



Balance Sheet - Operating

Boswell Ranch Estates Homeowner's Association, Inc.

End Date: 12/31/2023

Assets

Cash Operating

10-1050-00	VB-Oper-5958	\$101,509.42
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Total Cash Operating:	\$101,509.42
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Current Assets

13-1310-00	Accounts Receivable	19,702.76
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Total Current Assets:	\$19,702.76
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Total Assets:	\$121,212.18
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Liabilities & Equity

Current Liabilities

20-2100-00	Prepaid Assessments	11,052.84
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Total Current Liabilities:	\$11,052.84
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Equity

30-3000-00	Prior Year Equity - Operating	42,606.44
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30-3400-00	Retained Earnings	52,051.38
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Total Equity:	\$94,657.82
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Net Income Gain / Loss	15,501.52	\$15,501.52
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Total Liabilities & Equity:	\$121,212.18
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Income Statement - Operating

Boswell Ranch Estates Homeowner's Association, Inc.

12/01/2023 to 12/31/2023

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010 Assessment Income	\$-	\$5,687.50	(\$5,687.50)	\$68,250.00	\$68,250.00	\$-	\$68,250.00
4040 Admin Fees	-	-	-	(10.00)	-	(10.00)	-
4050 Capital Contribution (CAP)	-	-	-	125.00	-	125.00	-
4060 Collection Fees	165.00	333.37	(168.37)	5,240.00	4,000.00	1,240.00	4,000.00
4080 Fines	-	-	-	1,650.00	-	1,650.00	-
4115 Interest - Collections	2.50	-	2.50	356.89	-	356.89	-
4120 Late Fees	65.00	-	65.00	7,827.00	-	7,827.00	-
4125 Legal Fees	25.00	-	25.00	10,772.73	-	10,772.73	-
4160 NSF Charges	-	-	-	50.00	-	50.00	-
Total Income	\$257.50	\$6,020.87	(\$5,763.37)	\$94,261.62	\$72,250.00	\$22,011.62	\$72,250.00
Total OPERATING INCOME	\$257.50	\$6,020.87	(\$5,763.37)	\$94,261.62	\$72,250.00	\$22,011.62	\$72,250.00
OPERATING EXPENSE							
General & Administrative							
5510 Accounting Fees	85.00	85.00	-	1,020.00	1,020.00	-	1,020.00
5515 Administrative Supplies	125.37	133.37	8.00	1,477.08	1,600.00	122.92	1,600.00
5570 Bad Debt	-	41.63	41.63	-	500.00	500.00	500.00
5580 Bank Charges	-	3.37	3.37	-	40.00	40.00	40.00
5590 Collection Costs	110.00	333.37	223.37	6,060.00	4,000.00	(2,060.00)	4,000.00
5710 Holiday Decorations	1,374.78	91.63	(1,283.15)	1,374.78	1,100.00	(274.78)	1,100.00
5730 Legal Fees - Collections	33.53	500.00	466.47	10,820.01	6,000.00	(4,820.01)	6,000.00
5735 Legal Fees - General	83.54	41.63	(41.91)	733.54	500.00	(233.54)	500.00
5750 Management Fees	950.00	910.63	(39.37)	11,400.00	10,928.00	(472.00)	10,928.00
5755 Tax Preparation	-	40.87	40.87	355.00	490.00	135.00	490.00
5756 1099s	-	-	-	55.88	-	(55.88)	-
5770 Meetings	-	16.63	16.63	-	200.00	200.00	200.00
5771 Association Document Storage	25.00	25.00	-	300.00	300.00	-	300.00
5850 Postage & Delivery	410.87	250.00	(160.87)	3,255.52	3,000.00	(255.52)	3,000.00
5900 Social/Community Events	-	41.63	41.63	531.25	500.00	(31.25)	500.00
5930 Website	75.00	29.13	(45.87)	410.90	350.00	(60.90)	350.00
Total General & Administrative	\$3,273.09	\$2,543.89	(\$729.20)	\$37,793.96	\$30,528.00	(\$7,265.96)	\$30,528.00
Insurance & Taxes							
7310 Directors & Officers	-	153.25	153.25	1,877.00	1,839.00	(38.00)	1,839.00
7330 Liability Insurance	(458.25)	-	458.25	1,374.75	-	(1,374.75)	-
7385 TX Comm Property	-	115.25	115.25	1,758.00	1,383.00	(375.00)	1,383.00
7390 Umbrella Policy	-	125.13	125.13	774.25	1,502.00	727.75	1,502.00
7400 Workers Compensation	-	27.50	27.50	330.00	330.00	-	330.00
Total Insurance & Taxes	(\$458.25)	\$421.13	\$879.38	\$6,114.00	\$5,054.00	(\$1,060.00)	\$5,054.00
Landscaping							
6050 Irrigation Maintenance	-	125.00	125.00	1,354.37	1,500.00	145.63	1,500.00
6060 Landscape Contract	1,007.18	1,075.00	67.82	12,892.62	12,900.00	7.38	12,900.00
6070 Landscape Extras	-	535.62	535.62	4,128.51	6,427.00	2,298.49	6,427.00
6075 Landscape Improvements	-	-	-	2,922.75	-	(2,922.75)	-
Total Landscaping	\$1,007.18	\$1,735.62	\$728.44	\$21,298.25	\$20,827.00	(\$471.25)	\$20,827.00
Maintenance & Repairs							
6370 Electrical Repairs	-	41.63	41.63	-	500.00	500.00	500.00
6420 Fences/Walls	-	-	-	789.95	-	(789.95)	-
6565 Maintenance & Repairs -General	-	125.00	125.00	5,252.68	1,500.00	(3,752.68)	1,500.00
6636 Pet Clean Up	-	10.00	10.00	-	120.00	120.00	120.00
6640 Playground Maintenance	-	105.88	105.88	3,498.97	1,271.00	(2,227.97)	1,271.00
Total Maintenance & Repairs	\$-	\$282.51	\$282.51	\$9,541.60	\$3,391.00	(\$6,150.60)	\$3,391.00
Utilities							
7010 Electricity	57.21	37.50	(19.71)	577.98	450.00	(127.98)	450.00
7150 Water	121.43	166.63	45.20	3,434.31	2,000.00	(1,434.31)	2,000.00
Total Utilities	\$178.64	\$204.13	\$25.49	\$4,012.29	\$2,450.00	(\$1,562.29)	\$2,450.00
Reserves							



Income Statement - Operating

Boswell Ranch Estates Homeowner's Association, Inc.

12/01/2023 to 12/31/2023

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9901 Transfer from Operating	\$-	\$833.37	\$833.37	\$-	\$10,000.00	\$10,000.00	\$10,000.00
Total Reserves	\$-	\$833.37	\$833.37	\$-	\$10,000.00	\$10,000.00	\$10,000.00
Total OPERATING EXPENSE	\$4,000.66	\$6,020.65	\$2,019.99	\$78,760.10	\$72,250.00	(\$6,510.10)	\$72,250.00
Net Income:	(\$3,743.16)	\$0.22	(\$3,743.38)	\$15,501.52	\$0.00	\$15,501.52	\$0.00