-597.82	684.13
6667 Website Maintenance	90.00	96.25	-6.25	450.00	481.25	-31.25	705.00
Total Administrative Expenses	1,602.81	957.65	645.16	4,995.49	8,618.05	-3,622.56	11,830.51
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	106.95	833.33	-726.38	106.95	4,166.65	-4,059.70	9,893.01
6715 Social/Yard of the Month	734.49	.00	734.49	1,576.32	1,000.00	576.32	3,423.68
6720 Bad Debt	.00	1,000.00	-1,000.00	.00	5,000.00	-5,000.00	12,000.00
6725 Adopt A School Donations	.00	.00	.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	841.44	1,833.33	-991.89	1,074.27	10,466.65	-9,392.38	69,110.69
	Total Operating Expenses	31,918.22	32,567.70	-649.48	138,295.85	161,123.10	-22,827.25	314,137.72
	Operating Surplus (Deficit)	-22,038.57	-17,462.48	-4,576.09	321,563.50	147,629.36	173,934.14	-243,507.07
6900	Transfers to Replacement Fund	11,500.00	9,500.00	2,000.00	59,275.00	47,500.00	11,775.00	54,725.00
	Net Operating Surplus (Deficit)	-33,538.57	-26,962.48	-6,576.09	262,288.50	100,129.36	162,159.14	-298,232.07
Replacement Fund								
8000	Transfers from Operating Fund	11,500.00	9,500.00	2,000.00	59,275.00	47,500.00	11,775.00	54,725.00
8100	Replacement Fund Interest	130.72	127.75	2.97	643.24	638.75	4.49	889.76
9000	Replacement Fund Expenditures	30,718.21	.00	30,718.21	78,198.55	10,000.00	68,198.55	-63,198.55
	Net Rep Fund Surplus (Deficit)	-19,087.49	9,627.75	-28,715.24	-18,280.31	38,138.75	-56,419.06	118,813.31
Combined Funds								
	Combined Net Surplus (Deficit)	-52,626.06	-17,334.73	-35,291.33	244,008.19	138,268.11	105,740.08	-179,418.76