

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

ASSETS

Cash and Bank Accounts

Maint/Ops - 50653261	128,797.48
Maint/Ops Shadow - 250677624	148,789.83
Adopt A School - 50951742	23,671.25
Replace/Major Proj - 50953133	78,244.75
Reserve Bad Debt - 51015730	15,024.52
Replace/Major Shadow-250667616	269,830.54

Total Cash and Bank Accounts		664,358.37
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Other Assets

Accounts Receivable	105,932.18
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Total Other Assets		105,932.18
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Total Assets		770,290.55
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LIABILITIES AND FUND BALANCES

Liabilities

Prepaid Assessments	1,485.46
Landscaping Payable	6,119.90
Legal Fees Payable	2,213.50

Total Liabilities		9,818.86
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Operating Fund

General Fund	38,824.67
YTD Net Surplus (Deficit)	334,875.96

Total Operating Fund		373,700.63
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Replacement Fund

Replacement Fund	370,954.23
YTD Net Surplus (Deficit)	15,816.83

Total Replacement Fund		386,771.06
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Total Fund Balances		760,471.69
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Total Liabilities & Funds		770,290.55
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River's Run at the Brazos Owners Association, Inc.
Income & Expense Variance Report
as of March 31, 2024

Accnt	Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund							
Income							
4000 Maintenance Fees	.00	33,997.96	-33,997.96	405,900.00	237,728.10	168,171.90	.00
4015 Capitalization Fees	550.00	1,237.50	-687.50	2,200.00	3,712.50	-1,512.50	12,650.00
4018 Adopt A School Income	55.00	123.75	-68.75	220.00	371.25	-151.25	1,265.00
4022 Maintenance Reimbursement-MUD	7,333.33	7,333.33	.00	21,999.99	21,999.99	.00	65,999.97
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	3,000.00	3,000.00	.00	9,000.00
4120 Rec. Center Rental	.00	.00	.00	80.00	.00	80.00	-80.00
4200 Interest - Bank	63.08	31.67	31.41	101.70	95.01	6.69	278.34
4300 Late Charges	.00	364.58	-364.58	4,625.00	1,093.74	3,531.26	-250.04
4301 Interest - Homeowners	446.74	275.00	171.74	1,907.86	825.00	1,082.86	1,392.14
4402 Gate Card	.00	16.67	-16.67	.00	50.01	-50.01	200.04
Total Income	9,448.15	44,380.46	-34,932.31	440,034.55	268,875.60	171,158.95	90,455.45
Maintenance & Repairs							
6100 Maintenance Supplies	564.71	1,023.92	-459.21	2,029.01	3,071.76	-1,042.75	10,258.03
6110 Building/Struct. Maintenance	.00	494.83	-494.83	.00	1,484.49	-1,484.49	5,937.96
6170 Electrical & Lighting Repairs	.00	103.50	-103.50	.00	310.50	-310.50	1,242.00
6190 Irrigation Repairs	.00	239.58	-239.58	1,148.60	718.74	429.86	1,726.36
6200 Pool Supplies & Repairs	1,902.88	500.00	1,402.88	1,902.88	1,500.00	402.88	4,097.12
6210 Access System Repairs	.00	50.00	-50.00	.00	150.00	-150.00	600.00
6230 Landscape Extras/Projects	.00	1,583.33	-1,583.33	.00	4,749.99	-4,749.99	18,999.96
6235 Lake & Fountain	.00	633.58	-633.58	.00	1,900.74	-1,900.74	7,602.96
6250 Miscellaneous Repairs	.00	37.50	-37.50	.00	112.50	-112.50	450.00
6330 Camera Maintenance	.00	98.50	-98.50	.00	295.50	-295.50	1,182.00
