River's Run at the Brazos Owners Association, Inc.
Balance Sheet
February 28, 2022

ASSETS

Cash and Bank Accounts			
CAB Operating - 50653261	341,656.27		
Operating Shadow - 250677624	9,418.40		
CAB Adopt A School - 50951742	28,946.59		
CAB Reserve - 50953133	115,325.77		
Reserve Shadow - 250667616	254,742.33		
Total Cash and Bank Accounts		750,089.36	
Other Assets			
Accounts Receivable	121,286.61		
Prepaid Water	4.92		
Total Other Assets		121,291.53	
Total Assets			871,380.89

LIABILITIES AND FUND BALANCES

Liabilities			
Prepaid Assessments	803.04		
Legal Fees Payable	-1,261.00		
Bank Loan - Mutual of Omaha	95,884.48		
Total Liabilities			95,426.52
Operating Fund			
General Fund	508,549.10		
YTD Net Surplus (Deficit)	373,361.85		
Total Operating Fund		881,910.95	
Replacement Fund			
Replacement Fund	-121,351.72		
YTD Net Surplus (Deficit)	15,395.14		
Total Replacement Fund		-105,956.58	
Total Fund Balances			775,954.37
Total Liabilities & Funds			871,380.89

River's Run at the Brazos Owners Association, Inc.
Income & Expense Variance Report
as of February 28, 2022

