Balance Sheet

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

End Date: 01/31/2025

	Operating	Reserve	Total
Assets			
Cash and Bank Accounts			
AXOS BANK - OPERATING - 2237	$203,375.51	$0.00	$203,375.51
AXOS BANK - RESERVE - 2260	$0.00	$33,029.32	$33,029.32
AXOS BANK - RESERVE ICS SWEEP/SHADOW - 2286	$0.00	$271,169.10	$271,169.10
AXOS BANK - RESERVE BAD DEBT - 2278	$0.00	$24,126.00	$24,126.00
AXOS BANK - ADOPT A SCHOOL RESERVE - 2252	$0.00	$29,664.22	$29,664.22
Total: Cash and Bank Accounts	**$203,375.51**	**$357,988.64**	**$561,364.15**
Other Assets			
Accounts Receivable	$247,075.83	$0.00	$247,075.83
Reimbursable Expenses	($375.00)	$0.00	($375.00)
Total: Other Assets	**$246,700.83**	**$0.00**	**$246,700.83**
Total: Assets	**$450,076.34**	**$357,988.64**	**$808,064.98**
Liabilities & Equity			
Current Liabilities			
Prepaid Assessments	$711.66	$0.00	$711.66
Landscaping Payable	$6,970.11	$0.00	$6,970.11
Legal Fees Payable	$12,896.58	$0.00	$12,896.58
Total: Current Liabilities	**$20,578.35**	**$0.00**	**$20,578.35**
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	$302.49	$302.49
Net Income Gain/Loss	$425,239.05	$0.00	$425,239.05
Total: Liabilities & Equity	**$450,076.34**	**$357,988.64**	**$808,064.98**

Income Statement - Operating

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

From 01/01/2025 to 01/31/2025

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	$442,800.00	$165,807.77	$276,992.23	$442,800.00	$165,807.77	$276,992.23	$442,800.01
4005-00 Capitalization Fee	2,300.00	1,200.00	1,100.00	2,300.00	1,200.00	1,100.00	14,400.00
4006-00 Adopt a School	230.00	120.00	110.00	230.00	120.00	110.00	1,440.00
4030-00 Late Fees	5,800.00	375.00	5,425.00	5,800.00	375.00	5,425.00	4,500.00
4040-00 Interest - Homeowner	1,288.33	250.00	1,038.33	1,288.33	250.00	1,038.33	3,000.00
4152-00 Maintenance Reimbursement-MUD	7,333.33	7,333.33	-	7,333.33	7,333.33	-	87,999.96
4155-00 Security Reimbursement - MUD	1,000.00	1,000.00	-	1,000.00	1,000.00	-	12,000.00
Total Income	$460,751.66	$176,086.10	$284,665.56	$460,751.66	$176,086.10	$284,665.56	$566,139.97
Total OPERATING INCOME	**$460,751.66**	**$176,086.10**	**$284,665.56**	**$460,751.66**	**$176,086.10**	**$284,665.56**	**$566,139.97**
OPERATING EXPENSE							
Maintenance & Repairs							
6100-00 Maintenance Supplies	1,313.74	1,225.00	(88.74)	1,313.74	1,225.00	(88.74)	14,700.00
6110-00 Building Maintenance - Exterior	-	2,100.00	2,100.00	-	2,100.00	2,100.00	25,200.00
6210-00 Electrical & Lighting Repairs	-	200.00	200.00	-	200.00	200.00	2,400.00
6230-00 Pool Repairs	-	500.00	500.00	-	500.00	500.00	6,000.00
6240-00 Access System Repairs	-	50.00	50.00	-	50.00	50.00	600.00
6260-00 Camera Repairs	395.11	100.00	(295.11)	395.11	100.00	(295.11)	1,200.00
6290-00 Landscaping Improvements	-	1,500.00	1,500.00	-	1,500.00	1,500.00	18,000.00
6300-00 Sprinkler System Repairs	-	200.00	200.00	-	200.00	200.00	2,400.00
6320-00 Lake & Fountain Repairs	900.00	600.00	(300.00)	900.00	600.00	(300.00)	7,200.00
6390-00 Miscellaneous Repairs	1,034.87	100.00	(934.87)	1,034.87	100.00	(934.87)	1,200.00
Total Maintenance & Repairs	$3,643.72	$6,575.00	$2,931.28	$3,643.72	$6,575.00	$2,931.28	$78,900.00
Contract Services							
6400-00 Property Management	1,683.00	1,683.00	-	1,683.00	1,683.00	-	20,196.00
6410-00 Landscape Maintenance	6,970.11	6,969.00	(1.11)	6,970.11	6,969.00	(1.11)	83,628.00
6415-00 Grounds Maintenance Contract	6,370.00	6,648.08	278.08	6,370.00	6,648.08	278.08	79,777.00
6430-00 Pool Maintenance	856.84	785.89	(70.95)	856.84	785.89	(70.95)	48,350.67
6440-00 Pool Phone Monitoring	-	46.50	46.50	-	46.50	46.50	558.00
6445-00 Pool Camera Contract	216.50	216.50	-	216.50	216.50	-	2,598.00
6450-00 Termite & Pest Control	139.32	220.00	80.68	139.32	220.00	80.68	2,640.00
6470-00 Courtesy Patrol	3,680.00	3,851.67	171.67	3,680.00	3,851.67	171.67	46,220.00
Total Contract Services	$19,915.77	$20,420.64	$504.87	$19,915.77	$20,420.64	$504.87	$283,967.67
Utilities							
6500-00 Electricity	924.07	1,000.00	75.93	924.07	1,000.00	75.93	12,000.00
6520-00 Water/Sewer	9,315.32	2,200.00	(7,115.32)	9,315.32	2,200.00	(7,115.32)	26,400.00
6550-00 Internet	138.57	140.00	1.43	138.57	140.00	1.43	1,680.00
Total Utilities	$10,377.96	$3,340.00	($7,037.96)	$10,377.96	$3,340.00	($7,037.96)	$40,080.00

