

Balance Sheet - Comparative

Properties: Lancaster Community Association, Inc.** - ** , TX *

Accounting Basis: Accrual

	Balance As Of 10/31/2021	Balance As Of 9/30/2021	Change
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	184,727.10	243,395.70	(58,668.60)
Total Operating Cash Asset	<u>184,727.10</u>	<u>243,395.70</u>	<u>(58,668.60)</u>
Reserve Cash Asset			
Capital One Savings	211,923.27	211,923.27	0.00
Total Reserve Cash Asset	<u>211,923.27</u>	<u>211,923.27</u>	<u>0.00</u>
Total Cash	<u>396,650.37</u>	<u>455,318.97</u>	<u>(58,668.60)</u>
Accounts Receivable			
Accounts Receivable	165,879.47	163,659.52	2,219.95
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	<u>151,879.47</u>	<u>149,659.52</u>	<u>2,219.95</u>
Other Assets			
Prepaid Insurance	23,626.22	8,173.57	15,452.65
Prepaid Expenses	623.77	1,428.55	(804.78)
Total Other Assets	<u>24,249.99</u>	<u>9,602.12</u>	<u>14,647.87</u>
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	<u>591,790.85</u>	<u>633,591.63</u>	<u>(41,800.78)</u>
 LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	5,020.70	6,534.87	(1,514.17)
Prepaid Assessments	4,668.04	4,668.04	0.00
Accounts Payable Accrual	343.48	850.00	(506.52)
Unearned Assessment Income	96,666.66	144,999.99	(48,333.33)
Note Payable	244,237.70	247,056.57	(2,818.87)
Total Liabilities	<u>350,936.58</u>	<u>404,109.47</u>	<u>(53,172.89)</u>
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(723,522.00)	(708,092.66)	(15,429.34)
Total Operating Fund Equity	<u>(669,604.36)</u>	<u>(654,175.02)</u>	<u>(15,429.34)</u>
Replacement Reserve Fund			
PY Reserve Equity	206,580.00	206,580.00	0.00
CY Reserve Equity	5,000.00	5,000.00	0.00
Reserve Interest Income	343.27	343.27	0.00
Total Replacement Reserve Fund	<u>211,923.27</u>	<u>211,923.27</u>	<u>0.00</u>
Calculated Retained Earnings	175,676.56	148,875.11	26,801.45
Calculated Prior Years Retained Earnings	522,858.80	522,858.80	0.00
Total Capital	<u>240,854.27</u>	<u>229,482.16</u>	<u>11,372.11</u>
TOTAL LIABILITIES & CAPITAL	<u>591,790.85</u>	<u>633,591.63</u>	<u>(41,800.78)</u>

Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	10/1/2021 - 10/31/2021		1/1/2021 - 10/31/2021		Comparison \$ Variance
	Period Actual	Period Budget	Period \$ Variance	Comparison Budget	
Income					
Assessment Related Income					
Finance Charges	164.16	104.16	60.00	3,393.91	1,041.68
Late Fee	0.00	1,250.00	(1,250.00)	17,500.00	12,500.00
Assessments	48,333.33	48,333.33	0.00	483,333.34	483,333.34
Total Assessment Related Income	48,497.49	49,687.49	(1,190.00)	504,227.25	496,875.02
Compliance Income					
Deed Restriction Admin Fee	1,800.00	1,666.66	133.34	30,793.90	16,666.68
Deed Restriction Fine	0.00	166.66	(166.66)	510.00	1,666.68
Force Compliance	0.00	83.33	(83.33)	1,145.00	833.34
Force Mow	225.00	8.33	216.67	365.00	83.34
Total Compliance Income	2,025.00	1,924.98	100.02	32,813.90	19,250.04
Clubhouse Related Income					
COVID-19 Sanitize & Disinfect Fee	0.00	29.16	(29.16)	300.00	291.68
Hall Rental	1,300.00	500.00	800.00	13,255.00	5,000.00
Total Clubhouse Related Income	1,300.00	529.16	770.84	13,555.00	5,291.68
Administrative Income					
209 Certified Balance Demand Fee	0.00	83.33	(83.33)	2,246.90	833.34
NSF Fee Income	0.00	2.91	(2.91)	350.00	29.18
Payment Plan Administrative Fee	0.00	62.50	(62.50)	575.00	625.00
Pool Passes	0.00	208.33	(208.33)	5,080.00	2,083.34
209 Certified Balance Postage Demand Fee	6.90	83.33	(76.43)	1,669.56	833.34
Admin Fee Certified Mailing	0.00	25.00	(25.00)	0.00	250.00
Attorney Fee	0.00	2,500.00	(2,500.00)	0.00	25,000.00
Total Administrative Income	6.90	2,965.40	(2,958.50)	9,921.46	29,654.20
Other Income					
Bank Interest	0.00	125.00	(125.00)	0.00	1,250.00
Total Other Income	0.00	125.00	(125.00)	0.00	1,250.00
Resale Services					
Resale Certificate	2,600.00	208.33	2,391.67	34,475.00	2,083.34
Statement of Account	200.00	12.50	187.50	1,600.00	125.00
Transfer Fee	2,700.00	1,250.00	1,450.00	37,200.00	12,500.00
Refinance Fee	0.00	50.00	(50.00)	900.00	500.00
Total Resale Services	5,500.00	1,520.83	3,979.17	74,175.00	15,208.34
Total Budgeted Operating Income	57,329.39	56,752.86	576.53	634,692.61	567,529.28
Expense					
Administrative Expenses					
Bookkeeping Expense	0.00	0.00	0.00	2,550.00	0.00
Advertising	2,481.15	333.33	(2,147.82)	4,481.15	3,333.34
Bad Debt	0.00	833.33	833.33	6,163.24	8,333.34
CPA	0.00	250.00	250.00	6,070.00	2,500.00
Bank Fees	25.00	150.00	125.00	524.00	1,500.00
CC Merchant Services	150.21	200.00	49.79	1,530.16	2,000.00
Building Loan	964.02	3,782.91	2,818.89	9,929.84	37,829.18
Electronic Voting Service	0.00	106.25	106.25	1,465.00	1,062.50
Total Administrative Expenses	3,620.38	5,655.82	2,035.44	32,713.39	56,558.36
Legal Expenses					
Legal Fees Corporate	(15,658.58)	6,250.00	21,908.58	4,769.00	62,500.00
Secretary (State of Texas)	0.00	1.25	1.25	0.00	12.50
Legal Fees - Reimbursable	3,588.52	0.00	(3,588.52)	(1,023.20)	0.00
Total Legal Expenses	(12,070.06)	6,251.25	18,321.31	3,745.80	62,512.50
Office Expenses					
Postage Machine Contract	544.93	514.29	(30.64)	1,634.79	5,142.90
Tax-Postage Machine	0.00	10.40	10.40	383.05	104.01
Total Budgeted Operating Income	45,259.33	62,964.11	17,704.78	638,437.41	629,641.78

