



## Balance Sheet - Operating

Boswell Ranch Estates Homeowner's Association, Inc.

End Date: 09/30/2024

### Assets

#### Cash Operating

|            |              |              |
|------------|--------------|--------------|
| 10-1050-00 | VB-Oper-5958 | \$124,195.55 |
|------------|--------------|--------------|

|                       |                     |
|-----------------------|---------------------|
| Total Cash Operating: | <u>\$124,195.55</u> |
|-----------------------|---------------------|

#### Current Assets

|            |                     |           |
|------------|---------------------|-----------|
| 13-1310-00 | Accounts Receivable | 23,048.64 |
|------------|---------------------|-----------|

|                       |                    |
|-----------------------|--------------------|
| Total Current Assets: | <u>\$23,048.64</u> |
|-----------------------|--------------------|

|                      |                            |
|----------------------|----------------------------|
| <b>Total Assets:</b> | <b><u>\$147,244.19</u></b> |
|----------------------|----------------------------|

### Liabilities & Equity

#### Current Liabilities

|            |                     |          |
|------------|---------------------|----------|
| 20-2100-00 | Prepaid Assessments | 1,647.97 |
|------------|---------------------|----------|

|                            |                   |
|----------------------------|-------------------|
| Total Current Liabilities: | <u>\$1,647.97</u> |
|----------------------------|-------------------|

#### Equity

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

|            |                   |           |
|------------|-------------------|-----------|
| 30-3400-00 | Retained Earnings | 67,552.90 |
|------------|-------------------|-----------|

|               |                     |
|---------------|---------------------|
| Total Equity: | <u>\$110,159.34</u> |
|---------------|---------------------|

|  |                  |                    |
|--|------------------|--------------------|
|  | <u>35,436.88</u> | <u>\$35,436.88</u> |
|--|------------------|--------------------|

|  |                            |
|--|----------------------------|
| <b>Total Liabilities &amp; Equity:</b> | <b><u>\$147,244.19</u></b> |
|--|----------------------------|



# Income Statement - Operating

Boswell Ranch Estates Homeowner's Association, Inc.

