# River's Run at the Brazos Owners Association, Inc.
## Balance Sheet
## March 31, 2022

### ASSETS

| | | | |
|---|---|---|---|
| **Cash and Bank Accounts** | | | |
| CAB Operating - 50653261 | 321,083.13 | | |
| Operating Shadow - 250677624 | 9,418.40 | | |
| CAB Adopt A School - 50951742 | 28,950.28 | | |
| CAB Reserve - 50953133 | 129,622.66 | | |
| Reserve Shadow - 250667616 | 254,774.67 | | |
| **Total Cash and Bank Accounts** | | 743,849.14 | |
| **Other Assets** | | | |
| Accounts Receivable | 100,642.45 | | |
| Prepaid Pool Maintenance | 2,558.15 | | |
| **Total Other Assets** | | 103,200.60 | |
| **Total Assets** | | | 847,049.74 |

### LIABILITIES AND FUND BALANCES

| | | | |
|---|---|---|---|
| **Liabilities** | | | |
| Prepaid Assessments | 1,344.37 | | |
| Legal Fees Payable | -877.50 | | |
| Bank Loan - Mutual of Omaha | 89,182.79 | | |
| **Total Liabilities** | | | 89,649.66 |
| **Operating Fund** | | | |
| General Fund | 508,549.10 | | |
| YTD Net Surplus (Deficit) | 340,474.64 | | |
| **Total Operating Fund** | | 849,023.74 | |
| **Replacement Fund** | | | |
| Replacement Fund | -121,351.72 | | |
| YTD Net Surplus (Deficit) | 29,728.06 | | |
| **Total Replacement Fund** | | -91,623.66 | |
| **Total Fund Balances** | | | 757,400.08 |
| **Total Liabilities & Funds** | | | 847,049.74 |

River's Run at the Brazos Owners Association, Inc.
Income & Expense Variance Report
as of March 31, 2022

