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

ASSETS

Cash and Bank Accounts			
CAB Operating - 50653261	118,538.93		
Operating Shadow - 250677624	19,210.31		
CAB Adopt A School - 50951742	28,578.30		
CAB Reserve - 50953133	100,020.75		
Reserve Shadow - 250667616	196,925.95		
Total Cash and Bank Accounts		463,274.24	
Other Assets			
Accounts Receivable	59,646.68		
Total Other Assets		59,646.68	
Total Assets			522,920.92

LIABILITIES AND FUND BALANCES

Liabilities			
Prepaid Assessments	2,210.66		
Landscaping Payable	5,990.64		
Legal Fees Payable	6,817.68		
CIT Loan #1702566002	41,824.10		
Total Liabilities			56,843.08
Operating Fund			
General Fund	508,499.10		
YTD Net Surplus (Deficit)	136,613.41		
Total Operating Fund		645,112.51	
Replacement Fund			
Replacement Fund	-121,351.72		
YTD Net Surplus (Deficit)	-57,682.95		
Total Replacement Fund		-179,034.67	
Total Fund Balances			466,077.84
Total Liabilities & Funds			522,920.92

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

Accnt		Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund								
	Income							
4000	Maintenance Fees	.00	3,074.46	-3,074.46	405,900.00	272,670.39	133,229.61	-8,118.01
4015	Capitalization Fees	550.00	1,650.00	-1,100.00	18,700.00	16,500.00	2,200.00	1,100.00
4018	Adopt A School Income	55.00	165.00	-110.00	1,870.00	1,650.00	220.00	110.00
4022	Maintenance Reimbursement-MUD	7,333.33	7,333.33	.00	72,999.97	73,333.30	-333.33	14,999.99
4025	Security Reimbursement - MUD	1,000.00	1,000.00	.00	10,000.00	10,000.00	.00	2,000.00
4200	Interest - Bank	8.81	.00	8.81	170.70	.00	170.70	-170.70
4300	Late Charges	.00	275.00	-275.00	4,400.00	2,750.00	1,650.00	-1,100.00
4301	Interest - Homeowners	150.97	200.00	-49.03	3,680.03	2,000.00	1,680.03	-1,280.03
4402	Gate Card	.00	.00	.00	165.00	.00	165.00	-165.00
	Total Income	**9,098.11**	**13,697.79**	**-4,599.68**	**517,885.70**	**378,903.69**	**138,982.01**	**7,376.25**
	Maintenance & Repairs							
6100	Maintenance Supplies	336.78	1,002.75	-665.97	10,774.70	9,979.99	794.71	1,210.79
6110	Building/Struct. Maintenance	.00	300.00	-300.00	3,272.39	3,029.68	242.71	357.29
6170	Electrical & Lighting Repairs	.00	.00	.00	2,611.00	.00	2,611.00	-2,611.00
6190	Irrigation Repairs	.00	150.00	-150.00	784.20	1,473.67	-689.47	989.47
6200	Pool Supplies & Repairs	1,270.59	250.00	1,020.59	7,997.99	3,066.07	4,931.92	-4,431.92
6210	Access System Repairs	.00	100.00	-100.00	946.84	1,037.54	-90.70	290.70
6230	Landscape Extras/Projects	.00	500.00	-500.00	355.68	4,586.41	-4,230.73	5,230.73
6235	Lake & Fountain	318.75	.00	318.75	1,912.50	.00	1,912.50	-1,862.50
6250	Miscellaneous Repairs	.00	.00	.00	450.00	.00	450.00	-450.00
6330	Camera Maintenance	.00	83.33	-83.33	324.75	833.30	-508.55	675.21
	Total Maintenance & Repairs	**1,926.12**	**2,386.08**	**-459.96**	**29,430.05**	**24,006.66**	**5,423.39**	**-601.23**
	Contract Services							
6400	Landscape Contract	5,990.64	6,225.64	-235.00	59,906.40	62,256.40	-2,350.00	14,801.28
6410	Management Contract	1,530.00	1,530.00	.00	15,300.00	15,300.00	.00	3,060.00
6425	Courtesy Patrol Contract	5,120.00	3,400.00	1,720.00	35,900.00	34,000.00	1,900.00	4,900.00
6435	Grounds Maintenance Contract	6,215.63	6,333.00	-117.37	62,156.30	63,330.00	-1,173.70	13,839.70
6440	Pool Maintenance Contract	590.17	545.00	45.17	39,450.93	36,851.30	2,599.63	-1,509.63
6445	Pool Camera Contract	216.50	.00	216.50	1,515.50	.00	1,515.50	-1,515.50
6450	Pest Control	69.66	114.83	-45.17	867.21	1,148.30	-281.09	510.75
	Total Contract Services	**19,732.60**	**18,148.47**	**1,584.13**	**215,096.34**	**212,886.00**	**2,210.34**	**34,086.60**
	Utilities							
6500	Electricity	704.74	864.59	-159.85	8,265.41	8,645.90	-380.49	2,109.67
6515	Pool Phone	.00	46.54	-46.54	536.69	465.40	71.29	21.79
6520	Water & Sewer	4,928.77	1,824.85	3,103.92	21,012.77	18,248.50	2,764.27	885.43
	Total Utilities	**5,633.51**	**2,735.98**	**2,897.53**	**29,814.87**	**27,359.80**	**2,455.07**	**3,016.89**
	Administrative Expenses							
6600	Telephone	117.42	59.28	58.14	994.77	592.80	401.97	-283.41
6601	U-verse Internet	107.36	111.11	-3.75	1,046.48	1,111.10	-64.62	286.84
6610	Postage	247.95	209.04	38.91	2,283.00	2,090.40	192.60	225.48
6620	Copies / Office Supplies	44.85	81.12	-36.27	1,298.35	811.20	487.15	-324.91
6630	Legal - Corporate	.00	433.33	-433.33	2,171.53	4,333.30	-2,161.77	3,028.43
6640	Audit Fees & Tax Return	.00	.00	.00	2,100.00	2,100.00	.00	.00
6656	Meeting Expenses	.00	.00	.00	520.00	400.00	120.00	-20.00
6658	Newsletter	.00	900.00	-900.00	2,700.00	3,600.00	-900.00	900.00
6660	Misc. Administrative Expenses	-7.14	17.33	-24.47	-576.66	173.30	-749.96	784.62
6667	Website Maintenance	75.00	75.00	.00	750.00	750.00	.00	150.00
	Total Administrative Expenses	**585.44**	**1,886.21**	**-1,300.77**	**13,287.47**	**15,962.10**	**-2,674.63**	**4,747.05**
	Other Expenses							
6700	Insurance	.00	21,392.00	-21,392.00	2,330.00	21,700.00	-19,370.00	20,042.00
6705	Christmas Decorations	.00	.00	.00	.00	.00	.00	5,000.00
6710	Licenses, Permits & Fees	.00	1,000.00	-1,000.00	.00	10,000.00	-10,000.00	12,000.00
6720	Bad Debt	.00	1,000.00	-1,000.00	.00	10,000.00	-10,000.00	12,000.00
6725	Adopt A School Donations	.00	.00	.00	2,336.60	7,750.00	-5,413.40	5,413.40
6745	Interest on Loan Expense	162.21	162.00	.21	2,645.96	2,661.00	-15.04	274.04

