Financial Report Package

December 2024

Prepared for

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

Genesis Community Management, Inc.

GENESIS COMMUNITY MANAGEMENT, INC

Balance Sheet

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

End Date: 12/31/2024

	Operating	Reserve	Total
Assets			
Cash and Bank Accounts			
AXOS BANK - OPERATING - 2237	$62,338.25	$0.00	$62,338.25
AXOS BANK - RESERVE - 2260	$0.00	$33,020.44	$33,020.44
AXOS BANK - RESERVE ICS SWEEP/SHADOW - 2286	$0.00	$270,924.05	$270,924.05
AXOS BANK - RESERVE BAD DEBT - 2278	$0.00	$24,104.22	$24,104.22
AXOS BANK - ADOPT A SCHOOL RESERVE - 2252	$0.00	$29,637.44	$29,637.44
Total: Cash and Bank Accounts	**$62,338.25**	**$357,686.15**	**$420,024.40**
Other Assets			
Accounts Receivable	$91,916.50	$0.00	$91,916.50
Reimbursable Expenses	($140.00)	$0.00	($140.00)
Total: Other Assets	**$91,776.50**	**$0.00**	**$91,776.50**
Total: Assets	**$154,114.75**	**$357,686.15**	**$511,800.90**
Liabilities & Equity			
Current Liabilities			
Prepaid Assessments	$116,423.27	$0.00	$116,423.27
Landscaping Payable	$20,910.33	$0.00	$20,910.33
Legal Fees Payable	$12,280.08	$0.00	$12,280.08
Total: Current Liabilities	**$149,613.68**	**$0.00**	**$149,613.68**
Replacement Fund			
Capital Reserve Fund	$0.00	$370,954.23	$370,954.23
Total: Replacement Fund	**$0.00**	**$370,954.23**	**$370,954.23**
Operating Fund			
General Fund	$38,668.93	$0.00	$38,668.93
Total: Operating Fund	**$38,668.93**	**$0.00**	**$38,668.93**
Net Income Gain/Loss	$0.00	($13,268.08)	($13,268.08)
Net Income Gain/Loss	($34,167.86)	$0.00	($34,167.86)
Total: Liabilities & Equity	**$154,114.75**	**$357,686.15**	**$511,800.90**

