

Balance Sheet - Comparative

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

Accounting Basis: Accrual

	Balance As Of 01/31/2021	Balance As Of 12/31/2021	Change
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	667,032.70	551,755.23	115,277.47
Total Operating Cash Asset	667,032.70	551,755.23	115,277.47
Reserve Cash Asset			
Capital One Savings	211,976.69	211,976.69	0.00
Total Reserve Cash Asset	211,976.69	211,976.69	0.00
Total Cash	879,009.39	763,731.92	115,277.47
Accounts Receivable			
Accounts Receivable	237,339.96	159,440.32	77,899.64
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	223,339.96	145,440.32	77,899.64
Other Assets			
Prepaid Insurance	16,257.86	18,713.98	(2,456.12)
Prepaid Expenses	2,374.13	1,951.79	422.34
Total Other Assets	18,631.99	20,665.77	(2,033.78)
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	1,139,992.36	948,849.03	191,143.33
 LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	12,479.80	21,268.12	(8,788.32)
Prepaid Assessments	1,080.12	11,749.18	(10,669.06)
Manual Prepaid Assessments	0.00	408,507.67	(408,507.67)
Unearned Assessment Income	572,047.74	0.00	572,047.74
Deferred Assessment	0.00	(685.96)	685.96
Due To Reserve Fund	3,333.33	0.00	3,333.33
Note Payable	235,684.45	238,536.39	(2,851.94)
Total Liabilities	824,625.44	679,375.40	145,250.04
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(708,261.97)	(735,234.52)	26,972.55
Total Operating Fund Equity	(654,344.33)	(681,316.88)	26,972.55
Replacement Reserve Fund			
PY Reserve Equity	211,976.69	206,580.00	5,396.69
CY Reserve Equity	3,333.33	5,000.00	(1,666.67)
Reserve Interest Income	0.00	396.69	(396.69)
Due To/From Operating Fund	(3,333.33)	0.00	(3,333.33)
Total Replacement Reserve Fund	211,976.69	211,976.69	0.00
Calculated Retained Earnings	18,920.74	215,955.02	(197,034.28)
Calculated Prior Years Retained Earnings	738,813.82	522,858.80	215,955.02
Total Capital	315,366.92	269,473.63	45,893.29
TOTAL LIABILITIES & CAPITAL	1,139,992.36	948,849.03	191,143.33

Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	01/1/2022 - 01/31/2022			1/1/2022 - 01/31/2022		
	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Income						
Assessment Related Income						
Finance Charges	91.53	104.17	(12.64)	91.53	104.17	(12.64)
Late Fee	0.00	1,250.00	(1,250.00)	0.00	1,250.00	(1,250.00)
Assessments	52,004.37	51,732.84	271.53	52,004.37	51,732.84	271.53
Total Assessment Related Income	52,095.90	53,087.01	(991.11)	52,095.90	53,087.01	(991.11)
Compliance Income						
Deed Restriction Admin Fee	825.00	2,000.00	(1,175.00)	825.00	2,000.00	(1,175.00)
Total Compliance Income	825.00	2,000.00	(1,175.00)	825.00	2,000.00	(1,175.00)
Clubhouse Related Income						
Hall Rental	450.00	750.00	(300.00)	450.00	750.00	(300.00)
Total Clubhouse Related Income	450.00	750.00	(300.00)	450.00	750.00	(300.00)
Administrative Income						
209 Certified Balance Demand Fee	0.00	83.34	(83.34)	0.00	83.34	(83.34)
NSF Charge	(105.00)	0.00	(105.00)	(105.00)	0.00	(105.00)
NSF Fee Income	175.00	2.92	172.08	175.00	2.92	172.08
Payment Plan Administrative Fee	250.00	62.50	187.50	250.00	62.50	187.50
Collection Administration Fee	0.00	291.67	(291.67)	0.00	291.67	(291.67)
Pool Passes	0.00	333.34	(333.34)	0.00	333.34	(333.34)
209 Certified Balance Postage Demand Fee	0.00	83.34	(83.34)	0.00	83.34	(83.34)
Admin Fee Certified Mailing	0.00	25.00	(25.00)	0.00	25.00	(25.00)
Attorney Fee	0.00	2,500.00	(2,500.00)	0.00	2,500.00	(2,500.00)
Total Administrative Income	320.00	3,382.11	(3,062.11)	320.00	3,382.11	(3,062.11)
Resale Services						
Resale Services	4,350.00	2,916.67	1,433.33	4,350.00	2,916.67	1,433.33
Total Resale Services	4,350.00	2,916.67	1,433.33	4,350.00	2,916.67	1,433.33
Total Budgeted Operating Income	58,040.90	62,135.79	(4,094.89)	58,040.90	62,135.79	(4,094.89)
Expense						
Administrative Expenses						
Bookkeeping Expense	850.00	850.00	0.00	850.00	850.00	0.00
Advertising	0.00	291.67	291.67	0.00	291.67	291.67
Bad Debt	734.05	833.34	99.29	734.05	833.34	99.29
CPA	0.00	505.84	505.84	0.00	505.84	505.84
Bank Fees	25.00	83.34	58.34	25.00	83.34	58.34
CC Merchant Services	111.49	200.00	88.51	111.49	200.00	88.51
Building Loan	930.95	3,782.92	2,851.97	930.95	3,782.92	2,851.97
Electronic Voting Service	100.00	125.00	25.00	100.00	125.00	25.00
Total Administrative Expenses	2,751.49	6,672.11	3,920.62	2,751.49	6,672.11	3,920.62
Legal Expenses						
Legal Fees Corporate	125.00	4,166.67	4,041.67	125.00	4,166.67	4,041.67
Legal Fees - Reimbursable	(2,748.33)	0.00	2,748.33	(2,748.33)	0.00	2,748.33
Total Legal Expenses	(2,623.33)	4,166.67	6,790.00	(2,623.33)	4,166.67	6,790.00
Office Expenses						
Postage and Delivery	223.93	1,041.67	817.74	223.93	1,041.67	817.74
Software for Lancaster	1,793.98	1,572.00	(221.98)	1,793.98	1,572.00	(221.98)

