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

ASSETS

Cash and Bank Accounts			
CAB Operating - 50653261	276,719.92		
Operating Shadow - 250677624	9,418.40		
CAB Adopt A School - 50951742	29,562.68		
CAB Reserve - 50953133	118,496.76		
Reserve Shadow - 250667616	254,838.50		
Total Cash and Bank Accounts		689,036.26	
Other Assets			
Accounts Receivable	82,140.83		
Total Other Assets		82,140.83	
Total Assets			771,177.09

LIABILITIES AND FUND BALANCES

Liabilities			
Prepaid Assessments	1,618.37		
Legal Fees Payable	5,925.00		
CIT Loan #1702566002	75,764.94		
Total Liabilities			83,308.31
Operating Fund			
General Fund	508,549.10		
YTD Net Surplus (Deficit)	281,998.01		
Total Operating Fund		790,547.11	
Replacement Fund			
Replacement Fund	-121,351.72		
YTD Net Surplus (Deficit)	18,673.39		
Total Replacement Fund		-102,678.33	
Total Fund Balances			687,868.78
Total Liabilities & Funds			771,177.09

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

Accnt		Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund								
	Income							
4000	Maintenance Fees	.00	4,722.72	-4,722.72	405,900.00	256,839.95	149,060.05	-8,118.01
4015	Capitalization Fees	.00	1,650.00	-1,650.00	7,700.00	8,250.00	-550.00	12,100.00
4018	Adopt A School Income	.00	165.00	-165.00	770.00	825.00	-55.00	1,210.00
4022	Maintenance Reimbursement-MUD	7,333.33	7,333.33	.00	36,333.32	36,666.65	-333.33	51,666.64
4025	Security Reimbursement - MUD	1,000.00	1,000.00	.00	5,000.00	5,000.00	.00	7,000.00
4200	Interest - Bank	12.55	.00	12.55	64.19	.00	64.19	-64.19
4300	Late Charges	.00	275.00	-275.00	4,400.00	1,375.00	3,025.00	-1,100.00
4301	Interest - Homeowners	308.85	200.00	108.85	2,783.21	1,000.00	1,783.21	-383.21
4402	Gate Card	15.00	.00	15.00	40.00	.00	40.00	-40.00
	Total Income	**8,669.73**	**15,346.05**	**-6,676.32**	**462,990.72**	**309,956.60**	**153,034.12**	**62,271.23**
	Maintenance & Repairs							
6100	Maintenance Supplies	1,498.24	1,002.75	495.49	5,587.53	4,966.24	621.29	6,397.96
6110	Building/Struct. Maintenance	.00	300.00	-300.00	1,572.38	1,529.68	42.70	2,057.30
6190	Irrigation Repairs	.00	150.00	-150.00	.00	723.67	-723.67	1,773.67
6200	Pool Supplies & Repairs	2,792.25	250.00	2,542.25	2,792.25	1,316.07	1,476.18	773.82
6210	Access System Repairs	.00	100.00	-100.00	946.84	537.54	409.30	290.70
6230	Landscape Extras/Projects	.00	500.00	-500.00	.00	2,086.41	-2,086.41	5,586.41
6235	Lake & Fountain	.00	.00	.00	.00	.00	.00	50.00
6330	Camera Maintenance	.00	83.33	-83.33	324.75	416.65	-91.90	675.21
	Total Maintenance & Repairs	**4,290.49**	**2,386.08**	**1,904.41**	**11,223.75**	**11,576.26**	**-352.51**	**17,605.07**
	Contract Services							
6400	Landscape Contract	5,990.64	6,225.64	-235.00	29,953.20	31,128.20	-1,175.00	44,754.48
6410	Management Contract	1,530.00	1,530.00	.00	7,650.00	7,650.00	.00	10,710.00
6425	Courtesy Patrol Contract	2,560.00	3,400.00	-840.00	14,780.00	17,000.00	-2,220.00	26,020.00
