Financial Report Package

February 2025

Prepared for

River's Run at the Brazos Owners Association, Inc.

Genesis Community Management, Inc.

Balance Sheet

River's Run at the Brazos Owners Association, Inc.

End Date: 02/28/2025

	Operating	Reserve	Total
Assets			
Cash and Bank Accounts			
AXOS BANK - OPERATING - 2237	$191,458.66	$0.00	$191,458.66
AXOS BANK - RESERVE - 2260	$0.00	$93,127.88	$93,127.88
AXOS BANK - RESERVE ICS SWEEP/SHADOW - 2286	$0.00	$271,377.20	$271,377.20
AXOS BANK - RESERVE BAD DEBT - 2278	$0.00	$24,144.51	$24,144.51
AXOS BANK - ADOPT A SCHOOL RESERVE - 2252	$0.00	$29,686.99	$29,686.99
Total: Cash and Bank Accounts	**$191,458.66**	**$418,336.58**	**$609,795.24**
Other Assets			
Accounts Receivable	$192,602.21	$0.00	$192,602.21
Reimbursable Expenses	($1,235.00)	$0.00	($1,235.00)
Total: Other Assets	**$191,367.21**	**$0.00**	**$191,367.21**
Total: Assets	**$382,825.87**	**$418,336.58**	**$801,162.45**
Liabilities & Equity			
Current Liabilities			
Prepaid Assessments	$766.66	$0.00	$766.66
Landscaping Payable	$13,940.22	$0.00	$13,940.22
Legal Fees Payable	$14,177.83	$0.00	$14,177.83
Total: Current Liabilities	**$28,884.71**	**$0.00**	**$28,884.71**
Replacement Fund			
Capital Reserve Fund	$0.00	$357,686.15	$357,686.15
Total: Replacement Fund	**$0.00**	**$357,686.15**	**$357,686.15**
Operating Fund			
General Fund	$4,258.94	$0.00	$4,258.94
Total: Operating Fund	**$4,258.94**	**$0.00**	**$4,258.94**
Net Income Gain/Loss	$0.00	$60,650.43	$60,650.43
Net Income Gain/Loss	$349,682.22	$0.00	$349,682.22
Total: Liabilities & Equity	**$382,825.87**	**$418,336.58**	**$801,162.45**

Income Statement - Operating

River's Run at the Brazos Owners Association, Inc.

From 02/01/2025 to 02/28/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
Income							
4000-00 Maintenance Fees	$-	$56,443.30	($56,443.30)	$442,800.00	$222,251.07	$220,548.93	$442,800.01
4005-00 Capitalization Fee	-	1,200.00	(1,200.00)	2,300.00	2,400.00	(100.00)	14,400.00
4006-00 Adopt a School	-	120.00	(120.00)	230.00	240.00	(10.00)	1,440.00
4030-00 Late Fees	(175.00)	375.00	(550.00)	5,625.00	750.00	4,875.00	4,500.00
4040-00 Interest - Homeowner	886.35	250.00	636.35	2,174.68	500.00	1,674.68	3,000.00
4090-00 Pool Keys/Cards	5.00	-	5.00	5.00	-	5.00	-
4152-00 Maintenance Reimbursement-MUD	7,333.33	7,333.33	-	14,666.66	14,666.66	-	87,999.96
4155-00 Security Reimbursement - MUD	1,000.00	1,000.00	-	2,000.00	2,000.00	-	12,000.00
Total Income	$9,049.68	$66,721.63	($57,671.95)	$469,801.34	$242,807.73	$226,993.61	$566,139.97
Total OPERATING INCOME	**$9,049.68**	**$66,721.63**	**($57,671.95)**	**$469,801.34**	**$242,807.73**	**$226,993.61**	**$566,139.97**
OPERATING EXPENSE							
Maintenance & Repairs							
6100-00 Maintenance Supplies	674.97	1,225.00	550.03	1,988.71	2,450.00	461.29	14,700.00
6110-00 Building Maintenance - Exterior	-	2,100.00	2,100.00	-	4,200.00	4,200.00	25,200.00
6210-00 Electrical & Lighting Repairs	-	200.00	200.00	-	400.00	400.00	2,400.00
6230-00 Pool Repairs	1,189.48	500.00	(689.48)	1,189.48	1,000.00	(189.48)	6,000.00
6240-00 Access System Repairs	-	50.00	50.00	-	100.00	100.00	600.00
6260-00 Camera Repairs	-	100.00	100.00	395.11	200.00	(195.11)	1,200.00
6290-00 Landscaping Improvements	-	1,500.00	1,500.00	-	3,000.00	3,000.00	18,000.00
6300-00 Sprinkler System Repairs	-	200.00	200.00	-	400.00	400.00	2,400.00
6320-00 Lake & Fountain Repairs	-	600.00	600.00	900.00	1,200.00	300.00	7,200.00
6390-00 Miscellaneous Repairs	-	100.00	100.00	1,034.87	200.00	(834.87)	1,200.00
Total Maintenance & Repairs	$1,864.45	$6,575.00	$4,710.55	$5,508.17	$13,150.00	$7,641.83	$78,900.00
Contract Services							
6400-00 Property Management	1,683.00	1,683.00	-	3,366.00	3,366.00	-	20,196.00
6410-00 Landscape Maintenance	6,970.11	6,969.00	(1.11)	13,940.22	13,938.00	(2.22)	83,628.00
6415-00 Grounds Maintenance Contract	6,370.00	6,648.08	278.08	12,740.00	13,296.16	556.16	79,777.00
6430-00 Pool Maintenance	856.84	785.89	(70.95)	1,713.68	1,571.78	(141.90)	48,350.67
6440-00 Pool Phone Monitoring	-	46.50	46.50	-	93.00	93.00	558.00
6445-00 Pool Camera Contract	216.50	216.50	-	433.00	433.00	-	2,598.00
6450-00 Termite & Pest Control	67.66	220.00	152.34	206.98	440.00	233.02	2,640.00
6470-00 Courtesy Patrol	3,680.00	3,851.67	171.67	7,360.00	7,703.34	343.34	46,220.00
Total Contract Services	$19,844.11	$20,420.64	$576.53	$39,759.88	$40,841.28	$1,081.40	$283,967.67
Utilities							
6500-00 Electricity	973.33	1,000.00	26.67	1,897.40	2,000.00	102.60	12,000.00
6520-00 Water/Sewer	1,116.00	2,200.00	1,084.00	10,431.32	4,400.00	(6,031.32)	26,400.00
6550-00 Internet	138.57	140.00	1.43	277.14	280.00	2.86	1,680.00
Total Utilities	$2,227.90	$3,340.00	$1,112.10	$12,605.86	$6,680.00	($5,925.86)	$40,080.00

