

River's Run at the Brazos Owners Association, Inc.  
Balance Sheet  
January 31, 2023

**ASSETS**

**Cash and Bank Accounts**

CAB Operating - 50653261	142,880.44
Operating Shadow - 250677624	154,396.63
CAB Adopt A School - 50951742	29,040.01
CAB Reserve - 50953133	102,759.92
Reserve Shadow - 250667616	217,636.81

<b>Total Cash and Bank Accounts</b>		646,713.81
-------------------------------------	--	------------

**Other Assets**

Accounts Receivable	181,330.73
---------------------	------------

<b>Total Other Assets</b>		181,330.73
---------------------------	--	------------

<b>Total Assets</b>		828,044.54
---------------------	--	------------

**LIABILITIES AND FUND BALANCES**

**Liabilities**

Prepaid Assessments	60.28
Landscaping Payable	5,990.64
Legal Fees Payable	7,971.84
CIT Loan #1702566002	21,181.46

<b>Total Liabilities</b>		35,204.22
--------------------------	--	-----------

**Operating Fund**

General Fund	562,777.86
YTD Net Surplus (Deficit)	385,625.39

<b>Total Operating Fund</b>		948,403.25
-----------------------------	--	------------

**Replacement Fund**

Replacement Fund	-170,393.35
YTD Net Surplus (Deficit)	14,830.42

<b>Total Replacement Fund</b>		-155,562.93
-------------------------------	--	-------------

<b>Total Fund Balances</b>		792,840.32
----------------------------	--	------------

<b>Total Liabilities &amp; Funds</b>		828,044.54
--------------------------------------	--	------------

River's Run at the Brazos Owners Association, Inc.  
Income & Expense Variance Report  
as of January 31, 2023