IT, Web, and Computer	41.31	168.34	127.03	41.31	168.34	127.03
Office Supplies	0.00	166.67	166.67	0.00	166.67	166.67
Office Equipment Contracts	701.52	933.17	231.65	701.52	933.17	231.65
Printer Monthly Contract Service	73.88	73.92	0.04	73.88	73.92	0.04
Total Office Expenses	2,834.62	3,955.77	1,121.15	2,834.62	3,955.77	1,121.15
Payroll and Staffing						
Staff Payroll	4,497.63	7,143.34	2,645.71	4,497.63	7,143.34	2,645.71
Benefits	808.29	808.25	(0.04)	808.29	808.25	(0.04)
Training	652.89	54.17	(598.72)	652.89	54.17	(598.72)
Total Payroll and Staffing	5,958.81	8,005.76	2,046.95	5,958.81	8,005.76	2,046.95
Insurance						
Auto Insurance Policy	223.58	190.42	(33.16)	223.58	190.42	(33.16)
Insurance	2,232.54	1,659.09	(573.45)	2,232.54	1,659.09	(573.45)
Total Insurance	2,456.12	1,849.51	(606.61)	2,456.12	1,849.51	(606.61)
Community Events						
Community Events	0.00	500.00	500.00	0.00	500.00	500.00
Total Community Events	0.00	500.00	500.00	0.00	500.00	500.00
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	150.00	500.00	350.00	150.00	500.00	350.00
Cleaning Supplies	0.00	100.00	100.00	0.00	100.00	100.00
Cleaning Service	324.75	541.67	216.92	324.75	541.67	216.92
Pest Control for Building	0.00	145.84	145.84	0.00	145.84	145.84
Building Maintenance & Supplies	0.00	83.34	83.34	0.00	83.34	83.34
Contractors-Electrical	0.00	333.34	333.34	0.00	333.34	333.34
Trash Disposal	119.08	119.09	0.01	119.08	119.09	0.01
Total Clubhouse Expenses	593.83	1,823.28	1,229.45	593.83	1,823.28	1,229.45
Common Area Repairs and Maintenance						
Electrical	0.00	3,399.50	3,399.50	0.00	3,399.50	3,399.50
Repairs to common area	0.00	208.34	208.34	0.00	208.34	208.34
Upgrades to common area	0.00	208.34	208.34	0.00	208.34	208.34
Address Art	0.00	1,058.34	1,058.34	0.00	1,058.34	1,058.34
Holiday Decor Install and take down	149.26	75.00	(74.26)	149.26	75.00	(74.26)
River Pines Park	0.00	333.34	333.34	0.00	333.34	333.34
Landscaping	6,510.25	6,510.25	0.00	6,510.25	6,510.25	0.00
Sprinklers	0.00	208.34	208.34	0.00	208.34	208.34
Capital Improvement	3,333.33	3,333.34	0.01	3,333.33	3,333.34	0.01
Total Common Area Repairs and Maintenance	9,992.84	15,334.79	5,341.95	9,992.84	15,334.79	5,341.95
Pool Expenses						
911 Phone	44.65	44.67	0.02	44.65	44.67	0.02
Pool Maintenance and Repairs	0.00	500.00	500.00	0.00	500.00	500.00
Pool Management Contract	541.25	3,333.34	2,792.09	541.25	3,333.34	2,792.09
Total Pool Expenses	585.90	3,878.01	3,292.11	585.90	3,878.01	3,292.11
Security						
Alarm Permit	10.00	0.84	(9.16)	10.00	0.84	(9.16)
Alarm System	217.91	45.42	(172.49)	217.91	45.42	(172.49)
Security System	2,563.36	2,563.34	(0.02)	2,563.36	2,563.34	(0.02)
Security Cameras	2,192.06	2,192.09	0.03	2,192.06	2,192.09	0.03
Total Security	4,983.33	4,801.69	(181.64)	4,983.33	4,801.69	(181.64)
Taxes						
Property Tax	339.87	39.59	(300.28)	339.87	39.59	(300.28)
Federal Taxes	0.00	20.84	20.84	0.00	20.84	20.84
Total Taxes	339.87	60.43	(279.44)	339.87	60.43	(279.44)
Equipment Maintenance and Repairs						
Vehicle Maintenance	0.00	83.34	83.34	0.00	83.34	83.34
Fuel	0.00	54.17	54.17	0.00	54.17	54.17

Total Equipment Maintenance and Repairs

Utilities

Internet Services	390.09	137.51	0.00	137.51	137.51	137.51
Phone Service	126.40	388.75	390.09	(1.34)	388.75	(1.34)
Cell Phone	915.26	133.50	126.40	7.10	133.50	7.10
Gas	43.52	83.34	915.26	(831.92)	83.34	(831.92)
Electric	7,826.21	49.75	43.52	6.23	49.75	6.23
Water & Sewer	1,945.20	5,509.75	7,826.21	(2,316.46)	5,509.75	(2,316.46)
Total Utilities	11,246.68	7,261.68	11,246.68	(3,985.00)	7,261.68	(3,985.00)

Total Budgeted Operating Expense

	39,120.16	58,447.21	39,120.16	19,327.05	58,447.21	19,327.05
Total Budgeted Operating Income	58,040.90	62,135.79	58,040.90	(4,094.89)	62,135.79	(4,094.89)
Total Budgeted Operating Expense	39,120.16	58,447.21	39,120.16	19,327.05	58,447.21	19,327.05
NOI - Net Operating Income	18,920.74	3,688.58	18,920.74	15,232.16	3,688.58	15,232.16