

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

ASSETS

Cash and Bank Accounts

CAB Operating - 50653261	119,540.11
Operating Shadow - 250677624	19,206.24
CAB Adopt A School - 50951742	28,496.03
CAB Reserve - 50953133	76,209.95
Reserve Shadow - 250667616	264,879.82

Total Cash and Bank Accounts		508,332.15
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Other Assets

Accounts Receivable	61,410.95
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Total Other Assets		61,410.95
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Total Assets		569,743.10
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LIABILITIES AND FUND BALANCES

Liabilities

Prepaid Assessments	2,210.66
Landscaping Payable	5,990.64
Legal Fees Payable	5,241.50
CIT Loan #1702566002	48,661.89

Total Liabilities		62,104.69
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Operating Fund

General Fund	508,499.10
YTD Net Surplus (Deficit)	134,038.18

Total Operating Fund		642,537.28
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Replacement Fund

Replacement Fund	-121,351.72
YTD Net Surplus (Deficit)	-13,547.15

Total Replacement Fund		-134,898.87
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Total Fund Balances		507,638.41
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Total Liabilities & Funds		569,743.10
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River's Run at the Brazos Owners Association, Inc.
Income & Expense Variance Report
as of September 30, 2022

Accnt	Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund							
Income							
4000 Maintenance Fees	.00	1,121.12	-1,121.12	405,900.00	269,595.93	136,304.07	-8,118.01
4015 Capitalization Fees	2,200.00	1,650.00	550.00	18,150.00	14,850.00	3,300.00	1,650.00
4018 Adopt A School Income	220.00	165.00	55.00	1,815.00	1,485.00	330.00	165.00
4022 Maintenance Reimbursement-MUD	7,333.33	7,333.33	.00	65,666.64	65,999.97	-333.33	22,333.32
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	9,000.00	9,000.00	.00	3,000.00
4200 Interest - Bank	15.12	.00	15.12	161.89	.00	161.89	-161.89
4300 Late Charges	.00	275.00	-275.00	4,400.00	2,475.00	1,925.00	-1,100.00
4301 Interest - Homeowners	170.19	200.00	-29.81	3,529.06	1,800.00	1,729.06	-1,129.06
4402 Gate Card	.00	.00	.00	165.00	.00	165.00	-165.00
Total Income	10,938.64	11,744.45	-805.81	508,787.59	365,205.90	143,581.69	16,474.36
Maintenance & Repairs							
6100 Maintenance Supplies	1,388.38	1,002.75	385.63	10,437.92	8,977.24	1,460.68	1,547.57
6110 Building/Struct. Maintenance	1,115.63	300.00	815.63	3,272.39	2,729.68	542.71	357.29
6170 Electrical & Lighting Repairs	.00	.00	.00	2,611.00	.00	2,611.00	-2,611.00
6190 Irrigation Repairs	.00	150.00	-150.00	784.20	1,323.67	-539.47	989.47
6200 Pool Supplies & Repairs	158.91	250.00	-91.09	6,727.40	2,816.07	3,911.33	-3,161.33
6210 Access System Repairs	.00	100.00	-100.00	946.84	937.54	9.30	290.70
6230 Landscape Extras/Projects	355.68	500.00	-144.32	355.68	4,086.41	-3,730.73	5,230.73
6235 Lake & Fountain	956.25	.00	956.25	1,593.75	.00	1,593.75	-1,543.75
6250 Miscellaneous Repairs	.00	.00	.00	450.00	.00	450.00	-450.00
6330 Camera Maintenance	.00	83.33	-83.33	324.75	749.97	-425.22	675.21
Total Maintenance & Repairs	3,974.85	2,386.08	1,588.77	27,503.93	21,620.58	5,883.35	1,324.89
Contract Services							
6400 Landscape Contract	5,990.64	6,225.64	-235.00	53,915.76	56,030.76	-2,115.00	20,791.92
6410 Management Contract	1,530.00	1,530.00	.00	13,770.00	13,770.00	.00	4,590.00
6425 Courtesy Patrol Contract	3,520.00	3,400.00	120.00	30,780.00	30,600.00	180.00	10,020.00
6435 Grounds Maintenance Contract	6,215.63	6,333.00	-117.37	55,940.67	56,997.00	-1,056.33	20,055.33
6440 Pool Maintenance Contract	2,258.05	2,073.00	185.05	38,860.76	36,306.30	2,554.46	-919.46
6445 Pool Camera Contract	216.50	.00	216.50	1,299.00	.00	1,299.00	-1,299.00
6450 Pest Control	248.27	114.83	133.44	797.55	1,033.47	-235.92	580.41
Total Contract Services	19,979.09	19,676.47	302.62	195,363.74	194,737.53	626.21	53,819.20
Utilities							
6500 Electricity	656.16	864.59	-208.43	7,560.67	7,781.31	-220.64	2,814.41
6515 Pool Phone	.00	46.54	-46.54	536.69	418.86	117.83	21.79
6520 Water & Sewer	3,923.13	1,824.85	2,098.28	16,084.00	16,423.65	-339.65	5,814.20
Total Utilities	4,579.29	2,735.98	1,843.31	24,181.36	24,623.82	-442.46	8,650.40
Administrative Expenses							
6600 Telephone	117.42	59.28	58.14	877.35	533.52	343.83	-165.99
6601 U-verse Internet	105.94	111.11	-5.17	939.12	999.99	-60.87	394.20
6610 Postage	123.53	209.04	-85.51	2,035.05	1,881.36	153.69	473.43
6620 Copies / Office Supplies	35.25	81.12	-45.87	1,253.50	730.08	523.42	-280.06
6630 Legal - Corporate	.00	433.33	-433.33	2,171.53	3,899.97	-1,728.44	3,028.43
6640 Audit Fees & Tax Return	.00	.00	.00	2,100.00	2,100.00	.00	.00
6656 Meeting Expenses	100.00	.00	100.00	520.00	400.00	120.00	-20.00
6658 Newsletter	.00	.00	.00	2,700.00	2,700.00	.00	900.00
6660 Misc. Administrative Expenses	-72.30	17.33	-89.63	-569.52	155.97	-725.49	777.48
6667 Website Maintenance	75.00	75.00	.00	675.00	675.00	.00	225.00
Total Administrative Expenses	484.84	986.21	-501.37	12,702.03	14,075.89	-1,373.86	5,332.49
Other Expenses							
6700 Insurance	2,050.00	.00	2,050.00	2,330.00	308.00	2,022.00	20,042.00
6705 Christmas Decorations	.00	.00	.00	.00	.00	.00	5,000.00
6710 Licenses, Permits & Fees	.00	1,000.00	-1,000.00	.00	9,000.00	-9,000.00	12,000.00
6720 Bad Debt	.00	1,000.00	-1,000.00	.00	9,000.00	-9,000.00	12,000.00
6725 Adopt A School Donations	750.00	.00	750.00	2,336.60	7,750.00	-5,413.40	5,413.40
6745 Interest on Loan Expense	191.06	190.00	1.06	2,483.75	2,499.00	-15.25	436.25