Income Statement - Operating

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

From 12/01/2024 to 12/31/2024

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	$-	$124,130.62	($124,130.62)	$405,900.00	$405,900.00	$-	$405,900.00
4005-00 Capitalization Fee	-	1,237.50	(1,237.50)	9,900.00	14,850.00	(4,950.00)	14,850.00
4006-00 Adopt a School	-	123.75	(123.75)	990.00	1,485.00	(495.00)	1,485.00
4030-00 Late Fees	(25.00)	364.62	(389.62)	4,550.00	4,375.00	175.00	4,375.00
4040-00 Interest - Homeowner	119.58	275.00	(155.42)	3,493.14	3,300.00	193.14	3,300.00
4080-00 Gate Keys/Cards	-	16.63	(16.63)	20.00	200.00	(180.00)	200.00
4135-00 Rec. Center Rental	-	-	-	80.00	-	80.00	-
4152-00 Maintenance Reimbursement-MUD	7,333.33	7,333.34	(0.01)	87,999.96	87,999.97	(0.01)	87,999.97
4155-00 Security Reimbursement - MUD	1,000.00	1,000.00	-	12,000.00	12,000.00	-	12,000.00
4160-00 Interest - Bank	-	31.63	(31.63)	326.05	380.00	(53.95)	380.00
Total Income	$8,427.91	$134,513.09	($126,085.18)	$525,259.15	$530,489.97	($5,230.82)	$530,489.97
Total OPERATING INCOME	**$8,427.91**	**$134,513.09**	**($126,085.18)**	**$525,259.15**	**$530,489.97**	**($5,230.82)**	**$530,489.97**
OPERATING EXPENSE							
Maintenance & Repairs							
6100-00 Maintenance Supplies	1,412.57	1,023.88	(388.69)	29,678.48	12,287.00	(17,391.48)	12,287.00
6110-00 Building Maintenance - Exterior	4,583.50	494.87	(4,088.63)	7,713.76	5,938.00	(1,775.76)	5,938.00
6210-00 Electrical & Lighting Repairs	-	103.50	103.50	2,305.00	1,242.00	(1,063.00)	1,242.00
6230-00 Pool Repairs	575.93	500.00	(75.93)	9,008.17	6,000.00	(3,008.17)	6,000.00
6240-00 Access System Repairs	-	50.00	50.00	-	600.00	600.00	600.00
6260-00 Camera Repairs	2,403.16	98.50	(2,304.66)	3,350.35	1,182.00	(2,168.35)	1,182.00
6290-00 Landscaping Improvements	-	1,583.37	1,583.37	16,242.67	19,000.00	2,757.33	19,000.00
6300-00 Sprinkler System Repairs	5,893.00	239.62	(5,653.38)	7,041.60	2,875.00	(4,166.60)	2,875.00
6320-00 Lake & Fountain Repairs	3,000.00	633.62	(2,366.38)	3,000.00	7,603.00	4,603.00	7,603.00
6340-00 Common Area Signage	(1,931.00)	-	1,931.00	-	-	-	-
6390-00 Miscellaneous Repairs	-	37.50	37.50	724.15	450.00	(274.15)	450.00
Total Maintenance & Repairs	$15,937.16	$4,764.86	($11,172.30)	$79,064.18	$57,177.00	($21,887.18)	$57,177.00
Contract Services							
6400-00 Property Management	1,683.00	1,683.00	-	20,196.00	20,196.00	-	20,196.00
6410-00 Landscape Maintenance	6,970.11	6,342.25	(627.86)	76,839.64	76,107.00	(732.64)	76,107.00
6415-00 Grounds Maintenance Contract	6,370.00	6,648.12	278.12	78,140.42	79,777.00	1,636.58	79,777.00
6430-00 Pool Maintenance	856.84	819.68	(37.16)	46,529.98	45,353.81	(1,176.17)	45,353.81
6440-00 Pool Phone Monitoring	-	46.50	46.50	536.69	558.00	21.31	558.00
6445-00 Pool Camera Contract	216.50	216.50	-	2,598.00	2,598.00	-	2,598.00
6450-00 Termite & Pest Control	67.66	220.00	152.34	932.87	2,640.00	1,707.13	2,640.00
6470-00 Courtesy Patrol	3,840.00	3,851.63	11.63	42,720.00	46,220.00	3,500.00	46,220.00
Total Contract Services	$20,004.11	$19,827.68	($176.43)	$268,493.60	$273,449.81	$4,956.21	$273,449.81
Utilities							
6500-00 Electricity	686.51	860.87	174.36	10,331.30	10,330.00	(1.30)	10,330.00
6520-00 Water/Sewer	14,269.17	2,038.87	(12,230.30)	39,447.17	24,466.00	(14,981.17)	24,466.00
6550-00 Internet	-	114.50	114.50	1,430.06	1,374.00	(56.06)	1,374.00
Total Utilities	$14,955.68	$3,014.24	($11,941.44)	$51,208.53	$36,170.00	($15,038.53)	$36,170.00