Accnt		Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund								
	Income							
4000	Maintenance Fees	.00	51,739.68	-51,739.68	405,900.00	203,730.13	202,169.87	-8,118.01
4015	Capitalization Fees	.00	1,650.00	-1,650.00	2,200.00	3,300.00	-1,100.00	17,600.00
4018	Adopt A School Income	.00	165.00	-165.00	220.00	330.00	-110.00	1,760.00
4022	Maintenance Reimbursement-MUD	7,333.33	7,333.33	.00	14,333.33	14,666.66	-333.33	73,666.63
4025	Security Reimbursement - MUD	1,000.00	1,000.00	.00	2,000.00	2,000.00	.00	10,000.00
4200	Interest - Bank	13.02	.00	13.02	23.92	.00	23.92	-23.92
4300	Late Charges	-50.00	275.00	-325.00	4,525.00	550.00	3,975.00	-1,225.00
4301	Interest - Homeowners	635.97	200.00	435.97	1,730.29	400.00	1,330.29	669.71
	Total Income	**8,932.32**	**62,363.01**	**-53,430.69**	**430,932.54**	**224,976.79**	**205,955.75**	**94,329.41**
	Maintenance & Repairs							
6100	Maintenance Supplies	513.80	1,002.75	-488.95	1,525.23	1,957.99	-432.76	10,460.26
6110	Building/Struct. Maintenance	.00	300.00	-300.00	.00	629.68	-629.68	3,629.68
6190	Irrigation Repairs	.00	150.00	-150.00	.00	273.67	-273.67	1,773.67
6200	Pool Supplies & Repairs	.00	250.00	-250.00	.00	566.07	-566.07	3,566.07
6210	Access System Repairs	162.75	100.00	62.75	162.75	237.54	-74.79	1,074.79
6230	Landscape Extras/Projects	.00	500.00	-500.00	.00	586.41	-586.41	5,586.41
6235	Lake & Fountain	.00	.00	.00	.00	.00	.00	50.00
6330	Camera Maintenance	.00	83.33	-83.33	324.75	166.66	158.09	675.21
	Total Maintenance & Repairs	**676.55**	**2,386.08**	**-1,709.53**	**2,012.73**	**4,418.02**	**-2,405.29**	**26,816.09**
	Contract Services							
6400	Landscape Contract	5,990.64	6,225.64	-235.00	11,981.28	12,451.28	-470.00	62,726.40
6410	Management Contract	1,530.00	1,530.00	.00	3,060.00	3,060.00	.00	15,300.00
6425	Courtesy Patrol Contract	2,560.00	3,400.00	-840.00	4,360.00	6,800.00	-2,440.00	36,440.00
6435	Grounds Maintenance Contract	6,215.63	6,333.00	-117.37	12,431.26	12,666.00	-234.74	63,564.74
6440	Pool Maintenance Contract	902.38	789.10	113.28	1,804.76	1,578.20	226.56	36,136.54
6450	Pest Control	67.66	114.83	-47.17	135.32	229.66	-94.34	1,242.64
	Total Contract Services	**17,266.31**	**18,392.57**	**-1,126.26**	**33,772.62**	**36,785.14**	**-3,012.52**	**215,410.32**
	Utilities							
6500	Electricity	849.04	864.59	-15.55	1,785.18	1,729.18	56.00	8,589.90
6515	Pool Phone	.00	46.54	-46.54	.00	93.08	-93.08	558.48
6520	Water & Sewer	921.64	1,824.85	-903.21	1,904.73	3,649.70	-1,744.97	19,993.47
	Total Utilities	**1,770.68**	**2,735.98**	**-965.30**	**3,689.91**	**5,471.96**	**-1,782.05**	**29,141.85**
	Administrative Expenses							
6600	Telephone	98.90	59.28	39.62	164.54	118.56	45.98	546.82
6601	U-verse Internet	103.76	111.11	-7.35	207.52	222.22	-14.70	1,125.80
6610	Postage	207.33	209.04	-1.71	665.32	418.08	247.24	1,843.16
6620	Copies / Office Supplies	32.15	81.12	-48.97	805.45	162.24	643.21	167.99
6630	Legal - Corporate	383.50	433.33	-49.83	399.80	866.66	-466.86	4,800.16
6640	Audit Fees & Tax Return	.00	.00	.00	.00	.00	.00	2,100.00
6656	Meeting Expenses	100.00	100.00	.00	100.00	100.00	.00	400.00
6658	Newsletter	900.00	.00	900.00	900.00	900.00	.00	2,700.00
6660	Misc. Administrative Expenses	-1,280.92	17.33	-1,298.25	-1,583.54	34.66	-1,618.20	1,791.50
6667	Website Maintenance	75.00	75.00	.00	150.00	150.00	.00	750.00
	Total Administrative Expenses	**619.72**	**1,086.21**	**-466.49**	**1,809.09**	**2,972.42**	**-1,163.33**	**16,225.43**
	Other Expenses							
6700	Insurance	.00	308.00	-308.00	280.00	308.00	-28.00	22,092.00
6705	Christmas Decorations	.00	.00	.00	.00	.00	.00	5,000.00
6710	Licenses, Permits & Fees	.00	1,000.00	-1,000.00	.00	2,000.00	-2,000.00	12,000.00
6720	Bad Debt	.00	1,000.00	-1,000.00	.00	2,000.00	-2,000.00	12,000.00
6725	Adopt A School Donations	.00	.00	.00	.00	.00	.00	7,750.00
6745	Interest on Loan Expense	353.17	352.00	1.17	706.34	727.00	-20.66	2,213.66
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	**353.17**	**2,660.00**	**-2,306.83**	**986.34**	**5,035.00**	**-4,048.66**	**61,816.94**

	Total Operating Expenses	20,686.43	27,260.84	-6,574.41	42,270.69	54,682.54	-12,411.85	349,410.63
	Operating Surplus (Deficit)	-11,754.11	35,102.17	-46,856.28	388,661.85	170,294.25	218,367.60	-255,081.22
6900	Transfers to Replacement Fund	6,679.00	11,983.33	-5,304.33	15,300.00	23,966.66	-8,666.66	128,499.96
	Net Operating Surplus (Deficit)	-18,433.11	23,118.84	-41,551.95	373,361.85	146,327.59	227,034.26	-383,581.18
Replacement Fund								
8000	Transfers from Operating Fund	6,679.00	11,983.33	-5,304.33	15,300.00	23,966.66	-8,666.66	128,499.96
8100	Replacement Fund Interest	45.10	50.00	-4.90	95.14	100.00	-4.86	504.86
9000	Replacement Fund Expenditures	.00	7,648.00	-7,648.00	.00	15,273.00	-15,273.00	93,080.00
	Net Rep Fund Surplus (Deficit)	6,724.10	4,385.33	2,338.77	15,395.14	8,793.66	6,601.48	35,924.82
Combined Funds								
	Combined Net Surplus (Deficit)	-11,709.01	27,504.17	-39,213.18	388,756.99	155,121.25	233,635.74	-347,656.36