River's Run at the Brazos Owners Association, Inc.
Balance Sheet
January 31, 2022

ASSETS

Cash and Bank Accounts			
CAB Operating - 50653261	313,398.72		
Operating Shadow - 250677624	9,418.40		
CAB Adopt A School - 50951742	28,943.26		
CAB Reserve - 50953133	108,634.24		
Reserve Shadow - 250667616	254,713.09		
Total Cash and Bank Accounts		715,107.71	
Other Assets			
Accounts Receivable	176,699.47		
Total Other Assets		176,699.47	
Total Assets			891,807.18

LIABILITIES AND FUND BALANCES

Liabilities			
Prepaid Assessments	801.49		
Legal Fees Payable	-189.00		
Bank Loan - Mutual of Omaha	102,531.31		
Total Liabilities			103,143.80
Operating Fund			
General Fund	509,549.10		
YTD Net Surplus (Deficit)	391,794.96		
Total Operating Fund		901,344.06	
Replacement Fund			
Replacement Fund	-121,351.72		
YTD Net Surplus (Deficit)	8,671.04		
Total Replacement Fund		-112,680.68	
Total Fund Balances			788,663.38
Total Liabilities & Funds			891,807.18

River's Run at the Brazos Owners Association, Inc.
Income & Expense Variance Report
as of January 31, 2022

