River's Run at the Brazos Owners Association, Inc.
Balance Sheet
June 30, 2022

ASSETS

Cash and Bank Accounts			
CAB Operating - 50653261	107,678.22		
Operating Shadow - 250677624	136,943.21		
CAB Adopt A School - 50951742	29,566.33		
CAB Reserve - 50953133	100,014.03		
Reserve Shadow - 250667616	285,351.46		
Total Cash and Bank Accounts		659,553.25	
Other Assets			
Accounts Receivable	77,180.51		
Total Other Assets		77,180.51	
Total Assets			736,733.76

LIABILITIES AND FUND BALANCES

Liabilities			
Prepaid Assessments	1,623.37		
Legal Fees Payable	6,704.00		
CIT Loan #1702566002	69,026.30		
Total Liabilities			77,353.67
Operating Fund			
General Fund	508,549.10		
YTD Net Surplus (Deficit)	241,475.44		
Total Operating Fund		750,024.54	
Replacement Fund			
Replacement Fund	-121,351.72		
YTD Net Surplus (Deficit)	30,707.27		
Total Replacement Fund		-90,644.45	
Total Fund Balances			659,380.09
Total Liabilities & Funds			736,733.76

River's Run at the Brazos Owners Association, Inc.
Income & Expense Variance Report
as of June 30, 2022

Accnt		Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund								
	Income							
4000	Maintenance Fees	.00	1,870.33	-1,870.33	405,900.00	258,710.28	147,189.72	-8,118.01
4015	Capitalization Fees	1,650.00	1,650.00	.00	9,350.00	9,900.00	-550.00	10,450.00
4018	Adopt A School Income	165.00	165.00	.00	935.00	990.00	-55.00	1,045.00
4022	Maintenance Reimbursement-MUD	7,333.33	7,333.33	.00	43,666.65	43,999.98	-333.33	44,333.31
4025	Security Reimbursement - MUD	1,000.00	1,000.00	.00	6,000.00	6,000.00	.00	6,000.00
4200	Interest - Bank	19.49	.00	19.49	83.68	.00	83.68	-83.68
4300	Late Charges	.00	275.00	-275.00	4,400.00	1,650.00	2,750.00	-1,100.00
4301	Interest - Homeowners	244.67	200.00	44.67	3,027.88	1,200.00	1,827.88	-627.88
4402	Gate Card	100.00	.00	100.00	140.00	.00	140.00	-140.00
	Total Income	**10,512.49**	**12,493.66**	**-1,981.17**	**473,503.21**	**322,450.26**	**151,052.95**	**51,758.74**
	Maintenance & Repairs							
6100	Maintenance Supplies	1,546.57	1,002.75	543.82	7,134.10	5,968.99	1,165.11	4,851.39
6110	Building/Struct. Maintenance	.00	300.00	-300.00	1,572.38	1,829.68	-257.30	2,057.30
6190	Irrigation Repairs	.00	150.00	-150.00	.00	873.67	-873.67	1,773.67
6200	Pool Supplies & Repairs	2,906.71	250.00	2,656.71	5,698.96	1,566.07	4,132.89	-2,132.89
6210	Access System Repairs	.00	100.00	-100.00	946.84	637.54	309.30	290.70
6230	Landscape Extras/Projects	.00	500.00	-500.00	.00	2,586.41	-2,586.41	5,586.41
6235	Lake & Fountain	318.75	.00	318.75	318.75	.00	318.75	-268.75
6330	Camera Maintenance	.00	83.33	-83.33	324.75	499.98	-175.23	675.21
	Total Maintenance & Repairs	**4,772.03**	**2,386.08**	**2,385.95**	**15,995.78**	**13,962.34**	**2,033.44**	**12,833.04**
	Contract Services							
6400	Landscape Contract	5,990.64	6,225.64	-235.00	35,943.84	37,353.84	-1,410.00	38,763.84
6410	Management Contract	1,530.00	1,530.00	.00	9,180.00	9,180.00	.00	9,180.00
6425	Courtesy Patrol Contract	4,480.00	3,400.00	1,080.00	19,260.00	20,400.00	-1,140.00	21,540.00
6435	Grounds Maintenance Contract	6,215.63	6,333.00	-117.37	37,293.78	37,998.00	-704.22	38,702.22
6440	Pool Maintenance Contract	10,127.86	9,762.00	365.86	18,246.58	16,565.30	1,681.28	19,694.72
6445	Pool Camera Contract	216.50	.00	216.50	649.50	.00	649.50	-649.50
6450	Pest Control	69.66	114.83	-45.17	409.96	688.98	-279.02	968.00
	Total Contract Services	**28,630.29**	**27,365.47**	**1,264.82**	**120,983.66**	**122,186.12**	**-1,202.46**	**128,199.28**
	Utilities							
6500	Electricity	807.19	864.59	-57.40	5,138.83	5,187.54	-48.71	5,236.25
6515	Pool Phone	.00	46.54	-46.54	536.69	279.24	257.45	21.79
6520	Water & Sewer	1,393.53	1,824.85	-431.32	5,577.24	10,949.10	-5,371.86	16,320.96
	Total Utilities	**2,200.72**	**2,735.98**	**-535.26**	**11,252.76**	**16,415.88**	**-5,163.12**	**21,579.00**
	Administrative Expenses							
6600	Telephone	98.98	59.28	39.70	560.61	355.68	204.93	150.75
6601	U-verse Internet	103.38	111.11	-7.73	621.42	666.66	-45.24	711.90
6610	Postage	568.41	209.04	359.37	1,720.09	1,254.24	465.85	788.39
6620	Copies / Office Supplies	177.85	81.12	96.73	1,102.35	486.72	615.63	-128.91
6630	Legal - Corporate	1,052.34	433.33	619.01	1,645.44	2,599.98	-954.54	3,554.52
6640	Audit Fees & Tax Return	.00	.00	.00	2,100.00	2,100.00	.00	.00
6656	Meeting Expenses	120.00	.00	120.00	320.00	200.00	120.00	180.00
6658	Newsletter	900.00	.00	900.00	1,800.00	1,800.00	.00	1,800.00
6660	Misc. Administrative Expenses	91.70	17.33	74.37	-616.45	103.98	-720.43	824.41
6667	Website Maintenance	75.00	75.00	.00	450.00	450.00	.00	450.00
	Total Administrative Expenses	**3,187.66**	**986.21**	**2,201.45**	**9,703.46**	**10,017.26**	**-313.80**	**8,331.06**
	Other Expenses							
6700	Insurance	.00	.00	.00	280.00	308.00	-28.00	22,092.00
6705	Christmas Decorations	.00	.00	.00	.00	.00	.00	5,000.00
6710	Licenses, Permits & Fees	.00	1,000.00	-1,000.00	.00	6,000.00	-6,000.00	12,000.00
6720	Bad Debt	.00	1,000.00	-1,000.00	.00	6,000.00	-6,000.00	12,000.00
6725	Adopt A School Donations	.00	.00	.00	64.95	.00	64.95	7,685.05
6745	Interest on Loan Expense	260.97	260.00	.97	1,848.16	1,866.00	-17.84	1,071.84
6760	Property Taxes	.00	.00	.00	.00	.00	.00	475.28
6770	MUD Taxes	.00	.00	.00	.00	.00	.00	286.00

