

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

**ASSETS**

**Cash and Bank Accounts**

Maint/Ops - 50653261	76,079.07
Maint/Ops Shadow - 250677624	73,968.51
Adopt A School - 50951742	29,807.29
Replace/Major Proj - 50953133	9.21
Reserve Bad Debt - 51015730	19,041.61
Replace/Major Shadow-250667616	270,236.61
AXOS Reserve - 2260	37,882.51

<b>Total Cash and Bank Accounts</b>		507,024.81
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**Other Assets**

Accounts Receivable	85,095.70
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<b>Total Other Assets</b>		85,095.70
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<b>Total Assets</b>		592,120.51
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**LIABILITIES AND FUND BALANCES**

**Liabilities**

Prepaid Assessments	1,612.31
Landscaping Payable	6,119.90
Legal Fees Payable	16,156.00

<b>Total Liabilities</b>		23,888.21
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**Operating Fund**

General Fund	38,748.89
YTD Net Surplus (Deficit)	172,506.18

<b>Total Operating Fund</b>		211,255.07
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**Replacement Fund**

Replacement Fund	370,954.23
YTD Net Surplus (Deficit)	-13,977.00

<b>Total Replacement Fund</b>		356,977.23
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<b>Total Fund Balances</b>		568,232.30
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<b>Total Liabilities &amp; Funds</b>		592,120.51
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River's Run at the Brazos Owners Association, Inc.  
Income & Expense Variance Report  
as of July 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	.00	4,271.04	-4,271.04	405,900.00	262,981.33	142,918.67	.00
4015 Capitalization Fees	1,100.00	1,237.50	-137.50	7,700.00	8,662.50	-962.50	7,150.00
4018 Adopt A School Income	110.00	123.75	-13.75	770.00	866.25	-96.25	715.00
4022 Maintenance Reimbursement-MUD	7,333.33	7,333.33	.00	51,333.31	51,333.31	.00	36,666.65
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	7,000.00	7,000.00	.00	5,000.00
4120 Rec. Center Rental	.00	.00	.00	80.00	.00	80.00	-80.00
4200 Interest - Bank	20.47	31.67	-11.20	297.70	221.69	76.01	82.34
4300 Late Charges	-25.00	364.58	-389.58	4,575.00	2,552.06	2,022.94	-200.04
4301 Interest - Homeowners	216.64	275.00	-58.36	2,788.35	1,925.00	863.35	511.65
4402 Gate Card	.00	16.67	-16.67	10.00	116.69	-106.69	190.04
<b>Total Income</b>	<b>9,755.44</b>	<b>14,653.54</b>	<b>-4,898.10</b>	<b>480,454.36</b>	<b>335,658.83</b>	<b>144,795.53</b>	<b>50,035.64</b>
<b>Maintenance &amp; Repairs</b>							
6100 Maintenance Supplies	10,883.22	1,023.92	9,859.30	19,561.00	7,167.44	12,393.56	-7,273.96
6110 Building/Struct. Maintenance	584.38	494.83	89.55	3,130.26	3,463.81	-333.55	2,807.70
6170 Electrical & Lighting Repairs	.00	103.50	-103.50	.00	724.50	-724.50	1,242.00
6190 Irrigation Repairs	.00	239.58	-239.58	1,148.60	1,677.06	-528.46	1,726.36
6200 Pool Supplies & Repairs	594.31	500.00	94.31	3,210.42	3,500.00	-289.58	2,789.58
6210 Access System Repairs	.00	50.00	-50.00	.00	350.00	-350.00	600.00
6230 Landscape Extras/Projects	.00	1,583.33	-1,583.33	8,930.80	11,083.31	-2,152.51	10,069.16
6235 Lake & Fountain	.00	633.58	-633.58	.00	4,435.06	-4,435.06	7,602.96
6250 Miscellaneous Repairs	.00	37.50	-37.50	.00	262.50	-262.50	450.00
6330 Camera Maintenance	270.63	98.50	172.13	270.63	689.50	-418.87	911.37
<b>Total Maintenance &amp; Repairs</b>	<b>12,332.54</b>	<b>4,764.74</b>	<b>7,567.80</b>	<b>36,251.71</b>	<b>33,353.18</b>	<b>2,898.53</b>	<b>20,925.17</b>
<b>Contract Services</b>							
6400 Landscape Contract	6,119.90	6,342.25	-222.35	42,839.30	44,395.75	-1,556.45	33,267.70
6410 Management Contract	1,683.00	1,683.00	.00	11,781.00	11,781.00	.00	8,415.00
6425 Courtesy Patrol Contract	3,680.00	3,851.67	-171.67	24,160.00	26,961.69	-2,801.69	22,060.04
6435 Grounds Maintenance Contract	6,370.00	6,648.08	-278.08	44,590.00	46,536.56	-1,946.56	35,186.96
6440 Pool Maintenance Contract	11,709.65	11,265.15	444.50	33,553.85	31,206.70	2,347.15	11,799.96
6445 Pool Camera Contract	216.50	216.50	.00	1,515.50	1,515.50	.00	1,082.50
6450 Pest Control	69.66	220.00	-150.34	477.62	1,540.00	-1,062.38	2,162.38
<b>Total Contract Services</b>	<b>29,848.71</b>	<b>30,226.65</b>	<b>-377.94</b>	<b>158,917.27</b>	<b>163,937.20</b>	<b>-5,019.93</b>	<b>113,974.54</b>
<b>Utilities</b>							
6500 Electricity	830.29	860.83	-30.54	6,344.16	6,025.81	318.35	3,985.80
6515 Pool Phone	.00	46.50	-46.50	536.69	325.50	211.19	21.31
6520 Water & Sewer	3,198.67	2,038.83	1,159.84	12,570.23	14,271.81	-1,701.58	11,895.73
<b>Total Utilities</b>	<b>4,028.96</b>	<b>2,946.16</b>	<b>1,082.80</b>	<b>19,451.08</b>	<b>20,623.12</b>	<b>-1,172.04</b>	<b>15,902.84</b>
<b>Administrative Expenses</b>							
6601 U-verse Internet	132.97	114.50	18.47	895.35	801.50	93.85	478.65
6610 Postage	570.60	297.33	273.27	1,752.17	2,081.31	-329.14	1,815.79
6620 Copies / Office Supplies	166.95	68.42	98.53	470.65	478.94	-8.29	350.39
6630 Legal - Corporate	567.00	227.42	339.58	2,697.16	1,591.94	1,105.22	31.88
6640 Audit Fees & Tax Return	.00	.00	.00	.00	2,184.00	-2,184.00	2,184.00
6656 Meeting Expenses	.00	141.40	-141.40	280.00	424.20	-144.20	427.00
6658 Newsletter	.00	1,035.00	-1,035.00	2,100.00	3,105.00	-1,005.00	2,040.00
6660 Misc. Administrative Expenses	385.00	12.33	372.67	13.83	86.31	-72.48	134.13
6667 Website Maintenance	90.00	96.25	-6.25	630.00	673.75	-43.75	525.00
6680 Committees	589.69	.00	589.69	589.69	.00	589.69	-589.69
<b>Total Administrative Expenses</b>	<b>2,502.21</b>	<b>1,992.65</b>	<b>509.56</b>	<b>9,428.85</b>	<b>11,426.95</b>	<b>-1,998.10</b>	<b>7,397.15</b>
<b>Other Expenses</b>							
6700 Insurance	.00	.00	.00	891.00	300.00	591.00	28,675.00
6705 Christmas Decorations	.00	.00	.00	.00	.00	.00	5,000.00
6710 Licenses, Permits & Fees	.00	833.33	-833.33	106.95	5,833.31	-5,726.36	9,893.01
6715 Social/Yard of the Month	.00	1,000.00	-1,000.00	1,576.32	2,000.00	-423.68	3,423.68
6720 Bad Debt	.00	1,000.00	-1,000.00	.00	7,000.00	-7,000.00	12,000.00