6435	Grounds Maintenance Contract	6,215.63	6,333.00	-117.37	31,078.15	31,665.00	-586.85	44,917.85
6440	Pool Maintenance Contract	2,258.05	2,073.00	185.05	8,118.72	6,803.30	1,315.42	29,822.58
6445	Pool Camera Contract	216.50	.00	216.50	433.00	.00	433.00	-433.00
6450	Pest Control	67.66	114.83	-47.17	340.30	574.15	-233.85	1,037.66
	Total Contract Services	**18,838.48**	**19,676.47**	**-837.99**	**92,353.37**	**94,820.65**	**-2,467.28**	**156,829.57**
	Utilities							
6500	Electricity	842.83	864.59	-21.76	4,331.64	4,322.95	8.69	6,043.44
6515	Pool Phone	.00	46.54	-46.54	536.69	232.70	303.99	21.79
6520	Water & Sewer	1,040.13	1,824.85	-784.72	4,183.71	9,124.25	-4,940.54	17,714.49
	Total Utilities	**1,882.96**	**2,735.98**	**-853.02**	**9,052.04**	**13,679.90**	**-4,627.86**	**23,779.72**
	Administrative Expenses							
6600	Telephone	98.91	59.28	39.63	461.63	296.40	165.23	249.73
6601	U-verse Internet	103.38	111.11	-7.73	518.04	555.55	-37.51	815.28
6610	Postage	138.83	209.04	-70.21	1,151.68	1,045.20	106.48	1,356.80
6620	Copies / Office Supplies	46.05	81.12	-35.07	924.50	405.60	518.90	48.94
6630	Legal - Corporate	8.15	433.33	-425.18	593.10	2,166.65	-1,573.55	4,606.86
6640	Audit Fees & Tax Return	.00	.00	.00	2,100.00	2,100.00	.00	.00
6656	Meeting Expenses	100.00	100.00	.00	200.00	200.00	.00	300.00
6658	Newsletter	.00	.00	.00	900.00	1,800.00	-900.00	2,700.00
6660	Misc. Administrative Expenses	119.37	17.33	102.04	-708.15	86.65	-794.80	916.11
6667	Website Maintenance	75.00	75.00	.00	375.00	375.00	.00	525.00
	Total Administrative Expenses	**689.69**	**1,086.21**	**-396.52**	**6,515.80**	**9,031.05**	**-2,515.25**	**11,518.72**
	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	5,000.00	-5,000.00	12,000.00
6720	Bad Debt	.00	1,000.00	-1,000.00	.00	5,000.00	-5,000.00	12,000.00
6725	Adopt A School Donations	64.95	.00	64.95	64.95	.00	64.95	7,685.05
6745	Interest on Loan Expense	274.97	274.00	.97	1,586.80	1,606.00	-19.20	1,333.20
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	339.92	2,274.00	-1,934.08	1,931.75	11,914.00	-9,982.25	60,871.53
	Total Operating Expenses	26,041.54	28,158.74	-2,117.20	121,076.71	141,021.86	-19,945.15	270,604.61
	Operating Surplus (Deficit)	-17,371.81	-12,812.69	-4,559.12	341,914.01	168,934.74	172,979.27	-208,333.38
6900	Transfers to Replacement Fund	11,983.00	11,983.33	-.33	59,916.00	59,916.65	-.65	83,883.96
	Net Operating Surplus (Deficit)	-29,354.81	-24,796.02	-4,558.79	281,998.01	109,018.09	172,979.92	-292,217.34
Replacement Fund								
8000	Transfers from Operating Fund	11,983.00	11,983.33	-.33	59,916.00	59,916.65	-.65	83,883.96
8100	Replacement Fund Interest	53.98	50.00	3.98	251.49	250.00	1.49	348.51
9000	Replacement Fund Expenditures	29,343.80	7,726.00	21,617.80	41,494.10	38,394.00	3,100.10	51,585.90
	Net Rep Fund Surplus (Deficit)	-17,306.82	4,307.33	-21,614.15	18,673.39	21,772.65	-3,099.26	32,646.57
Combined Funds								
	Combined Net Surplus (Deficit)	-46,661.63	-20,488.69	-26,172.94	300,671.40	130,790.74	169,880.66	-259,570.77