Accnt	Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
<b>Operating Fund</b>							
<b>Income</b>							
4000 Maintenance Fees	405,900.00	151,990.45	253,909.55	405,900.00	151,990.45	253,909.55	.00
4015 Capitalization Fees	1,100.00	1,833.33	-733.33	1,100.00	1,833.33	-733.33	20,899.96
4018 Adopt A School Income	110.00	183.33	-73.33	110.00	183.33	-73.33	2,089.96
4022 Maintenance Reimbursement-MUD	7,333.33	7,333.33	.00	7,333.33	7,333.33	.00	80,666.63
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	1,000.00	1,000.00	.00	11,000.00
4200 Interest - Bank	32.64	101.67	-69.03	32.64	101.67	-69.03	1,187.40
4300 Late Charges	4,475.00	316.67	4,158.33	4,475.00	316.67	4,158.33	-674.96
4301 Interest - Homeowners	933.49	223.33	710.16	933.49	223.33	710.16	1,746.47
<b>Total Income</b>	<b>420,884.46</b>	<b>162,982.11</b>	<b>257,902.35</b>	<b>420,884.46</b>	<b>162,982.11</b>	<b>257,902.35</b>	<b>116,915.46</b>
<b>Maintenance &amp; Repairs</b>							
6100 Maintenance Supplies	229.14	1,169.17	-940.03	229.14	1,169.17	-940.03	13,800.90
6110 Building/Struct. Maintenance	584.38	671.75	-87.37	584.38	671.75	-87.37	7,476.62
6170 Electrical & Lighting Repairs	.00	50.92	-50.92	.00	50.92	-50.92	611.04
6190 Irrigation Repairs	.00	132.02	-132.02	.00	132.02	-132.02	1,584.24
6200 Pool Supplies & Repairs	.00	500.00	-500.00	.00	500.00	-500.00	6,000.00
6210 Access System Repairs	.00	87.99	-87.99	.00	87.99	-87.99	1,055.88
6230 Landscape Extras/Projects	.00	3,250.00	-3,250.00	.00	3,250.00	-3,250.00	16,000.00
6235 Lake & Fountain	318.75	162.46	156.29	318.75	162.46	156.29	1,630.77
6250 Miscellaneous Repairs	.00	37.50	-37.50	.00	37.50	-37.50	450.00
6330 Camera Maintenance	.00	82.62	-82.62	.00	82.62	-82.62	991.44
<b>Total Maintenance &amp; Repairs</b>	<b>1,132.27</b>	<b>6,144.43</b>	<b>-5,012.16</b>	<b>1,132.27</b>	<b>6,144.43</b>	<b>-5,012.16</b>	<b>49,600.89</b>
<b>Contract Services</b>							
6400 Landscape Contract	5,990.64	6,120.00	-129.36	5,990.64	6,120.00	-129.36	67,449.36
6410 Management Contract	1,530.00	1,402.50	127.50	1,530.00	1,402.50	127.50	15,300.00
6425 Courtesy Patrol Contract	1,920.00	3,851.67	-1,931.67	1,920.00	3,851.67	-1,931.67	44,300.04
6435 Grounds Maintenance Contract	6,215.63	6,333.00	-117.37	6,215.63	6,333.00	-117.37	73,561.81
6440 Pool Maintenance Contract	665.95	700.00	-34.05	665.95	700.00	-34.05	40,943.05
6445 Pool Camera Contract	216.50	.00	216.50	216.50	.00	216.50	-216.50
6450 Pest Control	69.66	220.00	-150.34	69.66	220.00	-150.34	2,570.34
<b>Total Contract Services</b>	<b>16,608.38</b>	<b>18,627.17</b>	<b>-2,018.79</b>	<b>16,608.38</b>	<b>18,627.17</b>	<b>-2,018.79</b>	<b>243,908.10</b>
<b>Utilities</b>							
6500 Electricity	996.21	916.30	79.91	996.21	916.30	79.91	9,999.39
6515 Pool Phone	.00	52.48	-52.48	.00	52.48	-52.48	629.76
6520 Water & Sewer	891.95	2,312.59	-1,420.64	891.95	2,312.59	-1,420.64	26,859.13
<b>Total Utilities</b>	<b>1,888.16</b>	<b>3,281.37</b>	<b>-1,393.21</b>	<b>1,888.16</b>	<b>3,281.37</b>	<b>-1,393.21</b>	<b>37,488.28</b>
<b>Administrative Expenses</b>							
6601 U-verse Internet	108.41	111.11	-2.70	108.41	111.11	-2.70	1,227.80
6610 Postage	446.25	245.13	201.12	446.25	245.13	201.12	2,495.31
6620 Copies / Office Supplies	16.65	129.44	-112.79	16.65	129.44	-112.79	1,536.63
6630 Legal - Corporate	.00	275.65	-275.65	.00	275.65	-275.65	3,307.80
6640 Audit Fees & Tax Return	.00	.00	.00	.00	.00	.00	2,205.00
6656 Meeting Expenses	.00	.00	.00	.00	.00	.00	720.00
6658 Newsletter	.00	1,035.00	-1,035.00	.00	1,035.00	-1,035.00	4,140.00
6660 Misc. Administrative Expenses	-108.79	12.33	-121.12	-108.79	12.33	-121.12	256.75
6667 Website Maintenance	75.00	96.25	-21.25	75.00	96.25	-21.25	1,080.00
<b>Total Administrative Expenses</b>	<b>537.52</b>	<b>1,904.91</b>	<b>-1,367.39</b>	<b>537.52</b>	<b>1,904.91</b>	<b>-1,367.39</b>	<b>16,969.29</b>
<b>Other Expenses</b>							
6700 Insurance	280.00	295.00	-15.00	280.00	295.00	-15.00	25,058.00
6705 Christmas Decorations	.00	.00	.00	.00	.00	.00	5,000.00
6710 Licenses, Permits & Fees	.00	833.33	-833.33	.00	833.33	-833.33	9,999.96
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	96.74	117.00	-20.26	96.74	117.00	-20.26	260.26
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	376.74	2,245.33	-1,868.59	376.74	2,245.33	-1,868.59	60,868.22
Total Operating Expenses	20,543.07	32,203.21	-11,660.14	20,543.07	32,203.21	-11,660.14	408,834.78
Operating Surplus (Deficit)	400,341.39	130,778.90	269,562.49	400,341.39	130,778.90	269,562.49	-291,919.32
6900 Transfers to Replacement Fund	14,716.00	14,716.00	.00	14,716.00	14,716.00	.00	154,252.00
Net Operating Surplus (Deficit)	385,625.39	116,062.90	269,562.49	385,625.39	116,062.90	269,562.49	-446,171.32
<b>Replacement Fund</b>							
8000 Transfers from Operating Fund	14,716.00	14,716.00	.00	14,716.00	14,716.00	.00	154,252.00
8100 Replacement Fund Interest	114.42	50.00	64.42	114.42	50.00	64.42	485.58
9000 Replacement Fund Expenditures	.00	6,883.00	-6,883.00	.00	6,883.00	-6,883.00	101,968.00
Net Rep Fund Surplus (Deficit)	14,830.42	7,883.00	6,947.42	14,830.42	7,883.00	6,947.42	52,769.58
<b>Combined Funds</b>							
Combined Net Surplus (Deficit)	400,455.81	123,945.90	276,509.91	400,455.81	123,945.90	276,509.91	-393,401.74