GENESIS COMMUNITY MANAGEMENT, INC

EST. 1984

Income Statement - Operating

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

From 01/01/2025 to 01/31/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
Administrative Expenses							
6600-00 Postage	$450.11	$275.00	($175.11)	$450.11	$275.00	($175.11)	$3,300.00
6605-00 Office Supplies	142.05	75.00	(67.05)	142.05	75.00	(67.05)	900.00
6615-00 Legal Fees - Corporate	63.00	250.00	187.00	63.00	250.00	187.00	3,000.00
6625-00 Audit/Tax Return Preparation	-	-	-	-	-	-	2,200.00
6640-00 Meeting Expenses	-	75.00	75.00	-	75.00	75.00	900.00
6650-00 Website and Domain Expenses	90.00	90.00	-	90.00	90.00	-	1,080.00
6655-00 Newsletter Preparation	-	350.00	350.00	-	350.00	350.00	4,200.00
6665-00 Administrative Expenses	-	30.00	30.00	-	30.00	30.00	360.00
Total Administrative Expenses	$745.16	$1,145.00	$399.84	$745.16	$1,145.00	$399.84	$15,940.00
Other Expenses							
6700-00 Insurance Premium - Association	280.00	300.00	20.00	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)	550.00	-	(550.00)	5,000.00
6717-00 Miscellaneous/Other	-	800.00	800.00	-	800.00	800.00	9,600.00
6720-00 Licenses, Permits & Fees	-	-	-	-	-	-	710.00
6725-00 Adopt A School Donations	-	900.00	900.00	-	900.00	900.00	10,800.00
6730-00 Bad Debt	-	850.00	850.00	-	850.00	850.00	10,200.00
6760-00 Property Taxes	-	-	-	-	-	-	550.00
6761-00 MUD Taxes	-	-	-	-	-	-	325.00
Total Other Expenses	$830.00	$2,850.00	$2,020.00	$830.00	$2,850.00	$2,020.00	$80,079.50
Transfer to Replacement Fund							
6900-00 Transfers to Replacement Fund	-	12,544.00	12,544.00	-	12,544.00	12,544.00	150,528.00
Total Transfer to Replacement Fund	$-	$12,544.00	$12,544.00	$-	$12,544.00	$12,544.00	$150,528.00
Total OPERATING EXPENSE	**$35,512.61**	**$46,874.64**	**$11,362.03**	**$35,512.61**	**$46,874.64**	**$11,362.03**	**$649,495.17**
Net Income:	**$425,239.05**	**$129,211.46**	**$296,027.59**	**$425,239.05**	**$129,211.46**	**$296,027.59**	**($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	$-	$12,544.00	($12,544.00)	$-	$12,544.00	($12,544.00)	$150,528.00
8100-00 Replacement Fund Interest	302.49	125.00	177.49	302.49	125.00	177.49	1,500.00
Total Replacement Fund	$302.49	$12,669.00	($12,366.51)	$302.49	$12,669.00	($12,366.51)	$152,028.00
Total RESERVE INCOME	**$302.49**	**$12,669.00**	**($12,366.51)**	**$302.49**	**$12,669.00**	**($12,366.51)**	**$152,028.00**
RESERVE EXPENSE							
Replacement Fund Expenses							
9000-00 Replacement Fund Expense	-	-	-	-	-	-	15,000.00
Total Replacement Fund Expenses	$-	$-	$-	$-	$-	$-	$15,000.00
Total RESERVE EXPENSE	**$0.00**	**$-**	**$-**	**$-**	**$-**	**$-**	**$15,000.00**
Net Reserve:	**$302.49**	**$12,669.00**	**($12,366.51)**	**$302.49**	**$12,669.00**	**($12,366.51)**	**$137,028.00**