

River's Run at the Brazos Owners Association, Inc.
Balance Sheet
February 29, 2024

ASSETS

Cash and Bank Accounts

Maint/Ops - 50653261	148,501.44
Maint/Ops Shadow - 250677624	148,732.99
Adopt A School - 50951742	22,664.99
Replace/Major Proj - 50953133	68,725.53
Reserve Bad Debt - 51015730	14,020.85
Replace/Major Shadow-250667616	269,727.45

Total Cash and Bank Accounts		672,373.25
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Other Assets

Accounts Receivable	125,604.73
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Total Other Assets		125,604.73
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Total Assets		797,977.98
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LIABILITIES AND FUND BALANCES

Liabilities

Prepaid Assessments	1,425.88
Landscaping Payable	18,359.70
Legal Fees Payable	2,500.00

Total Liabilities		22,285.58
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Operating Fund

General Fund	37,009.67
YTD Net Surplus (Deficit)	363,543.91

Total Operating Fund		400,553.58
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Replacement Fund

Replacement Fund	370,954.23
YTD Net Surplus (Deficit)	4,184.59

Total Replacement Fund		375,138.82
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Total Fund Balances		775,692.40
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Total Liabilities & Funds		797,977.98
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River's Run at the Brazos Owners Association, Inc.
Income & Expense Variance Report
as of February 29, 2024

Accnt	Current Actual	Current Budget	Variance	YTD Actual	YTD Budget	Variance	YTD Remains
Operating Fund							
Income							
4000 Maintenance Fees	.00	51,739.69	-51,739.69	405,900.00	203,730.14	202,169.86	.00
4015 Capitalization Fees	1,100.00	1,237.50	-137.50	1,650.00	2,475.00	-825.00	13,200.00
4018 Adopt A School Income	110.00	123.75	-13.75	165.00	247.50	-82.50	1,320.00
4022 Maintenance Reimbursement-MUD	7,333.33	7,333.33	.00	14,666.66	14,666.66	.00	73,333.30
4025 Security Reimbursement - MUD	1,000.00	1,000.00	.00	2,000.00	2,000.00	.00	10,000.00
4200 Interest - Bank	27.93	31.67	-3.74	38.62	63.34	-24.72	341.42
4300 Late Charges	.00	364.58	-364.58	4,625.00	729.16	3,895.84	-250.04
4301 Interest - Homeowners	596.21	275.00	321.21	1,461.12	550.00	911.12	1,838.88
4402 Gate Card	.00	16.67	-16.67	.00	33.34	-33.34	200.04
Total Income	10,167.47	62,122.19	-51,954.72	430,506.40	224,495.14	206,011.26	99,983.60
Maintenance & Repairs							
6100 Maintenance Supplies	815.68	1,023.92	-208.24	1,464.30	2,047.84	-583.54	10,822.74
6110 Building/Struct. Maintenance	.00	494.83	-494.83	.00	989.66	-989.66	5,937.96
6170 Electrical & Lighting Repairs	.00	103.50	-103.50	.00	207.00	-207.00	1,242.00
6190 Irrigation Repairs	1,148.60	239.58	909.02	1,148.60	479.16	669.44	1,726.36
6200 Pool Supplies & Repairs	.00	500.00	-500.00	.00	1,000.00	-1,000.00	6,000.00
6210 Access System Repairs	.00	50.00	-50.00	.00	100.00	-100.00	600.00
6230 Landscape Extras/Projects	.00	1,583.33	-1,583.33	.00	3,166.66	-3,166.66	18,999.96
6235 Lake & Fountain	.00	633.58	-633.58	.00	1,267.16	-1,267.16	7,602.96
6250 Miscellaneous Repairs	.00	37.50	-37.50	.00	75.00	-75.00	450.00
6330 Camera Maintenance	.00	98.50	-98.50	.00	197.00	-197.00	1,182.00
Total Maintenance & Repairs	1,964.28	4,764.74	-2,800.46	2,612.90	9,529.48	-6,916.58	54,563.98
Contract Services							
6400 Landscape Contract	6,119.90	6,342.25	-222.35	12,239.80	12,684.50	-444.70	63,867.20
6410 Management Contract	1,683.00	1,683.00	.00	3,366.00	3,366.00	.00	16,830.00
6425 Courtesy Patrol Contract	3,520.00	3,851.67	-331.67	7,040.00	7,703.34	-663.34	39,180.04
6435 Grounds Maintenance Contract	6,370.00	6,648.08	-278.08	12,740.00	13,296.16	-556.16	67,036.96
6440 Pool Maintenance Contract	860.95	763.00	97.95	1,721.90	1,526.00	195.90	43,631.91
6445 Pool Camera Contract	216.50	216.50	.00	433.00	433.00	.00	2,165.00
6450 Pest Control	67.66	220.00	-152.34	133.32	440.00	-306.68	2,506.68
Total Contract Services	18,838.01	19,724.50	-886.49	37,674.02	39,449.00	-1,774.98	235,217.79
Utilities							
6500 Electricity	995.69	860.83	134.86	2,012.57	1,721.66	290.91	8,317.39
6515 Pool Phone	.00	46.50	-46.50	.00	93.00	-93.00	558.00
6520 Water & Sewer	108.74	2,038.83	-1,930.09	685.17	4,077.66	-3,392.49	23,780.79
Total Utilities	1,104.43	2,946.16	-1,841.73	2,697.74	5,892.32	-3,194.58	32,656.18
Administrative Expenses							
6601 U-verse Internet	117.94	114.50	3.44	231.95	229.00	2.95	1,142.05
6610 Postage	35.06	297.33	-262.27	215.82	594.66	-378.84	3,352.14
6620 Copies / Office Supplies	15.55	68.42	-52.87	56.10	136.84	-80.74	764.94
6630 Legal - Corporate	157.50	227.42	-69.92	598.50	454.84	143.66	2,130.54
6640 Audit Fees & Tax Return	.00	.00	.00	.00	.00	.00	2,184.00
6656 Meeting Expenses	.00	141.40	-141.40	.00	141.40	-141.40	707.00
6658 Newsletter	.00	.00	.00	.00	1,035.00	-1,035.00	4,140.00
6660 Misc. Administrative Expenses	-1,282.01	12.33	-1,294.34	-915.54	24.66	-940.20	1,063.50
6667 Website Maintenance	90.00	96.25	-6.25	180.00	192.50	-12.50	975.00
Total Administrative Expenses	-865.96	957.65	-1,823.61	366.83	2,808.90	-2,442.07	16,459.17
Other Expenses							
6700 Insurance	.00	.00	.00	611.00	300.00	311.00	28,955.00
6705 Christmas Decorations	.00	.00	.00	.00	.00	.00	5,000.00
6710 Licenses, Permits & Fees	.00	833.33	-833.33	.00	1,666.66	-1,666.66	9,999.96
6715 Social/Yard of the Month	.00	.00	.00	.00	.00	.00	5,000.00
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
6760 Property Taxes	.00	.00	.00	.00	.00	.00	548.00