Total Maintenance & Repairs	2,467.59	4,764.74	-2,297.15	5,080.49	14,294.22	-9,213.73	52,096.39
Contract Services							
6400 Landscape Contract	6,119.90	6,342.25	-222.35	18,359.70	19,026.75	-667.05	57,747.30
6410 Management Contract	1,683.00	1,683.00	.00	5,049.00	5,049.00	.00	15,147.00
6425 Courtesy Patrol Contract	3,840.00	3,851.67	-11.67	10,880.00	11,555.01	-675.01	35,340.04
6435 Grounds Maintenance Contract	6,370.00	6,648.08	-278.08	19,110.00	19,944.24	-834.24	60,666.96
6440 Pool Maintenance Contract	785.17	763.00	22.17	2,507.07	2,289.00	218.07	42,846.74
6445 Pool Camera Contract	216.50	216.50	.00	649.50	649.50	.00	1,948.50
6450 Pest Control	67.66	220.00	-152.34	200.98	660.00	-459.02	2,439.02
Total Contract Services	19,082.23	19,724.50	-642.27	56,756.25	59,173.50	-2,417.25	216,135.56
Utilities							
6500 Electricity	873.79	860.83	12.96	2,886.36	2,582.49	303.87	7,443.60
6515 Pool Phone	.00	46.50	-46.50	.00	139.50	-139.50	558.00
6520 Water & Sewer	621.17	2,038.83	-1,417.66	1,306.34	6,116.49	-4,810.15	23,159.62
Total Utilities	1,494.96	2,946.16	-1,451.20	4,192.70	8,838.48	-4,645.78	31,161.22
Administrative Expenses							
6601 U-verse Internet	133.02	114.50	18.52	364.97	343.50	21.47	1,009.03
6610 Postage	256.20	297.33	-41.13	472.02	891.99	-419.97	3,095.94
6620 Copies / Office Supplies	74.25	68.42	5.83	130.35	205.26	-74.91	690.69
6630 Legal - Corporate	492.16	227.42	264.74	1,090.66	682.26	408.40	1,638.38
6640 Audit Fees & Tax Return	.00	.00	.00	.00	.00	.00	2,184.00
6656 Meeting Expenses	100.00	.00	100.00	100.00	141.40	-41.40	607.00
6658 Newsletter	1,050.00	.00	1,050.00	1,050.00	1,035.00	15.00	3,090.00
6660 Misc. Administrative Expenses	777.69	12.33	765.36	-137.85	36.99	-174.84	285.81
6667 Website Maintenance	90.00	96.25	-6.25	270.00	288.75	-18.75	885.00
Total Administrative Expenses	2,973.32	816.25	2,157.07	3,340.15	3,625.15	-285.00	13,485.85
Other Expenses							
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	.00	2,499.99	-2,499.99	9,999.96
6715 Social/Yard of the Month	398.00	1,000.00	-602.00	398.00	1,000.00	-602.00	4,602.00
6720 Bad Debt	.00	1,000.00	-1,000.00	.00	3,000.00	-3,000.00	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
	Total Other Expenses	398.00	2,833.33	-2,435.33	1,289.00	6,799.99	-5,510.99	68,895.96
	Total Operating Expenses	26,416.10	31,084.98	-4,668.88	70,658.59	92,731.34	-22,072.75	381,774.98
	Operating Surplus (Deficit)	-16,967.95	13,295.48	-30,263.43	369,375.96	176,144.26	193,231.70	-291,319.53
6900	Transfers to Replacement Fund	11,500.00	9,500.00	2,000.00	34,500.00	28,500.00	6,000.00	79,500.00
	Net Operating Surplus (Deficit)	-28,467.95	3,795.48	-32,263.43	334,875.96	147,644.26	187,231.70	-370,819.53
Replacement Fund								
8000	Transfers from Operating Fund	11,500.00	9,500.00	2,000.00	34,500.00	28,500.00	6,000.00	79,500.00
8100	Replacement Fund Interest	132.24	127.75	4.49	382.28	383.25	-.97	1,150.72
9000	Replacement Fund Expenditures	.00	.00	.00	19,065.45	5,000.00	14,065.45	-4,065.45
	Net Rep Fund Surplus (Deficit)	11,632.24	9,627.75	2,004.49	15,816.83	23,883.25	-8,066.42	84,716.17
Combined Funds								
	Combined Net Surplus (Deficit)	-16,835.71	13,423.23	-30,258.94	350,692.79	171,527.51	179,165.28	-286,103.36