



Balance Sheet - Operating

Boswell Ranch Estates Homeowner's Association, Inc.

End Date: 06/30/2024

Assets

Cash Operating

10-1050-00 VB-Oper-5958 \$114,571.28

Total Cash Operating: \$114,571.28

Current Assets

13-1310-00 Accounts Receivable 18,573.70

Total Current Assets: \$18,573.70

Total Assets: **\$133,144.98**

Liabilities & Equity

Current Liabilities

20-2010-00 Accounts Payable 80.00

20-2100-00 Prepaid Assessments 15,303.81

Total Current Liabilities: \$15,383.81

Equity

30-3000-00 Prior Year Equity - Operating 42,606.44

30-3400-00 Retained Earnings 67,552.90

Total Equity: \$110,159.34

Net Income Gain / Loss 7,601.83
\$7,601.83

Total Liabilities & Equity: **\$133,144.98**



Income Statement - Operating

Boswell Ranch Estates Homeowner's Association, Inc.

06/01/2024 to 06/30/2024

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
Income							
4010 Assessment Income	\$-	\$5,687.50	(\$5,687.50)	\$34,125.00	\$34,125.00	\$-	\$68,250.00
4060 Collection Fees	50.00	333.33	(283.33)	2,330.00	1,999.98	330.02	4,000.00
4080 Fines	225.00	-	225.00	975.00	-	975.00	-
4115 Interest - Collections	1.38	-	1.38	148.56	-	148.56	-
4118 Landscaping Self Help	-	-	-	354.23	-	354.23	-
4120 Late Fees	50.00	-	50.00	3,390.00	-	3,390.00	-
4125 Legal Fees	949.28	-	949.28	5,408.77	-	5,408.77	-
4160 NSF Charges	-	-	-	25.00	-	25.00	-
Total Income	\$1,275.66	\$6,020.83	(\$4,745.17)	\$46,756.56	\$36,124.98	\$10,631.58	\$72,250.00
Total OPERATING INCOME	\$1,275.66	\$6,020.83	(\$4,745.17)	\$46,756.56	\$36,124.98	\$10,631.58	\$72,250.00
OPERATING EXPENSE							
General & Administrative							
5510 Accounting Fees	170.00	85.00	(85.00)	595.00	510.00	(85.00)	1,020.00
5515 Administrative Supplies	261.30	133.33	(127.97)	875.23	799.98	(75.25)	1,600.00
5570 Bad Debt	-	41.67	41.67	-	250.02	250.02	500.00
5580 Bank Charges	-	2.92	2.92	-	17.52	17.52	35.00
5590 Collection Costs	220.00	333.33	113.33	2,660.00	1,999.98	(660.02)	4,000.00
5710 Holiday Decorations	-	83.33	83.33	59.54	499.98	440.44	1,000.00
5730 Legal Fees - Collections	836.09	625.00	(211.09)	5,641.48	3,750.00	(1,891.48)	7,500.00
5735 Legal Fees - General	-	41.67	41.67	-	250.02	250.02	500.00
5750 Management Fees	937.98	937.99	0.01	5,627.88	5,627.94	0.06	11,255.84
5755 Tax Preparation	-	40.83	40.83	365.00	244.98	(120.02)	490.00
5756 1099s	-	5.00	5.00	169.60	30.00	(139.60)	60.00
5771 Association Document Storage	50.00	25.00	(25.00)	175.00	150.00	(25.00)	300.00
5850 Postage & Delivery	733.19	250.00	(483.19)	1,553.93	1,500.00	(53.93)	3,000.00
5900 Social/Community Events	-	41.67	41.67	3,138.00	250.02	(2,887.98)	500.00
5930 Website	75.00	29.17	(45.83)	150.00	175.02	25.02	350.00
Total General & Administrative	\$3,283.56	\$2,675.91	(\$607.65)	\$21,010.66	\$16,055.46	(\$4,955.20)	\$32,110.84
Insurance & Taxes							
7310 Directors & Officers	-	179.88	179.88	2,235.00	1,079.28	(1,155.72)	2,158.55
7330 Liability Insurance	-	175.66	175.66	-	1,053.96	1,053.96	2,107.95
7385 TX Comm Property	-	168.48	168.48	2,225.00	1,010.88	(1,214.12)	2,021.70
7390 Umbrella Policy	-	74.20	74.20	-	445.20	445.20	890.39
7400 Workers Compensation	-	31.63	31.63	330.00	189.78	(140.22)	379.50
Total Insurance & Taxes	\$-	\$629.85	\$629.85	\$4,790.00	\$3,779.10	(\$1,010.90)	\$7,558.09
Landscaping							
6050 Irrigation Maintenance	173.20	119.21	(53.99)	4,933.50	715.26	(4,218.24)	1,430.46
6060 Landscape Contract	1,029.64	1,075.00	45.36	6,177.84	6,450.00	272.16	12,900.00
6070 Landscape Extras	-	583.33	583.33	-	3,499.98	3,499.98	7,000.00
6075 Landscape Improvements	-	208.33	208.33	-	1,249.98	1,249.98	2,500.00
Total Landscaping	\$1,202.84	\$1,985.87	\$783.03	\$11,111.34	\$11,915.22	\$803.88	\$23,830.46
Maintenance & Repairs							
6370 Electrical Repairs	-	41.67	41.67	-	250.02	250.02	500.00
6565 Maintenance & Repairs -General	750.00	296.72	(453.28)	750.00	1,780.32	1,030.32	3,560.61
6640 Playground Maintenance	-	182.50	182.50	-	1,095.00	1,095.00	2,190.00
Total Maintenance & Repairs	\$750.00	\$520.89	(\$229.11)	\$750.00	\$3,125.34	\$2,375.34	\$6,250.61
Utilities							
7010 Electricity	51.74	41.67	(10.07)	301.63	250.02	(51.61)	500.00
7150 Water	524.43	166.67	(357.76)	1,191.10	1,000.02	(191.08)	2,000.00
Total Utilities	\$576.17	\$208.34	(\$367.83)	\$1,492.73	\$1,250.04	(\$242.69)	\$2,500.00
Total OPERATING EXPENSE	\$5,812.57	\$6,020.86	\$208.29	\$39,154.73	\$36,125.16	(\$3,029.57)	\$72,250.00
Net Income:	(\$4,536.91)	(\$0.03)	(\$4,536.88)	\$7,601.83	(\$0.18)	\$7,602.01	\$0.00