6770	MUD Taxes	.00	.00	.00	.00	.00	.00	321.00
	Total Other Expenses	.00	1,833.33	-1,833.33	611.00	3,966.66	-3,355.66	69,573.96
	Total Operating Expenses	21,040.76	30,226.38	-9,185.62	43,962.49	61,646.36	-17,683.87	408,471.08
	Operating Surplus (Deficit)	-10,873.29	31,895.81	-42,769.10	386,543.91	162,848.78	223,695.13	-308,487.48
6900	Transfers to Replacement Fund	23,000.00	9,500.00	13,500.00	23,000.00	19,000.00	4,000.00	91,000.00
	Net Operating Surplus (Deficit)	-33,873.29	22,395.81	-56,269.10	363,543.91	143,848.78	219,695.13	-399,487.48
Replacement Fund								
8000	Transfers from Operating Fund	23,000.00	9,500.00	13,500.00	23,000.00	19,000.00	4,000.00	91,000.00
8100	Replacement Fund Interest	121.05	127.75	-6.70	250.04	255.50	-5.46	1,282.96
9000	Replacement Fund Expenditures	19,065.45	5,000.00	14,065.45	19,065.45	5,000.00	14,065.45	-4,065.45
	Net Rep Fund Surplus (Deficit)	4,055.60	4,627.75	-572.15	4,184.59	14,255.50	-10,070.91	96,348.41
Combined Funds								
	Combined Net Surplus (Deficit)	-29,817.69	27,023.56	-56,841.25	367,728.50	158,104.28	209,624.22	-303,139.07