

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

**ASSETS**

**Cash and Bank Accounts**

Maint/Ops - 50653261	185,870.59
Maint/Ops Shadow - 250677624	98,713.39
Adopt A School - 50951742	20,659.67
Replace/Major Proj - 50953133	68,774.56
Reserve Bad Debt - 51015730	12,017.95
Replace/Major Shadow-250667616	269,631.04

<b>Total Cash and Bank Accounts</b>		655,667.20
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**Other Assets**

Accounts Receivable	168,203.76
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<b>Total Other Assets</b>		168,203.76
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<b>Total Assets</b>		823,870.96
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**LIABILITIES AND FUND BALANCES**

**Liabilities**

Prepaid Assessments	1,369.82
Pest Control Payable	67.66
Landscaping Payable	12,239.80
Legal Fees Payable	4,683.59

<b>Total Liabilities</b>		18,360.87
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**Operating Fund**

General Fund	37,009.67
YTD Net Surplus (Deficit)	397,417.20

<b>Total Operating Fund</b>		434,426.87
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**Replacement Fund**

Replacement Fund	370,954.23
YTD Net Surplus (Deficit)	128.99

<b>Total Replacement Fund</b>		371,083.22
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<b>Total Fund Balances</b>		805,510.09
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<b>Total Liabilities &amp; Funds</b>		823,870.96
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River's Run at the Brazos Owners Association, Inc.  
Income & Expense Variance Report  
as of January 31, 2024

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	550.00	1,237.50	-687.50	550.00	1,237.50	-687.50	14,300.00
4018 Adopt A School Income	55.00	123.75	-68.75	55.00	123.75	-68.75	1,430.00
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	10.69	31.67	-20.98	10.69	31.67	-20.98	369.35
4300 Late Charges	4,625.00	364.58	4,260.42	4,625.00	364.58	4,260.42	-250.04
4301 Interest - Homeowners	864.91	275.00	589.91	864.91	275.00	589.91	2,435.09
4402 Gate Card	.00	16.67	-16.67	.00	16.67	-16.67	200.04
<b>Total Income</b>	<b>420,338.93</b>	<b>162,372.95</b>	<b>257,965.98</b>	<b>420,338.93</b>	<b>162,372.95</b>	<b>257,965.98</b>	<b>110,151.07</b>
<b>Maintenance &amp; Repairs</b>							
6100 Maintenance Supplies	648.62	1,023.92	-375.30	648.62	1,023.92	-375.30	11,638.42
6110 Building/Struct. Maintenance	.00	494.83	-494.83	.00	494.83	-494.83	5,937.96
6170 Electrical & Lighting Repairs	.00	103.50	-103.50	.00	103.50	-103.50	1,242.00
6190 Irrigation Repairs	.00	239.58	-239.58	.00	239.58	-239.58	2,874.96
6200 Pool Supplies & Repairs	.00	500.00	-500.00	.00	500.00	-500.00	6,000.00
6210 Access System Repairs	.00	50.00	-50.00	.00	50.00	-50.00	600.00
6230 Landscape Extras/Projects	.00	1,583.33	-1,583.33	.00	1,583.33	-1,583.33	18,999.96
6235 Lake & Fountain	.00	633.58	-633.58	.00	633.58	-633.58	7,602.96
6250 Miscellaneous Repairs	.00	37.50	-37.50	.00	37.50	-37.50	450.00
6330 Camera Maintenance	.00	98.50	-98.50	.00	98.50	-98.50	1,182.00
<b>Total Maintenance &amp; Repairs</b>	<b>648.62</b>	<b>4,764.74</b>	<b>-4,116.12</b>	<b>648.62</b>	<b>4,764.74</b>	<b>-4,116.12</b>	<b>56,528.26</b>
<b>Contract Services</b>							
6400 Landscape Contract	6,119.90	6,342.25	-222.35	6,119.90	6,342.25	-222.35	69,987.10
6410 Management Contract	1,683.00	1,683.00	.00	1,683.00	1,683.00	.00	18,513.00
6425 Courtesy Patrol Contract	3,520.00	3,851.67	-331.67	3,520.00	3,851.67	-331.67	42,700.04
6435 Grounds Maintenance Contract	6,370.00	6,648.08	-278.08	6,370.00	6,648.08	-278.08	73,406.96
6440 Pool Maintenance Contract	860.95	763.00	97.95	860.95	763.00	97.95	44,492.86
6445 Pool Camera Contract	216.50	216.50	.00	216.50	216.50	.00	2,381.50
6450 Pest Control	65.66	220.00	-154.34	65.66	220.00	-154.34	2,574.34
<b>Total Contract Services</b>	<b>18,836.01</b>	<b>19,724.50</b>	<b>-888.49</b>	<b>18,836.01</b>	<b>19,724.50</b>	<b>-888.49</b>	<b>254,055.80</b>
<b>Utilities</b>							
6500 Electricity	1,016.88	860.83	156.05	1,016.88	860.83	156.05	9,313.08
6515 Pool Phone	.00	46.50	-46.50	.00	46.50	-46.50	558.00
6520 Water & Sewer	576.43	2,038.83	-1,462.40	576.43	2,038.83	-1,462.40	23,889.53
<b>Total Utilities</b>	<b>1,593.31</b>	<b>2,946.16</b>	<b>-1,352.85</b>	<b>1,593.31</b>	<b>2,946.16</b>	<b>-1,352.85</b>	<b>33,760.61</b>
<b>Administrative Expenses</b>							
6601 U-verse Internet	114.01	114.50	-.49	114.01	114.50	-.49	1,259.99
6610 Postage	180.76	297.33	-116.57	180.76	297.33	-116.57	3,387.20
6620 Copies / Office Supplies	40.55	68.42	-27.87	40.55	68.42	-27.87	780.49
6630 Legal - Corporate	441.00	227.42	213.58	441.00	227.42	213.58	2,288.04
6640 Audit Fees & Tax Return	.00	.00	.00	.00	.00	.00	2,184.00
6656 Meeting Expenses	.00	.00	.00	.00	.00	.00	707.00
6658 Newsletter	.00	1,035.00	-1,035.00	.00	1,035.00	-1,035.00	4,140.00
6660 Misc. Administrative Expenses	366.47	12.33	354.14	366.47	12.33	354.14	-218.51
6667 Website Maintenance	90.00	96.25	-6.25	90.00	96.25	-6.25	1,065.00
<b>Total Administrative Expenses</b>	<b>1,232.79</b>	<b>1,851.25</b>	<b>-618.46</b>	<b>1,232.79</b>	<b>1,851.25</b>	<b>-618.46</b>	<b>15,593.21</b>
<b>Other Expenses</b>							
6700 Insurance	611.00	300.00	311.00	611.00	300.00	311.00	28,955.00
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
6715 Social/Yard of the Month	.00	.00	.00	.00	.00	.00	5,000.00
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
6760 Property Taxes	.00	.00	.00	.00	.00	.00	548.00

