

River's Run at the Brazos Owners Association, Inc.
Balance Sheet
December 31, 2023

ASSETS

Cash and Bank Accounts

Maint/Ops - 50653261	131,166.06	
Maint/Ops Shadow - 250677624	4,712.04	
Adopt A School - 50951742	20,654.04	
Replace/Major Proj - 50953133	68,757.04	
Reserve Bad Debt - 51015730	12,014.89	
Replace/Major Shadow-250667616	269,528.26	
Total Cash and Bank Accounts		506,832.33

Other Assets

Accounts Receivable	49,320.67	
A/R - Due to HOA	400.00	
Total Other Assets		49,720.67

Total Assets		<u>556,553.00</u>
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LIABILITIES AND FUND BALANCES

Liabilities

Prepaid Assessments	137,329.62	
Pest Control Payable	69.66	
Landscaping Payable	6,119.90	
Legal Fees Payable	5,069.92	
Total Liabilities		148,589.10

Operating Fund

General Fund	58,235.00	
YTD Net Surplus (Deficit)	-21,225.33	
Total Operating Fund		37,009.67

Replacement Fund

Replacement Fund	334,149.51	
YTD Net Surplus (Deficit)	36,804.72	
Total Replacement Fund		370,954.23

Total Fund Balances		<u>407,963.90</u>
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Total Liabilities & Funds		<u>556,553.00</u>
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River's Run at the Brazos Owners Association, Inc.
Income & Expense Variance Report
as of December 31, 2023

Accnt	Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund							
Income							
4000 Maintenance Fees	.00	124,130.62	-124,130.62	405,900.00	405,900.00	.00	.00
4015 Capitalization Fees	550.00	1,833.37	-1,283.37	14,850.00	22,000.00	-7,150.00	7,150.00
4018 Adopt A School Income	55.00	183.37	-128.37	1,485.00	2,200.00	-715.00	715.00
4022 Maintenance Reimbursement-MUD	7,333.33	7,333.34	-.01	87,999.96	87,999.97	-.01	.01
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	12,000.00	12,000.00	.00	.00
4120 Rec. Center Rental	.00	.00	.00	80.00	.00	80.00	-80.00
4200 Interest - Bank	4.12	101.63	-97.51	379.80	1,220.00	-840.20	840.20
4300 Late Charges	.00	316.63	-316.63	4,375.00	3,800.00	575.00	-575.00
4301 Interest - Homeowners	121.90	223.37	-101.47	3,303.80	2,680.00	623.80	-623.80
4402 Gate Card	10.00	.00	10.00	200.00	.00	200.00	-200.00
Total Income	9,074.35	135,122.33	-126,047.98	530,573.56	537,799.97	-7,226.41	7,226.41
Maintenance & Repairs							
6100 Maintenance Supplies	1,413.32	1,169.13	244.19	11,814.14	14,030.00	-2,215.86	2,215.86
6110 Building/Struct. Maintenance	.00	671.75	-671.75	5,709.96	8,061.00	-2,351.04	2,351.04
6170 Electrical & Lighting Repairs	196.72	50.88	145.84	1,194.15	611.00	583.15	-583.15
6190 Irrigation Repairs	.00	131.98	-131.98	2,764.83	1,584.20	1,180.63	-1,180.63
6200 Pool Supplies & Repairs	.00	500.00	-500.00	15,607.00	6,000.00	9,607.00	-9,607.00
6210 Access System Repairs	.00	87.95	-87.95	575.64	1,055.84	-480.20	480.20
6230 Landscape Extras/Projects	14,794.17	500.00	14,294.17	29,139.03	16,000.00	13,139.03	-13,139.03
6235 Lake & Fountain	.00	162.44	-162.44	7,311.06	1,949.50	5,361.56	-5,361.56
6250 Miscellaneous Repairs	.00	37.50	-37.50	.00	450.00	-450.00	450.00
6330 Camera Maintenance	.00	82.60	-82.60	1,136.63	991.42	145.21	-145.21
Total Maintenance & Repairs	16,404.21	3,394.23	13,009.98	75,252.44	50,732.96	24,519.48	-24,519.48
Contract Services							
6400 Landscape Contract	6,119.90	6,120.00	-.10	73,180.28	73,440.00	-259.72	259.72
6410 Management Contract	1,530.00	1,402.50	127.50	18,360.00	16,830.00	1,530.00	-1,530.00
6425 Courtesy Patrol Contract	3,520.00	3,851.63	-331.63	42,680.00	46,220.00	-3,540.00	3,540.00
6435 Grounds Maintenance Contract	6,370.00	6,753.17	-383.17	76,365.05	79,777.45	-3,412.40	3,412.40
6440 Pool Maintenance Contract	860.95	752.00	108.95	43,787.26	41,609.00	2,178.26	-2,178.26
6445 Pool Camera Contract	216.50	.00	216.50	2,598.00	.00	2,598.00	-2,598.00
6450 Pest Control	69.66	220.00	-150.34	1,012.53	2,640.00	-1,627.47	1,627.47
Total Contract Services	18,687.01	19,099.30	-412.29	257,983.12	260,516.45	-2,533.33	2,533.33
Utilities							
6500 Electricity	987.72	916.28	71.44	9,933.30	10,995.58	-1,062.28	1,062.28
6515 Pool Phone	.00	52.49	-52.49	536.69	629.77	-93.08	93.08
6520 Water & Sewer	1,487.08	2,312.54	-825.46	23,525.39	27,751.03	-4,225.64	4,225.64
Total Utilities	2,474.80	3,281.31	-806.51	33,995.38	39,376.38	-5,381.00	5,381.00
Administrative Expenses							
6601 U-verse Internet	114.00	113.96	.04	1,321.76	1,336.17	-14.41	14.41
6610 Postage	652.97	245.14	407.83	3,431.22	2,941.57	489.65	-489.65
6620 Copies / Office Supplies	156.30	129.47	26.83	789.65	1,553.31	-763.66	763.66
6630 Legal - Corporate	.00	275.60	-275.60	2,624.50	3,307.75	-683.25	683.25
6640 Audit Fees & Tax Return	.00	.00	.00	2,100.00	2,205.00	-105.00	105.00
6656 Meeting Expenses	.00	.00	.00	680.00	720.00	-40.00	40.00
6658 Newsletter	.00	.00	.00	3,105.00	4,140.00	-1,035.00	1,035.00
6660 Misc. Administrative Expenses	-418.83	12.38	-431.21	-1,482.15	148.01	-1,630.16	1,630.16
6667 Website Maintenance	90.00	96.25	-6.25	1,065.00	1,155.00	-90.00	90.00
Total Administrative Expenses	594.44	872.80	-278.36	13,634.98	17,506.81	-3,871.83	3,871.83
Other Expenses							
6700 Insurance	.00	22,993.00	-22,993.00	28,429.00	25,338.00	3,091.00	-3,091.00
6705 Christmas Decorations	3,685.61	2,500.00	1,185.61	4,118.59	5,000.00	-881.41	881.41
6715 Social/Yard of the Month	.00	833.33	-833.33	2,244.86	9,999.96	-7,755.10	7,755.10
6720 Bad Debt	.00	1,000.00	-1,000.00	1,993.61	12,000.00	-10,006.39	10,006.39
6725 Adopt A School Donations	.00	.00	.00	10,101.81	7,750.00	2,351.81	-2,351.81
6745 Interest on Loan Expense	.00	.00	.00	240.26	244.00	-3.74	3.74