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
Administrative Expenses							
6600-00 Postage	$85.95	$275.00	$189.05	$536.06	$550.00	$13.94	$3,300.00
6605-00 Office Supplies	16.10	75.00	58.90	158.15	150.00	(8.15)	900.00
6615-00 Legal Fees - Corporate	390.00	250.00	(140.00)	453.00	500.00	47.00	3,000.00
6625-00 Audit/Tax Return Preparation	-	-	-	-	-	-	2,200.00
6640-00 Meeting Expenses	-	75.00	75.00	-	150.00	150.00	900.00
6650-00 Website and Domain Expenses	90.00	90.00	-	180.00	180.00	-	1,080.00
6655-00 Newsletter Preparation	-	350.00	350.00	-	700.00	700.00	4,200.00
6665-00 Administrative Expenses	-	30.00	30.00	-	60.00	60.00	360.00
Total Administrative Expenses	$582.05	$1,145.00	$562.95	$1,327.21	$2,290.00	$962.79	$15,940.00
Other Expenses							
6700-00 Insurance Premium - Association	-	-	-	280.00	300.00	20.00	37,894.50
6715-00 Social/Yard of the Month	-	-	-	-	-	-	5,000.00
6716-00 Christmas Decor	-	-	-	550.00	-	(550.00)	5,000.00
6717-00 Miscellaneous/Other	-	800.00	800.00	-	1,600.00	1,600.00	9,600.00
6720-00 Licenses, Permits & Fees	-	-	-	-	-	-	710.00
6725-00 Adopt A School Donations	-	900.00	900.00	-	1,800.00	1,800.00	10,800.00
6730-00 Bad Debt	-	850.00	850.00	-	1,700.00	1,700.00	10,200.00
6760-00 Property Taxes	-	-	-	-	-	-	550.00
6761-00 MUD Taxes	-	-	-	-	-	-	325.00
Total Other Expenses	$-	$2,550.00	$2,550.00	$830.00	$5,400.00	$4,570.00	$80,079.50
Transfer to Replacement Fund							
6900-00 Transfers to Replacement Fund	60,088.00	12,544.00	(47,544.00)	60,088.00	25,088.00	(35,000.00)	150,528.00
Total Transfer to Replacement Fund	$60,088.00	$12,544.00	($47,544.00)	$60,088.00	$25,088.00	($35,000.00)	$150,528.00
Total OPERATING EXPENSE	**$84,606.51**	**$46,574.64**	**($38,031.87)**	**$120,119.12**	**$93,449.28**	**($26,669.84)**	**$649,495.17**
Net Income:	**($75,556.83)**	**$20,146.99**	**($95,703.82)**	**$349,682.22**	**$149,358.45**	**$200,323.77**	**($83,355.20)**

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
RESERVE INCOME							
Replacement Fund							
8000-00 Transfers from Operating Fund	$60,088.00	$12,544.00	$47,544.00	$60,088.00	$25,088.00	$35,000.00	$150,528.00
8100-00 Replacement Fund Interest	259.94	125.00	134.94	562.43	250.00	312.43	1,500.00
Total Replacement Fund	$60,347.94	$12,669.00	$47,678.94	$60,650.43	$25,338.00	$35,312.43	$152,028.00
Total RESERVE INCOME	**$60,347.94**	**$12,669.00**	**$47,678.94**	**$60,650.43**	**$25,338.00**	**$35,312.43**	**$152,028.00**
RESERVE EXPENSE							
Replacement Fund Expenses							
9000-00 Replacement Fund Expense	-	5,000.00	5,000.00	-	5,000.00	5,000.00	15,000.00
Total Replacement Fund Expenses	$-	$5,000.00	$5,000.00	$-	$5,000.00	$5,000.00	$15,000.00
Total RESERVE EXPENSE	**$0.00**	**$5,000.00**	**$5,000.00**	**$-**	**$5,000.00**	**$5,000.00**	**$15,000.00**
Net Reserve:	**$60,347.94**	**$7,669.00**	**$52,678.94**	**$60,650.43**	**$20,338.00**	**$40,312.43**	**$137,028.00**