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	**162.21**	**23,554.00**	**-23,391.79**	**7,312.56**	**52,111.00**	**-44,798.44**	**55,490.72**
	Total Operating Expenses	**28,039.88**	**48,710.74**	**-20,670.86**	**294,941.29**	**332,325.56**	**-37,384.27**	**96,740.03**
	Operating Surplus (Deficit)	**-18,941.77**	**-35,012.95**	**16,071.18**	**222,944.41**	**46,578.13**	**176,366.28**	**-89,363.78**
6900	**Transfers to Replacement Fund**	**-21,517.00**	**11,983.33**	**-33,500.33**	**86,331.00**	**119,833.30**	**-33,502.30**	**57,468.96**
	Net Operating Surplus (Deficit)	**2,575.23**	**-46,996.28**	**49,571.51**	**136,613.41**	**-73,255.17**	**209,868.58**	**-146,832.74**
Replacement Fund								
8000	**Transfers from Operating Fund**	**-21,517.00**	**11,983.33**	**-33,500.33**	**86,331.00**	**119,833.30**	**-33,502.30**	**57,468.96**
8100	**Replacement Fund Interest**	**107.48**	**50.00**	**57.48**	**743.76**	**500.00**	**243.76**	**-143.76**
9000	**Replacement Fund Expenditures**	**22,726.28**	**7,838.00**	**14,888.28**	**144,757.71**	**77,339.00**	**67,418.71**	**-51,677.71**
	Net Rep Fund Surplus (Deficit)	**-44,135.80**	**4,195.33**	**-48,331.13**	**-57,682.95**	**42,994.30**	**-100,677.25**	**109,002.91**
Combined Funds								
	Combined Net Surplus (Deficit)	**-41,560.57**	**-42,800.95**	**1,240.38**	**78,930.46**	**-30,260.87**	**109,191.33**	**-37,829.83**