	Total Other Expenses	260.97	2,260.00	-1,999.03	2,193.11	14,174.00	-11,980.89	60,610.17
	Total Operating Expenses	39,051.67	35,733.74	3,317.93	160,128.77	176,755.60	-16,626.83	231,552.55
	Operating Surplus (Deficit)	-28,539.18	-23,240.08	-5,299.10	313,374.44	145,694.66	167,679.78	-179,793.81
6900	Transfers to Replacement Fund	11,983.00	11,983.33	-.33	71,899.00	71,899.98	-.98	71,900.96
	Net Operating Surplus (Deficit)	-40,522.18	-35,223.41	-5,298.77	241,475.44	73,794.68	167,680.76	-251,694.77
Replacement Fund								
8000	Transfers from Operating Fund	11,983.00	11,983.33	-.33	71,899.00	71,899.98	-.98	71,900.96
8100	Replacement Fund Interest	50.88	50.00	.88	302.37	300.00	2.37	297.63
9000	Replacement Fund Expenditures	.00	7,740.00	-7,740.00	41,494.10	46,134.00	-4,639.90	51,585.90
	Net Rep Fund Surplus (Deficit)	12,033.88	4,293.33	7,740.55	30,707.27	26,065.98	4,641.29	20,612.69
Combined Funds								
	Combined Net Surplus (Deficit)	-28,488.30	-30,930.08	2,441.78	272,182.71	99,860.66	172,322.05	-231,082.08