Mall Finance-Funds for Postage Machine	500.00	1,160.66	660.66	5,648.29	11,606.68	5,958.39
Folding Machine Contract	433.76	433.83	0.07	3,903.84	4,338.34	434.50
E-Certify	197.57	197.57	0.00	1,580.59	1,975.74	395.15
Emails for Lancaster	0.00	47.91	47.91	77.81	479.18	401.37
Software for Lancaster	1,589.28	1,573.41	(15.87)	15,933.94	15,734.18	(199.76)
IT	257.41	40.00	(217.41)	617.41	400.00	(217.41)
Website	21.31	126.91	105.60	85.22	1,269.18	1,183.96
Office Supplies	298.35	66.66	(231.69)	2,152.83	666.68	(1,486.15)
Printer Monthly Contract Service	41.06	52.83	11.77	452.68	528.34	75.66
Printer Contract	141.84	141.91	0.07	1,467.93	1,419.18	(48.75)
Total Office Expenses	4,025.51	4,366.38	340.87	33,938.38	43,664.41	9,725.03
Payroll and Staffing						
Payroll Admin Services	219.38	152.91	(66.47)	1,823.69	1,529.18	(294.51)
Payroll Service Fee	0.00	8.58	8.58	52.22	85.84	33.62
Employee Payroll Tax	0.00	458.33	458.33	0.00	4,583.34	4,583.34
Employer Payroll Tax	437.93	350.00	(87.93)	4,727.53	3,500.00	(1,227.53)
Texas Workforce	0.00	11.87	11.87	73.76	118.70	44.94
Federal Unemployment Tax	0.00	7.38	7.38	0.00	73.85	73.85
US Treasury/Payroll Tax	0.00	333.33	333.33	0.00	3,333.34	3,333.34
Benefits	808.29	790.25	(18.04)	7,866.51	7,902.59	36.08
Community Assistant	2,340.00	2,056.66	(283.34)	25,798.00	20,566.68	(5,231.32)
Community Manager	3,384.62	3,666.66	282.04	36,000.06	36,666.68	666.62
Training	0.00	33.33	33.33	570.56	333.34	(237.22)
Year End Bonus	0.00	41.66	41.66	0.00	416.68	416.68
Total P payroll and Staffing	7,190.22	7,910.66	720.74	76,912.33	79,110.22	2,197.89
Insurance						
Auto Insurance Policy	(1,770.80)	0.00	1,770.80	447.20	0.00	(447.20)
Insurance	3,637.15	2,352.24	(1,284.91)	19,673.03	23,522.47	3,849.44
Total Insurance	1,866.35	2,352.24	485.89	20,120.23	23,522.47	3,402.24
Community Events						
Breakfast With Santa	200.00	166.66	(33.34)	200.00	1,666.68	1,466.68
National Night Out	431.25	333.33	(97.92)	933.10	3,333.34	2,400.24
Total Community Events	631.25	499.99	(131.26)	1,133.10	5,000.02	3,866.92
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	0.00	208.33	208.33	4,322.03	2,083.34	(2,238.69)
Cleaning Supplies	63.79	125.00	61.21	684.71	1,250.00	565.29
Cleaning Service	584.55	353.58	(230.97)	5,477.45	3,535.84	(1,941.61)
COVID-19-Disinfect & Sanitize	0.00	29.16	29.16	146.40	291.68	145.28
Suppliers-Janitorial Services	0.00	45.83	45.83	489.36	458.34	(31.02)
Pest Control for Building	151.56	62.50	(89.06)	1,383.45	625.00	(758.45)
Building Maintenance & Supplies	0.00	125.00	125.00	47.53	1,250.00	1,202.47
Contractors-Electrical	190.00	625.00	435.00	190.00	6,250.00	6,060.00
Trash Disposal	119.08	0.00	(119.08)	779.07	0.00	(779.07)
Total Clubhouse Expenses	1,108.98	1,574.40	465.42	13,520.00	15,744.20	2,224.20
Common Area Repairs and Maintenance						
Repairs to common area	0.00	208.33	208.33	972.00	2,083.34	1,111.34
Upgrades to common area	0.00	208.33	208.33	1,895.74	2,083.34	387.60
Address Art	0.00	1,058.33	1,058.33	12,565.00	10,583.34	(1,981.66)
Holiday Decor Install and take down	0.00	75.00	75.00	179.08	750.00	570.92
River Pines Park	0.00	375.00	375.00	3,000.00	3,750.00	750.00
Mosquito Spray Service	795.64	639.83	(155.81)	4,634.20	6,398.34	1,764.14
Landscaping	6,711.50	6,711.50	0.00	68,141.31	67,115.00	(1,026.31)
Sprinklers	0.00	166.66	166.66	1,817.00	1,666.68	(150.32)
Force Mows to Community	225.00	16.66	(208.34)	280.00	166.68	(113.32)
Force Compliance	0.00	125.00	125.00	1,250.00	1,250.00	0.00
Capital Improvement	0.00	416.66	416.66	5,000.00	4,166.68	(833.32)
Total Common Area Repairs and Maintenance	7,732.14	10,001.30	2,269.16	99,534.33	100,013.40	479.07
Pool Expenses						
911 Phone	44.65	44.65	0.00	446.50	446.54	0.04
Pool Maintenance and Repairs	0.00	208.33	208.33	5,842.06	2,083.34	(3,558.72)
Pool Management Contract	1,082.50	2,500.00	1,417.50	36,531.54	25,000.00	(11,531.54)
Total Pool Expenses	1,127.15	2,752.98	1,625.83	42,620.10	27,529.88	(15,090.22)