6770	MUD Taxes	.00	.00	.00	.00	.00	.00	321.00
	<b>Total Other Expenses</b>	<b>611.00</b>	<b>2,133.33</b>	<b>-1,522.33</b>	<b>611.00</b>	<b>2,133.33</b>	<b>-1,522.33</b>	<b>69,573.96</b>
	<b>Total Operating Expenses</b>	<b>22,921.73</b>	<b>31,419.98</b>	<b>-8,498.25</b>	<b>22,921.73</b>	<b>31,419.98</b>	<b>-8,498.25</b>	<b>429,511.84</b>
	<b>Operating Surplus (Deficit)</b>	<b>397,417.20</b>	<b>130,952.97</b>	<b>266,464.23</b>	<b>397,417.20</b>	<b>130,952.97</b>	<b>266,464.23</b>	<b>-319,360.77</b>
6900	Transfers to Replacement Fund	.00	9,500.00	-9,500.00	.00	9,500.00	-9,500.00	114,000.00
	<b>Net Operating Surplus (Deficit)</b>	<b>397,417.20</b>	<b>121,452.97</b>	<b>275,964.23</b>	<b>397,417.20</b>	<b>121,452.97</b>	<b>275,964.23</b>	<b>-433,360.77</b>
<b>Replacement Fund</b>								
8000	Transfers from Operating Fund	.00	9,500.00	-9,500.00	.00	9,500.00	-9,500.00	114,000.00
8100	Replacement Fund Interest	128.99	127.75	1.24	128.99	127.75	1.24	1,404.01
9000	Replacement Fund Expenditures	.00	.00	.00	.00	.00	.00	15,000.00
	<b>Net Rep Fund Surplus (Deficit)</b>	<b>128.99</b>	<b>9,627.75</b>	<b>-9,498.76</b>	<b>128.99</b>	<b>9,627.75</b>	<b>-9,498.76</b>	<b>100,404.01</b>
<b>Combined Funds</b>								
	<b>Combined Net Surplus (Deficit)</b>	<b>397,546.19</b>	<b>131,080.72</b>	<b>266,465.47</b>	<b>397,546.19</b>	<b>131,080.72</b>	<b>266,465.47</b>	<b>-332,956.76</b>