

Balance Sheet - Comparative

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

As of: 09/31/2021

Accounting Basis: Accrual

	Balance As Of 9/30/2021	Balance As Of 8/31/2021	Change
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	243,395.70	291,306.44	(47,910.74)
Total Operating Cash Asset	<u>243,395.70</u>	<u>291,306.44</u>	<u>(47,910.74)</u>
Reserve Cash Asset			
Capital One Savings	211,923.27	206,871.08	5,052.19
Total Reserve Cash Asset	<u>211,923.27</u>	<u>206,871.08</u>	<u>5,052.19</u>
Total Cash	<u>455,318.97</u>	<u>498,177.52</u>	<u>(42,858.55)</u>
Accounts Receivable			
Accounts Receivable	163,659.52	154,378.13	9,281.39
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	<u>149,659.52</u>	<u>140,378.13</u>	<u>9,281.39</u>
Other Assets			
Prepaid Insurance	8,173.57	2,804.94	5,368.63
Prepaid Expenses	1,428.55	523.06	905.49
Total Other Assets	<u>9,602.12</u>	<u>3,328.00</u>	<u>6,274.12</u>
Fixed Assets	19,011.02	0.00	19,011.02
TOTAL ASSETS	<u>633,591.63</u>	<u>641,883.65</u>	<u>(8,292.02)</u>
 LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	6,534.87	6,052.59	482.28
Prepaid Assessments	4,668.04	1,613.48	3,054.56
Accounts Payable Accrual	850.00	7.46	842.54
Unearned Assessment Income	144,999.99	193,333.32	(48,333.33)
Note Payable	247,056.57	249,895.79	(2,839.22)
Total Liabilities	<u>404,109.47</u>	<u>450,902.64</u>	<u>(46,793.17)</u>
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(708,092.66)	(728,585.61)	20,492.95
Total Operating Fund Equity	<u>(654,175.02)</u>	<u>(674,667.97)</u>	<u>20,492.95</u>
Replacement Reserve Fund			
PY Reserve Equity	206,580.00	206,580.00	0.00
CY Reserve Equity	5,000.00	0.00	5,000.00
Reserve Interest Income	343.27	291.08	52.19
Total Replacement Reserve Fund	<u>211,923.27</u>	<u>206,871.08</u>	<u>5,052.19</u>
Calculated Retained Earnings	148,875.11	135,919.10	12,956.01
Calculated Prior Years Retained Earnings	522,858.80	522,858.80	0.00
Total Capital	<u>229,482.16</u>	<u>190,981.01</u>	<u>38,501.15</u>
TOTAL LIABILITIES & CAPITAL	<u>633,591.63</u>	<u>641,883.65</u>	<u>(8,292.02)</u>

Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	9/1/2021 - 9/30/2021			1/1/2021 - 9/30/2021		
	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Income						
Assessment Related Income						
Finance Charges	157.93	104.16	53.77	3,229.75	937.52	2,292.23
Late Fee	0.00	1,250.00	(1,250.00)	17,500.00	11,250.00	6,250.00
Assessments	48,333.33	48,333.33	0.00	435,000.01	435,000.01	0.00
Total Assessment Related Income	48,491.26	49,687.49	(1,196.23)	455,729.76	447,187.53	8,542.23
Compliance Income						
Deed Restriction Admin Fee	2,025.00	1,666.66	358.34	28,993.90	15,000.02	13,993.88
Deed Restriction Fine	0.00	166.66	(166.66)	510.00	1,500.02	(990.02)
Force Compliance	0.00	83.33	(83.33)	1,145.00	750.01	394.99
Force Mow	0.00	8.33	(8.33)	140.00	75.01	64.99
Total Compliance Income	2,025.00	1,924.98	100.02	30,788.90	17,325.06	13,463.84
Clubhouse Related Income						
COVID-19 Sanitize & Disinfect Fee	0.00	29.16	(29.16)	300.00	262.52	37.48
Hall Rental	800.00	500.00	300.00	11,955.00	4,500.00	7,455.00
Total Clubhouse Related Income	800.00	529.16	270.84	12,255.00	4,762.52	7,492.48
Administrative Income						
209 Certified Balance Demand Fee	0.00	83.33	(83.33)	2,246.90	750.01	1,496.89
NSF Fee Income	0.00	2.91	(2.91)	350.00	26.27	323.73
Payment Plan Administrative Fee	0.00	62.50	(62.50)	575.00	562.50	12.50
Pool Passes	0.00	208.33	(208.33)	5,080.00	1,875.01	3,204.99
209 Certified Balance Postage Demand Fee	0.00	83.33	(83.33)	1,662.66	750.01	912.65
Admin Fee Certified Mailing	0.00	25.00	(25.00)	0.00	225.00	(225.00)
Attorney Fee	0.00	2,500.00	(2,500.00)	0.00	22,500.00	(22,500.00)
Total Administrative Income	0.00	2,965.40	(2,965.40)	9,914.56	26,688.80	(16,774.24)
Other Income						
Bank Interest	0.00	125.00	(125.00)	0.00	1,125.00	(1,125.00)
Total Other Income	0.00	125.00	(125.00)	0.00	1,125.00	(1,125.00)
Resale Services						
Resale Certificate	3,900.00	208.33	3,691.67	31,875.00	1,875.01	29,999.99
Statement of Account	200.00	12.50	187.50	1,400.00	112.50	1,287.50
Transfer Fee	3,000.00	1,250.00	1,750.00	34,500.00	11,250.00	23,250.00
Refinance Fee	0.00	50.00	(50.00)	900.00	450.00	450.00
Total Resale Services	7,100.00	1,520.83	5,579.17	68,675.00	13,687.51	54,987.49
Total Budgeted Operating Income	58,416.26	56,752.86	1,663.40	577,363.22	510,776.42	66,586.80
Expense						
Administrative Expenses						
Bookkeeping Expense	850.00	0.00	(850.00)	2,550.00	0.00	(2,550.00)
Advertising	2,000.00	333.33	(1,666.67)	2,000.00	3,000.01	1,000.01
Bad Debt	1,246.80	833.33	(413.47)	6,163.24	7,500.01	1,336.77
CPA	0.00	250.00	(250.00)	6,070.00	2,250.00	(3,820.00)
Bank Fees	25.00	150.00	(125.00)	499.00	1,350.00	851.00
CC Merchant Services	154.05	200.00	(45.95)	1,379.95	1,800.00	420.05
Building Loan	943.67	3,782.91	(2,839.24)	8,965.82	34,046.27	25,080.45
Electronic Voting Service	1,315.00	106.25	(1,208.75)	1,465.00	956.25	(508.75)
Total Administrative Expenses	6,534.52	5,655.82	(878.70)	29,093.01	50,902.54	21,809.53
Legal Expenses						
Legal Fees Corporate	716.46	6,250.00	(5,533.54)	20,427.58	56,250.00	35,822.42
Secretary (State of Texas)	0.00	1.25	(1.25)	0.00	11.25	11.25
Legal Fees - Reimbursable	(3,318.53)	0.00	3,318.53	(4,611.72)	0.00	4,611.72
Total Legal Expenses	(2,602.07)	6,251.25	8,853.32	15,815.86	56,261.25	40,445.39
Office Expenses						
Postage Machine Contract	0.00	514.29	(514.29)	1,089.86	4,628.61	3,538.75

