



## Balance Sheet - Operating

Boswell Ranch Estates Homeowner's Association, Inc.

End Date: 03/31/2024

### Assets

#### Cash Operating

|            |              |              |
|------------|--------------|--------------|
| 10-1050-00 | VB-Oper-5958 | \$114,437.68 |
|------------|--------------|--------------|

|                       |              |
|-----------------------|--------------|
| Total Cash Operating: | \$114,437.68 |
|-----------------------|--------------|

#### Current Assets

|            |                     |           |
|------------|---------------------|-----------|
| 13-1310-00 | Accounts Receivable | 24,822.19 |
|------------|---------------------|-----------|

|                       |             |
|-----------------------|-------------|
| Total Current Assets: | \$24,822.19 |
|-----------------------|-------------|

|                      |                     |
|----------------------|---------------------|
| <b>Total Assets:</b> | <b>\$139,259.87</b> |
|----------------------|---------------------|

### Liabilities & Equity

#### Current Liabilities

|            |                  |       |
|------------|------------------|-------|
| 20-2010-00 | Accounts Payable | 98.85 |
|------------|------------------|-------|

|            |                     |          |
|------------|---------------------|----------|
| 20-2100-00 | Prepaid Assessments | 3,253.85 |
|------------|---------------------|----------|

|                            |            |
|----------------------------|------------|
| Total Current Liabilities: | \$3,352.70 |
|----------------------------|------------|

#### 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 | 25,747.83 | \$25,747.83 |
|------------------------|-----------|-------------|

|                                        |                     |
|----------------------------------------|---------------------|
| <b>Total Liabilities &amp; Equity:</b> | <b>\$139,259.87</b> |
|----------------------------------------|---------------------|



# Income Statement - Operating

Boswell Ranch Estates Homeowner's Association, Inc.