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	($151.76)	$297.37	$449.13	$2,046.48	$3,568.00	$1,521.52	$3,568.00
6605-00 Office Supplies	-	68.38	68.38	568.05	821.00	252.95	821.00
6615-00 Legal Fees - Corporate	-	227.38	227.38	3,795.74	2,729.00	(1,066.74)	2,729.00
6625-00 Audit/Tax Return Preparation	-	-	-	2,100.00	2,184.00	84.00	2,184.00
6640-00 Meeting Expenses	-	-	-	680.00	707.00	27.00	707.00
6645-00 Committee Expenses	-	-	-	589.69	-	(589.69)	-
6650-00 Website and Domain Expenses	90.00	96.25	6.25	1,080.00	1,155.00	75.00	1,155.00
6655-00 Newsletter Preparation	1,050.00	-	(1,050.00)	4,200.00	4,140.00	(60.00)	4,140.00
6665-00 Administrative Expenses	24.00	12.38	(11.62)	(64.07)	148.01	212.08	148.01
Total Administrative Expenses	$1,012.24	$701.76	($310.48)	$14,995.89	$15,452.01	$456.12	$15,452.01
Other Expenses							
6700-00 Insurance Premium - Association	32,309.00	25,766.00	(6,543.00)	35,831.00	29,566.00	(6,265.00)	29,566.00
6715-00 Social/Yard of the Month	-	2,000.00	2,000.00	1,576.32	5,000.00	3,423.68	5,000.00
6716-00 Christmas Decor	546.20	2,500.00	1,953.80	2,933.37	5,000.00	2,066.63	5,000.00
6717-00 Miscellaneous/Other	-	833.37	833.37	-	10,000.00	10,000.00	10,000.00
6720-00 Licenses, Permits & Fees	-	-	-	706.95	-	(706.95)	-
6725-00 Adopt A School Donations	-	-	-	3,966.50	7,750.00	3,783.50	7,750.00
6730-00 Bad Debt	-	1,000.00	1,000.00	-	12,000.00	12,000.00	12,000.00
6760-00 Property Taxes	504.09	-	(504.09)	504.09	548.00	43.91	548.00
6761-00 MUD Taxes	297.60	-	(297.60)	297.60	321.00	23.40	321.00
Total Other Expenses	$33,656.89	$32,099.37	($1,557.52)	$45,815.83	$70,185.00	$24,369.17	$70,185.00
Transfer to Replacement Fund							
6900-00 Transfers to Replacement Fund	(23,500.00)	9,500.00	33,000.00	99,848.98	114,000.00	14,151.02	114,000.00
Total Transfer to Replacement Fund	($23,500.00)	$9,500.00	$33,000.00	$99,848.98	$114,000.00	$14,151.02	$114,000.00
Total OPERATING EXPENSE	**$62,066.08**	**$69,907.91**	**$7,841.83**	**$559,427.01**	**$566,433.82**	**$7,006.81**	**$566,433.82**
Net Income:	**($53,638.17)**	**$64,605.18**	**($118,243.35)**	**($34,167.86)**	**($35,943.85)**	**$1,775.99**	**($35,943.85)**

GENESIS COMMUNITY MANAGEMENT, INC

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Income Statement - Reserve

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

From 12/01/2024 to 12/31/2024

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	($23,500.00)	$9,500.00	($33,000.00)	$99,848.98	$114,000.00	($14,151.02)	$114,000.00
8100-00 Replacement Fund Interest	276.98	127.75	149.23	1,783.55	1,533.00	250.55	1,533.00
Total Replacement Fund	($23,223.02)	$9,627.75	($32,850.77)	$101,632.53	$115,533.00	($13,900.47)	$115,533.00
Total RESERVE INCOME	**($23,223.02)**	**$9,627.75**	**($32,850.77)**	**$101,632.53**	**$115,533.00**	**($13,900.47)**	**$115,533.00**
RESERVE EXPENSE							
Replacement Fund Expenses							
9000-00 Replacement Fund Expense	13,935.50	-	(13,935.50)	114,900.61	15,000.00	(99,900.61)	15,000.00
Total Replacement Fund Expenses	$13,935.50	$-	($13,935.50)	$114,900.61	$15,000.00	($99,900.61)	$15,000.00
Total RESERVE EXPENSE	**$13,935.50**	**$-**	**($13,935.50)**	**$114,900.61**	**$15,000.00**	**($99,900.61)**	**$15,000.00**
Net Reserve:	**($37,158.52)**	**$9,627.75**	**($46,786.27)**	**($13,268.08)**	**$100,533.00**	**($113,801.08)**	**$100,533.00**