Accnt		Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund								
	Income							
4000	Maintenance Fees	405,900.00	151,990.45	253,909.55	405,900.00	151,990.45	253,909.55	-8,118.01
4015	Capitalization Fees	2,200.00	1,650.00	550.00	2,200.00	1,650.00	550.00	17,600.00
4018	Adopt A School Income	220.00	165.00	55.00	220.00	165.00	55.00	1,760.00
4022	Maintenance Reimbursement-MUD	7,000.00	7,333.33	-333.33	7,000.00	7,333.33	-333.33	80,999.96
4025	Security Reimbursement - MUD	1,000.00	1,000.00	.00	1,000.00	1,000.00	.00	11,000.00
4200	Interest - Bank	10.90	.00	10.90	10.90	.00	10.90	-10.90
4300	Late Charges	4,575.00	275.00	4,300.00	4,575.00	275.00	4,300.00	-1,275.00
4301	Interest - Homeowners	1,094.32	200.00	894.32	1,094.32	200.00	894.32	1,305.68
	Total Income	**422,000.22**	**162,613.78**	**259,386.44**	**422,000.22**	**162,613.78**	**259,386.44**	**103,261.73**
	Maintenance & Repairs							
6100	Maintenance Supplies	1,011.43	955.24	56.19	1,011.43	955.24	56.19	10,974.06
6110	Building/Struct. Maintenance	.00	329.68	-329.68	.00	329.68	-329.68	3,629.68
6190	Irrigation Repairs	.00	123.67	-123.67	.00	123.67	-123.67	1,773.67
6200	Pool Supplies & Repairs	.00	316.07	-316.07	.00	316.07	-316.07	3,566.07
6210	Access System Repairs	.00	137.54	-137.54	.00	137.54	-137.54	1,237.54
6230	Landscape Extras/Projects	.00	86.41	-86.41	.00	86.41	-86.41	5,586.41
6235	Lake & Fountain	.00	.00	.00	.00	.00	.00	50.00
6330	Camera Maintenance	324.75	83.33	241.42	324.75	83.33	241.42	675.21
	Total Maintenance & Repairs	**1,336.18**	**2,031.94**	**-695.76**	**1,336.18**	**2,031.94**	**-695.76**	**27,492.64**
	Contract Services							
6400	Landscape Contract	5,990.64	6,225.64	-235.00	5,990.64	6,225.64	-235.00	68,717.04
6410	Management Contract	1,530.00	1,530.00	.00	1,530.00	1,530.00	.00	16,830.00
6425	Courtesy Patrol Contract	1,800.00	3,400.00	-1,600.00	1,800.00	3,400.00	-1,600.00	39,000.00
6435	Grounds Maintenance Contract	6,215.63	6,333.00	-117.37	6,215.63	6,333.00	-117.37	69,780.37
6440	Pool Maintenance Contract	902.38	789.10	113.28	902.38	789.10	113.28	37,038.92
6450	Pest Control	67.66	114.83	-47.17	67.66	114.83	-47.17	1,310.30
	Total Contract Services	**16,506.31**	**18,392.57**	**-1,886.26**	**16,506.31**	**18,392.57**	**-1,886.26**	**232,676.63**
	Utilities							
6500	Electricity	936.14	864.59	71.55	936.14	864.59	71.55	9,438.94
6515	Pool Phone	.00	46.54	-46.54	.00	46.54	-46.54	558.48
6520	Water & Sewer	983.09	1,824.85	-841.76	983.09	1,824.85	-841.76	20,915.11
	Total Utilities	**1,919.23**	**2,735.98**	**-816.75**	**1,919.23**	**2,735.98**	**-816.75**	**30,912.53**
	Administrative Expenses							
6600	Telephone	65.64	59.28	6.36	65.64	59.28	6.36	645.72
6601	U-verse Internet	103.76	111.11	-7.35	103.76	111.11	-7.35	1,229.56
6610	Postage	457.99	209.04	248.95	457.99	209.04	248.95	2,050.49
6620	Copies / Office Supplies	773.30	81.12	692.18	773.30	81.12	692.18	200.14
6630	Legal - Corporate	16.30	433.33	-417.03	16.30	433.33	-417.03	5,183.66
6640	Audit Fees & Tax Return	.00	.00	.00	.00	.00	.00	2,100.00
6656	Meeting Expenses	.00	.00	.00	.00	.00	.00	500.00
6658	Newsletter	.00	900.00	-900.00	.00	900.00	-900.00	3,600.00
6660	Misc. Administrative Expenses	-302.62	17.33	-319.95	-302.62	17.33	-319.95	510.58
6667	Website Maintenance	75.00	75.00	.00	75.00	75.00	.00	825.00
	Total Administrative Expenses	**1,189.37**	**1,886.21**	**-696.84**	**1,189.37**	**1,886.21**	**-696.84**	**16,845.15**
	Other Expenses							
6700	Insurance	280.00	.00	280.00	280.00	.00	280.00	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	1,000.00	-1,000.00	12,000.00
6720	Bad Debt	.00	1,000.00	-1,000.00	.00	1,000.00	-1,000.00	12,000.00
6725	Adopt A School Donations	.00	.00	.00	.00	.00	.00	7,750.00
6745	Interest on Loan Expense	353.17	375.00	-21.83	353.17	375.00	-21.83	2,566.83
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	**633.17**	**2,375.00**	**-1,741.83**	**633.17**	**2,375.00**	**-1,741.83**	**62,170.11**

	Total Operating Expenses	21,584.26	27,421.70	-5,837.44	21,584.26	27,421.70	-5,837.44	370,097.06
	Operating Surplus (Deficit)	400,415.96	135,192.08	265,223.88	400,415.96	135,192.08	265,223.88	-266,835.33
6900	Transfers to Replacement Fund	8,621.00	11,983.33	-3,362.33	8,621.00	11,983.33	-3,362.33	135,178.96
	Net Operating Surplus (Deficit)	391,794.96	123,208.75	268,586.21	391,794.96	123,208.75	268,586.21	-402,014.29
Replacement Fund								
8000	Transfers from Operating Fund	8,621.00	11,983.33	-3,362.33	8,621.00	11,983.33	-3,362.33	135,178.96
8100	Replacement Fund Interest	50.04	50.00	.04	50.04	50.00	.04	549.96
9000	Replacement Fund Expenditures	.00	7,625.00	-7,625.00	.00	7,625.00	-7,625.00	93,080.00
	Net Rep Fund Surplus (Deficit)	8,671.04	4,408.33	4,262.71	8,671.04	4,408.33	4,262.71	42,648.92
Combined Funds								
	Combined Net Surplus (Deficit)	400,466.00	127,617.08	272,848.92	400,466.00	127,617.08	272,848.92	-359,365.37