6760	Property Taxes	527.79	.00	527.79	527.79	500.00	27.79	-27.79
6770	MUD Taxes	.00	.00	.00	309.05	300.00	9.05	-9.05
	Total Other Expenses	4,213.40	27,326.33	-23,112.93	47,964.97	61,131.96	-13,166.99	13,166.99
	Total Operating Expenses	42,373.86	53,973.97	-11,600.11	428,830.89	429,264.56	-433.67	433.67
	Operating Surplus (Deficit)	-33,299.51	81,148.36	-114,447.87	101,742.67	108,535.41	-6,792.74	6,792.74
6900	Transfers to Replacement Fund	7,837.00	7,837.00	.00	122,968.00	168,968.00	-46,000.00	46,000.00
	Net Operating Surplus (Deficit)	-41,136.51	73,311.36	-114,447.87	-21,225.33	-60,432.59	39,207.26	-39,207.26
Replacement Fund								
8000	Transfers from Operating Fund	7,837.00	7,837.00	.00	122,968.00	168,968.00	-46,000.00	46,000.00
8100	Replacement Fund Interest	125.67	50.00	75.67	1,474.12	600.00	874.12	-874.12
9000	Replacement Fund Expenditures	11,129.83	.00	11,129.83	87,637.40	101,968.00	-14,330.60	14,330.60
	Net Rep Fund Surplus (Deficit)	-3,167.16	7,887.00	-11,054.16	36,804.72	67,600.00	-30,795.28	30,795.28
Combined Funds								
	Combined Net Surplus (Deficit)	-44,303.67	81,198.36	-125,502.03	15,579.39	7,167.41	8,411.98	-8,411.98