6725	Adopt A School Donations	.00	.00	.00	-1,283.50	7,750.00	-9,033.50	9,033.50
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>.00</b>	<b>2,833.33</b>	<b>-2,833.33</b>	<b>1,290.77</b>	<b>22,883.31</b>	<b>-21,592.54</b>	<b>68,894.19</b>
	<b>Total Operating Expenses</b>	<b>48,712.42</b>	<b>42,763.53</b>	<b>5,948.89</b>	<b>225,339.68</b>	<b>252,223.76</b>	<b>-26,884.08</b>	<b>227,093.89</b>
	<b>Operating Surplus (Deficit)</b>	<b>-38,956.98</b>	<b>-28,109.99</b>	<b>-10,846.99</b>	<b>255,114.68</b>	<b>83,435.07</b>	<b>171,679.61</b>	<b>-177,058.25</b>
6900	Transfers to Replacement Fund	12,050.00	9,500.00	2,550.00	82,608.50	66,500.00	16,108.50	31,391.50
	<b>Net Operating Surplus (Deficit)</b>	<b>-51,006.98</b>	<b>-37,609.99</b>	<b>-13,396.99</b>	<b>172,506.18</b>	<b>16,935.07</b>	<b>155,571.11</b>	<b>-208,449.75</b>
<b>Replacement Fund</b>								
8000	Transfers from Operating Fund	12,050.00	9,500.00	2,550.00	82,608.50	66,500.00	16,108.50	31,391.50
8100	Replacement Fund Interest	124.54	127.75	-3.21	889.61	894.25	-4.64	643.39
9000	Replacement Fund Expenditures	5,341.06	5,000.00	341.06	97,475.11	15,000.00	82,475.11	-82,475.11
	<b>Net Rep Fund Surplus (Deficit)</b>	<b>6,833.48</b>	<b>4,627.75</b>	<b>2,205.73</b>	<b>-13,977.00</b>	<b>52,394.25</b>	<b>-66,371.25</b>	<b>114,510.00</b>
<b>Combined Funds</b>								
	<b>Combined Net Surplus (Deficit)</b>	<b>-44,173.50</b>	<b>-32,982.24</b>	<b>-11,191.26</b>	<b>158,529.18</b>	<b>69,329.32</b>	<b>89,199.86</b>	<b>-93,939.75</b>