| 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 | 237,728.09 | 168,171.91 | -8,118.01 |
| 4015 | Capitalization Fees | 2,750.00 | 1,650.00 | 1,100.00 | 4,950.00 | 4,950.00 | .00 | 14,850.00 |
| 4018 | Adopt A School Income | 275.00 | 165.00 | 110.00 | 495.00 | 495.00 | .00 | 1,485.00 |
| 4022 | Maintenance Reimbursement-MUD | 7,333.33 | 7,333.33 | .00 | 21,666.66 | 21,999.99 | -333.33 | 66,333.30 |
| 4025 | Security Reimbursement - MUD | 1,000.00 | 1,000.00 | .00 | 3,000.00 | 3,000.00 | .00 | 9,000.00 |
| 4200 | Interest - Bank | 14.47 | .00 | 14.47 | 38.39 | .00 | 38.39 | -38.39 |
| 4300 | Late Charges | -100.00 | 275.00 | -375.00 | 4,425.00 | 825.00 | 3,600.00 | -1,125.00 |
| 4301 | Interest - Homeowners | 389.32 | 200.00 | 189.32 | 2,119.61 | 600.00 | 1,519.61 | 280.39 |
| 4402 | Gate Card | 10.00 | .00 | 10.00 | 10.00 | .00 | 10.00 | -10.00 |
| | **Total Income** | **11,672.12** | **44,621.29** | **-32,949.17** | **442,604.66** | **269,598.08** | **173,006.58** | **82,657.29** |
| | **Maintenance & Repairs** | | | | | | | |
| 6100 | Maintenance Supplies | 416.67 | 1,002.75 | -586.08 | 1,941.90 | 2,960.74 | -1,018.84 | 10,043.59 |
| 6110 | Building/Struct. Maintenance | .00 | 300.00 | -300.00 | .00 | 929.68 | -929.68 | 3,629.68 |
| 6190 | Irrigation Repairs | .00 | 150.00 | -150.00 | .00 | 423.67 | -423.67 | 1,773.67 |
| 6200 | Pool Supplies & Repairs | .00 | 250.00 | -250.00 | .00 | 816.07 | -816.07 | 3,566.07 |
| 6210 | Access System Repairs | .00 | 100.00 | -100.00 | 162.75 | 337.54 | -174.79 | 1,074.79 |
| 6230 | Landscape Extras/Projects | .00 | 500.00 | -500.00 | .00 | 1,086.41 | -1,086.41 | 5,586.41 |
| 6235 | Lake & Fountain | .00 | .00 | .00 | .00 | .00 | .00 | 50.00 |
| 6330 | Camera Maintenance | .00 | 83.33 | -83.33 | 324.75 | 249.99 | 74.76 | 675.21 |
| | **Total Maintenance & Repairs** | **416.67** | **2,386.08** | **-1,969.41** | **2,429.40** | **6,804.10** | **-4,374.70** | **26,399.42** |
| | **Contract Services** | | | | | | | |
| 6400 | Landscape Contract | 5,990.64 | 6,225.64 | -235.00 | 17,971.92 | 18,676.92 | -705.00 | 56,735.76 |
| 6410 | Management Contract | 1,530.00 | 1,530.00 | .00 | 4,590.00 | 4,590.00 | .00 | 13,770.00 |
| 6425 | Courtesy Patrol Contract | 3,860.00 | 3,400.00 | 460.00 | 8,220.00 | 10,200.00 | -1,980.00 | 32,580.00 |
| 6435 | Grounds Maintenance Contract | 6,215.63 | 6,333.00 | -117.37 | 18,646.89 | 18,999.00 | -352.11 | 57,349.11 |
| 6440 | Pool Maintenance Contract | 1,497.76 | 789.10 | 708.66 | 3,302.52 | 2,367.30 | 935.22 | 34,638.78 |
| 6450 | Pest Control | 67.66 | 114.83 | -47.17 | 202.98 | 344.49 | -141.51 | 1,174.98 |
| | **Total Contract Services** | **19,161.69** | **18,392.57** | **769.12** | **52,934.31** | **55,177.71** | **-2,243.40** | **196,248.63** |
| | **Utilities** | | | | | | | |
| 6500 | Electricity | 917.83 | 864.59 | 53.24 | 2,703.01 | 2,593.77 | 109.24 | 7,672.07 |
| 6515 | Pool Phone | 536.69 | 46.54 | 490.15 | 536.69 | 139.62 | 397.07 | 21.79 |
| 6520 | Water & Sewer | 591.88 | 1,824.85 | -1,232.97 | 2,496.61 | 5,474.55 | -2,977.94 | 19,401.59 |
| | **Total Utilities** | **2,046.40** | **2,735.98** | **-689.58** | **5,736.31** | **8,207.94** | **-2,471.63** | **27,095.45** |
| | **Administrative Expenses** | | | | | | | |
| 6600 | Telephone | 99.09 | 59.28 | 39.81 | 263.63 | 177.84 | 85.79 | 447.73 |
| 6601 | U-verse Internet | 103.76 | 111.11 | -7.35 | 311.28 | 333.33 | -22.05 | 1,022.04 |
| 6610 | Postage | 333.31 | 209.04 | 124.27 | 998.63 | 627.12 | 371.51 | 1,509.85 |
| 6620 | Copies / Office Supplies | 60.10 | 81.12 | -21.02 | 865.55 | 243.36 | 622.19 | 107.89 |
| 6630 | Legal - Corporate | .00 | 433.33 | -433.33 | 399.80 | 1,299.99 | -900.19 | 4,800.16 |
| 6640 | Audit Fees & Tax Return | .00 | 2,100.00 | -2,100.00 | .00 | 2,100.00 | -2,100.00 | 2,100.00 |
| 6656 | Meeting Expenses | .00 | .00 | .00 | 100.00 | 100.00 | .00 | 400.00 |
| 6658 | Newsletter | .00 | .00 | .00 | 900.00 | 900.00 | .00 | 2,700.00 |
| 6660 | Misc. Administrative Expenses | 1,315.00 | 17.33 | 1,297.67 | -268.54 | 51.99 | -320.53 | 476.50 |
| 6667 | Website Maintenance | 75.00 | 75.00 | .00 | 225.00 | 225.00 | .00 | 675.00 |
| | **Total Administrative Expenses** | **1,986.26** | **3,086.21** | **-1,099.95** | **3,795.35** | **6,058.63** | **-2,263.28** | **14,239.17** |
| | **Other Expenses** | | | | | | | |
| 6700 | Insurance | .00 | .00 | .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 | 3,000.00 | -3,000.00 | 12,000.00 |
| 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 |
| 6745 | Interest on Loan Expense | 298.31 | 298.00 | .31 | 1,004.65 | 1,025.00 | -20.35 | 1,915.35 |
| 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** | **298.31** | **2,298.00** | **-1,999.69** | **1,284.65** | **7,333.00** | **-6,048.35** | **61,518.63** |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Total Operating Expenses | 23,909.33 | 28,898.84 | -4,989.51 | 66,180.02 | 83,581.38 | -17,401.36 | 325,501.30 |
| | Operating Surplus (Deficit) | -12,237.21 | 15,722.45 | -27,959.66 | 376,424.64 | 186,016.70 | 190,407.94 | -242,844.01 |
| 6900 | Transfers to Replacement Fund | 20,650.00 | 11,983.33 | 8,666.67 | 35,950.00 | 35,949.99 | .01 | 107,849.96 |
| | Net Operating Surplus (Deficit) | -32,887.21 | 3,739.12 | -36,626.33 | 340,474.64 | 150,066.71 | 190,407.93 | -350,693.97 |
| Replacement Fund | | | | | | | | |
| 8000 | Transfers from Operating Fund | 20,650.00 | 11,983.33 | 8,666.67 | 35,950.00 | 35,949.99 | .01 | 107,849.96 |
| 8100 | Replacement Fund Interest | 51.12 | 50.00 | 1.12 | 146.26 | 150.00 | -3.74 | 453.74 |
| 9000 | Replacement Fund Expenditures | 6,368.20 | 7,702.00 | -1,333.80 | 6,368.20 | 22,975.00 | -16,606.80 | 86,711.80 |
| | Net Rep Fund Surplus (Deficit) | 14,332.92 | 4,331.33 | 10,001.59 | 29,728.06 | 13,124.99 | 16,603.07 | 21,591.90 |
| Combined Funds | | | | | | | | |
| | Combined Net Surplus (Deficit) | -18,554.29 | 8,070.45 | -26,624.74 | 370,202.70 | 163,191.70 | 207,011.00 | -329,102.07 |