Security												
Alarm Permit	0.00	0.83	0.83	10.00	8.34							(1.66)
Alarm System	45.41	45.41	0.00	454.10	454.18							0.08
Security System	2,563.36	2,990.66	427.30	26,025.36	29,906.68							3,881.32
Security Cameras	2,192.06	3,083.33	891.27	32,002.14	30,833.34							(1,168.80)
Total Security	4,800.83	6,120.23	1,319.40	58,491.60	61,202.54							2,710.94
Taxes												
Property Tax	0.00	41.00	41.00	316.10	410.00							93.90
School Tax	0.00	15.83	15.83	29.93	158.34							128.41
MUD Tax	0.00	9.16	9.16	20.97	91.68							70.71
Federal Taxes	0.00	0.00	0.00	209.23	0.00							(209.23)
Total Taxes	0.00	65.99	65.99	576.23	660.02							83.79
Equipment Maintenance and Repairs												
Vehicle Maintenance	0.00	83.33	83.33	1,508.98	833.34							(675.64)
Vehicle Oil Changes	0.00	3.18	3.18	0.00	31.87							31.87
Fuel	22.80	54.16	31.36	507.23	541.68							34.45
Vehicle Inspection Sticker	0.00	2.12	2.12	0.00	21.26							21.26
Vehicle Registration Sticker	0.00	6.27	6.27	0.00	62.71							62.71
Total Equipment Maintenance and Repairs	22.80	149.06	126.26	2,016.21	1,490.86							(525.35)
Utilities												
Internet Services	559.97	348.23	(211.74)	3,723.67	3,482.34							(241.33)
Phone Service	133.13	118.75	(14.38)	1,300.95	1,187.50							(113.45)
Cell Phone	81.85	80.83	(1.02)	811.96	808.34							(3.62)
Gas	26.59	41.91	15.32	461.63	419.18							(42.45)
Electric	8,301.20	5,666.66	(2,634.54)	56,444.74	56,666.68							221.94
Water & Sewer	1,369.65	1,203.75	(165.90)	10,951.40	12,037.50							1,086.10
Total Utilities	10,472.39	7,460.13	(3,012.26)	73,694.35	74,601.54							907.19
Total Budgeted Operating Expense	30,527.94	55,160.73	24,632.79	459,016.05	551,610.42							92,594.37
Total Budgeted Operating Income	57,329.39	56,752.86	576.53	634,692.61	567,529.28							67,163.33
Total Budgeted Operating Expense	30,527.94	55,160.73	24,632.79	459,016.05	551,610.42							92,594.37
NOI - Net Operating Income	26,801.45	1,592.13	25,209.32	175,676.56	15,918.86							159,757.70