Tax-Postage Machine	0.00	10.40	10.40	383.05	93.61	(289.44)
Mall Finance-Funds for Postage Machine	500.00	1,160.66	660.66	5,148.29	10,446.02	5,297.73
Folding Machine Contract	433.76	433.83	0.07	3,470.08	3,904.51	434.43
E-Certify	197.58	197.57	(0.01)	1,383.02	1,778.17	395.15
Emails for Lancaster	0.00	47.91	47.91	77.81	431.27	353.46
Software for Lancaster	1,589.28	1,573.41	(15.87)	14,344.66	14,160.77	(183.89)
IT	40.00	40.00	0.00	360.00	360.00	0.00
Website	(447.51)	126.91	574.42	63.91	1,142.27	1,078.36
Office Supplies	1,118.96	66.66	(1,052.30)	1,854.48	600.02	(1,254.46)
Printer Monthly Contract Service	56.51	52.83	(3.68)	411.62	475.51	63.89
Printer Contract	141.84	141.91	0.07	1,326.09	1,277.27	(48.82)
Total Office Expenses	3,630.42	4,366.38	736.96	29,912.87	39,298.03	9,385.16
Payroll and Staffing						
Payroll Admin Services	337.84	152.91	(184.93)	1,604.31	1,376.27	(228.04)
Payroll Service Fee	(7.46)	8.58	16.04	52.22	77.26	25.04
Employee Payroll Tax	(5,349.78)	458.33	5,808.11	0.00	4,125.01	4,125.01
Employer Payroll Tax	1,342.24	350.00	(992.24)	4,289.60	3,150.00	(1,139.60)
Texas Workforce	0.00	11.87	11.87	73.76	106.83	33.07
Federal Unemployment Tax	0.00	7.38	7.38	0.00	66.47	66.47
US Treasury/Payroll Tax	(1,233.58)	333.33	1,566.91	0.00	3,000.01	3,000.01
Benefits	808.29	790.26	(18.03)	7,058.22	7,112.34	54.12
Community Assistant	5,766.86	2,056.66	(3,710.20)	23,458.00	18,510.02	(4,947.98)
Community Manager	7,001.66	3,666.66	(3,335.00)	32,615.44	33,000.02	384.58
Training	0.00	33.33	33.33	570.56	300.01	(270.55)
Year End Bonus	0.00	41.66	41.66	0.00	375.02	375.02
Total Payroll and Staffing	8,666.07	7,910.97	(755.10)	69,722.11	71,199.26	1,477.15
Insurance						
Auto Insurance Policy	0.00	0.00	0.00	2,218.00	0.00	(2,218.00)
Insurance	828.18	2,352.24	1,524.06	16,035.88	21,170.23	5,134.35
Total Insurance	828.18	2,352.24	1,524.06	18,253.88	21,170.23	2,916.35
Community Events						
Breakfast With Santa	0.00	166.66	166.66	0.00	1,500.02	1,500.02
National Night Out	79.01	333.33	254.32	501.85	3,000.01	2,498.16
Total Community Events	79.01	499.99	420.98	501.85	4,500.03	3,998.18
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	275.00	208.33	(66.67)	4,322.03	1,875.01	(2,447.02)
Cleaning Supplies	223.58	125.00	(98.58)	620.92	1,125.00	504.08
Cleaning Service	714.45	353.58	(360.87)	4,892.90	3,182.26	(1,710.64)
COVID-19-Disinfect & Sanitize	0.00	29.16	29.16	146.40	262.52	116.12
Supplies-Janitorial Services	0.00	45.83	45.83	489.36	412.51	(76.85)
Pest Control for Building	791.32	62.50	(728.82)	1,231.89	562.50	(669.39)
Building Maintenance & Supplies	22.17	125.00	102.83	47.53	1,125.00	1,077.47
Contractors-Electrical	0.00	625.00	625.00	0.00	5,625.00	5,625.00
Trash Disposal	119.08	0.00	(119.08)	659.99	0.00	(659.99)
Total Clubhouse Expenses	2,145.60	1,574.40	(571.20)	12,411.02	14,169.80	1,758.78
Common Area Repairs and Maintenance						
Repairs to common area	550.00	208.33	(341.67)	972.00	1,875.01	903.01
Upgrades to common area	0.00	208.33	208.33	1,895.74	1,875.01	179.27
Address Art	0.00	1,058.33	1,058.33	12,565.00	9,525.01	(3,039.99)
Holiday Decor Install and take down	0.00	75.00	75.00	179.08	675.00	495.92
River Pines Park	0.00	375.00	375.00	3,000.00	3,375.00	375.00
Mosquito Spray Service	639.76	639.83	0.07	3,838.56	5,758.51	1,919.95
Landscaping	6,711.50	6,711.50	0.00	61,429.81	60,403.50	(1,026.31)
Sprinklers	0.00	166.66	166.66	1,817.00	1,500.02	(316.98)
Force Mows to Community	0.00	16.66	16.66	55.00	150.02	95.02
Force Compliance	0.00	125.00	125.00	1,250.00	1,125.00	(125.00)
Capital Improvement	5,000.00	416.66	(4,583.34)	5,000.00	3,750.02	(1,249.98)
Total Common Area Repairs and Maintenance	12,901.26	10,001.30	(2,899.96)	91,802.19	90,012.10	(1,790.09)
Pool Expenses						
911 Phone	44.85	44.65	0.00	401.85	401.89	0.04
Pool Maintenance and Repairs	75.75	208.33	132.58	5,642.06	1,875.01	(3,767.05)
Pool Management Contract	1,847.25	2,500.00	652.75	35,449.04	22,500.00	(12,949.04)
Total Pool Expenses	1,967.85	2,752.98	785.33	41,492.95	24,776.90	(16,716.05)

