Balance Sheet - Operating

Boswell Ranch Estates Homeowner's Association, Inc.

End Date: 09/30/2025

Assets			
Cash Operating			
10-1050-00	VB-Oper-5958	$143,918.41	
Total Cash Operating:			$143,918.41
Current Assets			
13-1310-00	Accounts Receivable	35,185.20	
Total Current Assets:			$35,185.20
Total Assets:			**$179,103.61**
Liabilities & Equity			
Current Liabilities			
20-2010-00	Accounts Payable	542.63	
20-2100-00	Prepaid Assessments	2,831.27	
Total Current Liabilities:			$3,373.90
Equity			
30-3000-00	Prior Year Equity - Operating	42,606.44	
30-3400-00	Retained Earnings	89,542.34	
Total Equity:			$132,148.78
	Net Income Gain / Loss	43,580.93	
			$43,580.93
Total Liabilities & Equity:			**$179,103.61**

Income Statement - Operating

Boswell Ranch Estates Homeowner's Association, Inc.

09/01/2025 to 09/30/2025

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							
4010 Assessment Income	$-	$-	$-	$68,500.00	$68,250.00	$250.00	$68,250.00
4060 Collection Fees	1,120.00	166.67	953.33	6,845.00	1,500.03	5,344.97	2,000.00
4080 Fines	400.00	-	400.00	2,500.00	-	2,500.00	-
4115 Interest - Collections	37.65	-	37.65	255.38	-	255.38	-
4120 Late Fees	875.00	-	875.00	5,500.00	-	5,500.00	-
4125 Legal Fees	1,923.92	-	1,923.92	3,790.92	-	3,790.92	-
4160 NSF Charges	-	-	-	25.00	-	25.00	-
Total Income	$4,356.57	$166.67	$4,189.90	$87,416.30	$69,750.03	$17,666.27	$70,250.00
Total OPERATING INCOME	**$4,356.57**	**$166.67**	**$4,189.90**	**$87,416.30**	**$69,750.03**	**$17,666.27**	**$70,250.00**
OPERATING EXPENSE							
General & Administrative							
5510 Accounting Fees	85.00	85.00	-	765.00	765.00	-	1,020.00
5515 Administrative Supplies	139.48	133.33	(6.15)	1,337.82	1,199.97	(137.85)	1,600.00
5570 Bad Debt	-	41.67	41.67	-	375.03	375.03	500.00
5590 Collection Costs	1,120.00	333.33	(786.67)	6,925.00	2,999.97	(3,925.03)	4,000.00
5710 Holiday Decorations	-	83.33	83.33	-	749.97	749.97	1,000.00
5730 Legal Fees - Collections	1,923.92	500.00	(1,423.92)	3,680.92	4,500.00	819.08	6,000.00
5735 Legal Fees - General	-	41.67	41.67	167.50	375.03	207.53	500.00
5750 Management Fees	966.00	966.00	-	8,694.00	8,694.00	-	11,592.00
5755 Tax Preparation	-	40.83	40.83	375.00	367.47	(7.53)	490.00
5756 1099s	-	16.67	16.67	193.95	150.03	(43.92)	200.00
5771 Association Document Storage	25.00	25.00	-	225.00	225.00	-	300.00
5850 Postage & Delivery	703.96	125.00	(578.96)	2,355.57	1,125.00	(1,230.57)	1,500.00
5900 Social/Community Events	-	125.00	125.00	299.00	1,125.00	826.00	1,500.00
5930 Website	100.00	29.17	(70.83)	275.00	262.53	(12.47)	350.00
Total General & Administrative	$5,063.36	$2,546.00	($2,517.36)	$25,293.76	$22,914.00	($2,379.76)	$30,552.00
Insurance & Taxes							
7310 Directors & Officers	-	223.50	223.50	2,235.00	2,011.50	(223.50)	2,682.00
7385 TX Comm Property	-	259.58	259.58	2,875.00	2,336.22	(538.78)	3,115.00
7390 Umbrella Policy	-	81.58	81.58	-	734.22	734.22	979.00
7400 Workers Compensation	-	-	-	330.00	-	(330.00)	-
Total Insurance & Taxes	$-	$564.66	$564.66	$5,440.00	$5,081.94	($358.06)	$6,776.00
Landscaping							
6050 Irrigation Maintenance	54.13	208.33	154.20	518.26	1,874.97	1,356.71	2,500.00
6060 Landscape Contract	1,050.26	1,096.50	46.24	8,402.08	9,868.50	1,466.42	13,158.00
6070 Landscape Extras	-	461.67	461.67	-	4,155.03	4,155.03	5,540.00
Total Landscaping	$1,104.39	$1,766.50	$662.11	$8,920.34	$15,898.50	$6,978.16	$21,198.00
Maintenance & Repairs							
6370 Electrical Repairs	-	41.67	41.67	-	375.03	375.03	500.00
6565 Maintenance & Repairs -General	-	291.67	291.67	-	2,625.03	2,625.03	3,500.00
6640 Playground Maintenance	-	393.67	393.67	425.00	3,543.03	3,118.03	4,724.00
Total Maintenance & Repairs	$-	$727.01	$727.01	$425.00	$6,543.09	$6,118.09	$8,724.00
Utilities							
7010 Electricity	-	41.67	41.67	240.06	375.03	134.97	500.00
7150 Water	140.44	208.33	67.89	1,505.96	1,874.97	369.01	2,500.00
Total Utilities	$140.44	$250.00	$109.56	$1,746.02	$2,250.00	$503.98	$3,000.00
Reserves							
9931 Landscaping	-	-	-	2,010.25	-	(2,010.25)	-
Total Reserves	$-	$-	$-	$2,010.25	$-	($2,010.25)	$-
Total OPERATING EXPENSE	**$6,308.19**	**$5,854.17**	**($454.02)**	**$43,835.37**	**$52,687.53**	**$8,852.16**	**$70,250.00**
Net Income:	**($1,951.62)**	**($5,687.50)**	**$3,735.88**	**$43,580.93**	**$17,062.50**	**$26,518.43**	**$0.00**