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	2,991.06	2,190.00	801.06	7,150.35	28,557.00	-21,406.65	55,652.93
	Total Operating Expenses	32,009.13	27,974.74	4,034.39	266,901.41	283,614.82	-16,713.41	124,779.91
	Operating Surplus (Deficit)	-21,070.49	-16,230.29	-4,840.20	241,886.18	81,591.08	160,295.10	-108,305.55
6900	Transfers to Replacement Fund	11,983.00	11,983.33	-.33	107,848.00	107,849.97	-1.97	35,951.96
	Net Operating Surplus (Deficit)	-33,053.49	-28,213.62	-4,839.87	134,038.18	-26,258.89	160,297.07	-144,257.51
Replacement Fund								
8000	Transfers from Operating Fund	11,983.00	11,983.33	-.33	107,848.00	107,849.97	-1.97	35,951.96
8100	Replacement Fund Interest	113.01	50.00	63.01	636.28	450.00	186.28	-36.28
9000	Replacement Fund Expenditures	35,829.47	7,810.00	28,019.47	122,031.43	69,501.00	52,530.43	-28,951.43
	Net Rep Fund Surplus (Deficit)	-23,733.46	4,223.33	-27,956.79	-13,547.15	38,798.97	-52,346.12	64,867.11
Combined Funds								
	Combined Net Surplus (Deficit)	-56,786.95	-23,990.29	-32,796.66	120,491.03	12,540.08	107,950.95	-79,390.40