03/01/2024 to 03/31/2024

| 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) | \$34,125.00  | \$17,062.50 | \$17,062.50  | \$68,250.00   |
| 4060 Collection Fees                | 635.00         | 333.33     | 301.67       | 1,710.00     | 999.99      | 710.01       | 4,000.00      |
| 4080 Fines                          | 250.00         | -          | 250.00       | 500.00       | -           | 500.00       | -             |
| 4115 Interest - Collections         | 35.91          | -          | 35.91        | 113.43       | -           | 113.43       | -             |
| 4118 Landscaping Self Help          | -              | -          | -            | 354.23       | -           | 354.23       | -             |
| 4120 Late Fees                      | 900.00         | -          | 900.00       | 2,625.00     | -           | 2,625.00     | -             |
| 4125 Legal Fees                     | 25.00          | -          | 25.00        | 1,456.22     | -           | 1,456.22     | -             |
| Total Income                        | \$1,845.91     | \$6,020.83 | (\$4,174.92) | \$40,883.88  | \$18,062.49 | \$22,821.39  | \$72,250.00   |
| Total OPERATING INCOME              | \$1,845.91     | \$6,020.83 | (\$4,174.92) | \$40,883.88  | \$18,062.49 | \$22,821.39  | \$72,250.00   |
| OPERATING EXPENSE                   |                |            |              |              |             |              |               |
| General & Administrative            |                |            |              |              |             |              |               |
| 5510 Accounting Fees                | 85.00          | 85.00      | -            | 255.00       | 255.00      | -            | 1,020.00      |
| 5515 Administrative Supplies        | 120.64         | 133.33     | 12.69        | 368.83       | 399.99      | 31.16        | 1,600.00      |
| 5570 Bad Debt                       | -              | 41.67      | 41.67        | -            | 125.01      | 125.01       | 500.00        |
| 5580 Bank Charges                   | -              | 2.92       | 2.92         | -            | 8.76        | 8.76         | 35.00         |
| 5590 Collection Costs               | 605.00         | 333.33     | (271.67)     | 1,870.00     | 999.99      | (870.01)     | 4,000.00      |
| 5710 Holiday Decorations            | -              | 83.33      | 83.33        | 59.54        | 249.99      | 190.45       | 1,000.00      |
| 5730 Legal Fees - Collections       | (130.21)       | 625.00     | 755.21       | 1,680.24     | 1,875.00    | 194.76       | 7,500.00      |
| 5735 Legal Fees - General           | -              | 41.67      | 41.67        | -            | 125.01      | 125.01       | 500.00        |
| 5750 Management Fees                | 937.98         | 937.99     | 0.01         | 2,813.94     | 2,813.97    | 0.03         | 11,255.84     |
| 5755 Tax Preparation                | 365.00         | 40.83      | (324.17)     | 365.00       | 122.49      | (242.51)     | 490.00        |
| 5756 1099s                          | -              | 5.00       | 5.00         | 169.60       | 15.00       | (154.60)     | 60.00         |
| 5771 Association Document Storage   | 25.00          | 25.00      | -            | 75.00        | 75.00       | -            | 300.00        |
| 5850 Postage & Delivery             | 178.42         | 250.00     | 71.58        | 377.42       | 750.00      | 372.58       | 3,000.00      |
| 5900 Social/Community Events        | 3,138.00       | 41.67      | (3,096.33)   | 3,138.00     | 125.01      | (3,012.99)   | 500.00        |
| 5930 Website                        | 75.00          | 29.17      | (45.83)      | 75.00        | 87.51       | 12.51        | 350.00        |
| Total General & Administrative      | \$5,399.83     | \$2,675.91 | (\$2,723.92) | \$11,247.57  | \$8,027.73  | (\$3,219.84) | \$32,110.84   |
| Insurance & Taxes                   |                |            |              |              |             |              |               |
| 7310 Directors & Officers           | -              | 179.88     | 179.88       | -            | 539.64      | 539.64       | 2,158.55      |
| 7330 Liability Insurance            | -              | 175.66     | 175.66       | -            | 526.98      | 526.98       | 2,107.95      |
| 7385 TX Comm Property               | -              | 168.48     | 168.48       | -            | 505.44      | 505.44       | 2,021.70      |
| 7390 Umbrella Policy                | -              | 74.20      | 74.20        | -            | 222.60      | 222.60       | 890.39        |
| 7400 Workers Compensation           | -              | 31.63      | 31.63        | 330.00       | 94.89       | (235.11)     | 379.50        |
| Total Insurance & Taxes             | \$-            | \$629.85   | \$629.85     | \$330.00     | \$1,889.55  | \$1,559.55   | \$7,558.09    |
| Landscaping                         |                |            |              |              |             |              |               |
| 6050 Irrigation Maintenance         | -              | 119.21     | 119.21       | -            | 357.63      | 357.63       | 1,430.46      |
| 6060 Landscape Contract             | 1,029.64       | 1,075.00   | 45.36        | 3,088.92     | 3,225.00    | 136.08       | 12,900.00     |
| 6070 Landscape Extras               | -              | 583.33     | 583.33       | -            | 1,749.99    | 1,749.99     | 7,000.00      |
| 6075 Landscape Improvements         | -              | 208.33     | 208.33       | -            | 624.99      | 624.99       | 2,500.00      |
| Total Landscaping                   | \$1,029.64     | \$1,985.87 | \$956.23     | \$3,088.92   | \$5,957.61  | \$2,868.69   | \$23,830.46   |
| Maintenance & Repairs               |                |            |              |              |             |              |               |
| 6370 Electrical Repairs             | -              | 41.67      | 41.67        | -            | 125.01      | 125.01       | 500.00        |
| 6565 Maintenance & Repairs -General | -              | 296.72     | 296.72       | -            | 890.16      | 890.16       | 3,560.61      |
| 6640 Playground Maintenance         | -              | 182.50     | 182.50       | -            | 547.50      | 547.50       | 2,190.00      |
| Total Maintenance & Repairs         | \$-            | \$520.89   | \$520.89     | \$-          | \$1,562.67  | \$1,562.67   | \$6,250.61    |
| Utilities                           |                |            |              |              |             |              |               |
| 7010 Electricity                    | 48.49          | 41.67      | (6.82)       | 158.15       | 125.01      | (33.14)      | 500.00        |
| 7150 Water                          | 98.85          | 166.67     | 67.82        | 311.41       | 500.01      | 188.60       | 2,000.00      |
| Total Utilities                     | \$147.34       | \$208.34   | \$61.00      | \$469.56     | \$625.02    | \$155.46     | \$2,500.00    |
| Total OPERATING EXPENSE             | \$6,576.81     | \$6,020.86 | (\$555.95)   | \$15,136.05  | \$18,062.58 | \$2,926.53   | \$72,250.00   |
| Net Income:                         | (\$4,730.90)   | (\$0.03)   | (\$4,730.87) | \$25,747.83  | (\$0.09)    | \$25,747.92  | \$0.00        |