09/01/2024 to 09/30/2024

| Description                               | Current Period      |                   |                     | Year-to-date       |                    |                     | Annual             |
|---|---------------------|-------------------|---------------------|--------------------|--------------------|---------------------|--------------------|
|   | Actual              | Budget            | Variance            | Actual             | Budget             | Variance            | Budget             |
| <b>OPERATING INCOME</b>                   |                     |                   |                     |                    |                    |                     |                    |
| <b>Income</b>                             |                     |                   |                     |                    |                    |                     |                    |
| 4010 Assessment Income                    | \$-                 | \$5,687.50        | (\$5,687.50)        | \$68,250.00        | \$51,187.50        | \$17,062.50         | \$68,250.00        |
| 4060 Collection Fees                      | 540.00              | 333.33            | 206.67              | 3,940.00           | 2,999.97           | 940.03              | 4,000.00           |
| 4080 Fines                                | 100.00              | -                 | 100.00              | 1,825.00           | -                  | 1,825.00            | -                  |
| 4115 Interest - Collections               | 37.04               | -                 | 37.04               | 256.26             | -                  | 256.26              | -                  |
| 4118 Landscaping Self Help                | -                   | -                 | -                   | 354.23             | -                  | 354.23              | -                  |
| 4120 Late Fees                            | 850.00              | -                 | 850.00              | 5,890.00           | -                  | 5,890.00            | -                  |
| 4125 Legal Fees                           | 25.00               | -                 | 25.00               | 5,872.53           | -                  | 5,872.53            | -                  |
| 4160 NSF Charges                          | -                   | -                 | -                   | 25.00              | -                  | 25.00               | -                  |
| <b>Total Income</b>                       | <b>\$1,552.04</b>   | <b>\$6,020.83</b> | <b>(\$4,468.79)</b> | <b>\$86,413.02</b> | <b>\$54,187.47</b> | <b>\$32,225.55</b>  | <b>\$72,250.00</b> |
| <b>Total OPERATING INCOME</b>             | <b>\$1,552.04</b>   | <b>\$6,020.83</b> | <b>(\$4,468.79)</b> | <b>\$86,413.02</b> | <b>\$54,187.47</b> | <b>\$32,225.55</b>  | <b>\$72,250.00</b> |
| <b>OPERATING EXPENSE</b>                  |                     |                   |                     |                    |                    |                     |                    |
| <b>General &amp; Administrative</b>       |                     |                   |                     |                    |                    |                     |                    |
| 5510 Accounting Fees                      | 85.00               | 85.00             | -                   | 850.00             | 765.00             | (85.00)             | 1,020.00           |
| 5515 Administrative Supplies              | 138.61              | 133.33            | (5.28)              | 1,281.17           | 1,199.97           | (81.20)             | 1,600.00           |
| 5570 Bad Debt                             | -                   | 41.67             | 41.67               | -                  | 375.03             | 375.03              | 500.00             |
| 5580 Bank Charges                         | -                   | 2.92              | 2.92                | -                  | 26.28              | 26.28               | 35.00              |
| 5590 Collection Costs                     | 555.00              | 333.33            | (221.67)            | 4,305.00           | 2,999.97           | (1,305.03)          | 4,000.00           |
| 5710 Holiday Decorations                  | -                   | 83.33             | 83.33               | 59.54              | 749.97             | 690.43              | 1,000.00           |
| 5730 Legal Fees - Collections             | 33.16               | 625.00            | 591.84              | 6,113.40           | 5,625.00           | (488.40)            | 7,500.00           |
| 5735 Legal Fees - General                 | -                   | 41.67             | 41.67               | -                  | 375.03             | 375.03              | 500.00             |
| 5750 Management Fees                      | 937.98              | 937.99            | 0.01                | 8,441.82           | 8,441.91           | 0.09                | 11,255.84          |
| 5755 Tax Preparation                      | -                   | 40.83             | 40.83               | 365.00             | 367.47             | 2.47                | 490.00             |
| 5756 1099s                                | -                   | 5.00              | 5.00                | 169.60             | 45.00              | (124.60)            | 60.00              |
| 5771 Association Document Storage         | 25.00               | 25.00             | -                   | 250.00             | 225.00             | (25.00)             | 300.00             |
| 5850 Postage & Delivery                   | 184.57              | 250.00            | 65.43               | 2,070.62           | 2,250.00           | 179.38              | 3,000.00           |
| 5900 Social/Community Events              | -                   | 41.67             | 41.67               | 3,138.00           | 375.03             | (2,762.97)          | 500.00             |
| 5930 Website                              | 75.00               | 29.17             | (45.83)             | 225.00             | 262.53             | 37.53               | 350.00             |
| <b>Total General &amp; Administrative</b> | <b>\$2,034.32</b>   | <b>\$2,675.91</b> | <b>\$641.59</b>     | <b>\$27,269.15</b> | <b>\$24,083.19</b> | <b>(\$3,185.96)</b> | <b>\$32,110.84</b> |
| <b>Insurance &amp; Taxes</b>              |                     |                   |                     |                    |                    |                     |                    |
| 7310 Directors & Officers                 | -                   | 179.88            | 179.88              | 2,235.00           | 1,618.92           | (616.08)            | 2,158.55           |
| 7330 Liability Insurance                  | -                   | 175.66            | 175.66              | -                  | 1,580.94           | 1,580.94            | 2,107.95           |
| 7385 TX Comm Property                     | -                   | 168.48            | 168.48              | 2,225.00           | 1,516.32           | (708.68)            | 2,021.70           |
| 7390 Umbrella Policy                      | -                   | 74.20             | 74.20               | -                  | 667.80             | 667.80              | 890.39             |
| 7400 Workers Compensation                 | -                   | 31.63             | 31.63               | 330.00             | 284.67             | (45.33)             | 379.50             |
| <b>Total Insurance &amp; Taxes</b>        | <b>\$-</b>          | <b>\$629.85</b>   | <b>\$629.85</b>     | <b>\$4,790.00</b>  | <b>\$5,668.65</b>  | <b>\$878.65</b>     | <b>\$7,558.09</b>  |
| <b>Landscaping</b>                        |                     |                   |                     |                    |                    |                     |                    |
| 6050 Irrigation Maintenance               | -                   | 119.21            | 119.21              | 5,214.95           | 1,072.89           | (4,142.06)          | 1,430.46           |
| 6060 Landscape Contract                   | 1,029.64            | 1,075.00          | 45.36               | 9,266.76           | 9,675.00           | 408.24              | 12,900.00          |
| 6070 Landscape Extras                     | 541.25              | 583.33            | 42.08               | 541.25             | 5,249.97           | 4,708.72            | 7,000.00           |
| 6075 Landscape Improvements               | -                   | 208.33            | 208.33              | -                  | 1,874.97           | 1,874.97            | 2,500.00           |
| <b>Total Landscaping</b>                  | <b>\$1,570.89</b>   | <b>\$1,985.87</b> | <b>\$414.98</b>     | <b>\$15,022.96</b> | <b>\$17,872.83</b> | <b>\$2,849.87</b>   | <b>\$23,830.46</b> |
| <b>Maintenance &amp; Repairs</b>          |                     |                   |                     |                    |                    |                     |                    |
| 6370 Electrical Repairs                   | -                   | 41.67             | 41.67               | -                  | 375.03             | 375.03              | 500.00             |
| 6565 Maintenance & Repairs -General       | -                   | 296.72            | 296.72              | 750.00             | 2,670.48           | 1,920.48            | 3,560.61           |
| 6640 Playground Maintenance               | -                   | 182.50            | 182.50              | 527.84             | 1,642.50           | 1,114.66            | 2,190.00           |
| <b>Total Maintenance &amp; Repairs</b>    | <b>\$-</b>          | <b>\$520.89</b>   | <b>\$520.89</b>     | <b>\$1,277.84</b>  | <b>\$4,688.01</b>  | <b>\$3,410.17</b>   | <b>\$6,250.61</b>  |
| <b>Utilities</b>                          |                     |                   |                     |                    |                    |                     |                    |
| 7010 Electricity                          | 55.48               | 41.67             | (13.81)             | 459.23             | 375.03             | (84.20)             | 500.00             |
| 7150 Water                                | -                   | 166.67            | 166.67              | 2,156.96           | 1,500.03           | (656.93)            | 2,000.00           |
| <b>Total Utilities</b>                    | <b>\$55.48</b>      | <b>\$208.34</b>   | <b>\$152.86</b>     | <b>\$2,616.19</b>  | <b>\$1,875.06</b>  | <b>(\$741.13)</b>   | <b>\$2,500.00</b>  |
| <b>Total OPERATING EXPENSE</b>            | <b>\$3,660.69</b>   | <b>\$6,020.86</b> | <b>\$2,360.17</b>   | <b>\$50,976.14</b> | <b>\$54,187.74</b> | <b>\$3,211.60</b>   | <b>\$72,250.00</b> |
| <b>Net Income:</b>                        | <b>(\$2,108.65)</b> | <b>(\$0.03)</b>   | <b>(\$2,108.62)</b> | <b>\$35,436.88</b> | <b>(\$0.27)</b>    | <b>\$35,437.15</b>  | <b>\$0.00</b>      |