

## Balance Sheet - Comparative

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

Accounting Basis: Accrual

	<u>Balance As Of</u> <u>02/28/2022</u>	<u>Balance As Of</u> <u>01/31/2022</u>	<u>Change</u>
<b>ASSETS</b>			
<b>Cash</b>			
<b>Operating Cash Asset</b>			
Operating Account/Check Account	674,335.31	667,032.70	7,302.61
Money Marketing Account	0.00	0.00	0.00
<b>Total Operating Cash Asset</b>	<u>674,335.31</u>	<u>667,032.70</u>	<u>7,302.61</u>
<b>Reserve Cash Asset</b>			
Capital One Savings	218,642.69	211,976.69	6,666.00
<b>Total Reserve Cash Asset</b>	<u>218,642.69</u>	<u>211,976.69</u>	<u>6,666.00</u>
<b>Total Cash</b>	<u>892,978.00</u>	<u>879,009.39</u>	<u>13,968.61</u>
<b>Accounts Receivable</b>			
Accounts Receivable	205,224.51	237,339.96	(32,115.45)
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
<b>Total Accounts Receivable</b>	<u>191,224.51</u>	<u>223,339.96</u>	<u>(32,115.45)</u>
<b>Other Assets</b>			
Prepaid Insurance	13,801.74	16,257.86	(2,456.12)
Prepaid Expenses	2,480.73	2,374.13	106.60
<b>Total Other Assets</b>	<u>16,282.47</u>	<u>18,631.99</u>	<u>(2,349.52)</u>
Fixed Assets	19,011.02	19,011.02	0.00
<b>TOTAL ASSETS</b>	<u>1,119,496.00</u>	<u>1,139,992.36</u>	<u>(20,496.36)</u>
 <b>LIABILITIES &amp; CAPITAL</b>			
<b>Liabilities</b>			
Accounts Payable	21,296.44	12,479.80	8,816.64
Prepaid Assessments	1,954.24	1,080.12	874.12
Unearned Assessment Income	520,040.84	572,047.74	(52,006.90)
Due To Reserve Fund	0.66	3,333.33	(3,332.67)
Note Payable	232,732.92	235,684.45	(2,951.53)
<b>Total Liabilities</b>	<u>776,025.10</u>	<u>824,625.44</u>	<u>(48,600.34)</u>
<b>Capital</b>			
<b>Operating Fund Equity</b>			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(712,281.76)	(708,261.97)	(4,019.79)
<b>Total Operating Fund Equity</b>	<u>(658,364.12)</u>	<u>(654,344.33)</u>	<u>(4,019.79)</u>
<b>Replacement Reserve Fund</b>			
PY Reserve Equity	211,976.69	211,976.69	0.00
CY Reserve Equity	6,666.66	3,333.33	3,333.33
Due To/From Operating Fund	(0.66)	(3,333.33)	3,332.67
<b>Total Replacement Reserve Fund</b>	<u>218,642.69</u>	<u>211,976.69</u>	<u>6,666.00</u>
Calculated Retained Earnings	44,378.51	18,920.74	25,457.77
Calculated Prior Years Retained Earnings	738,813.82	738,813.82	0.00
<b>Total Capital</b>	<u>343,470.90</u>	<u>315,366.92</u>	<u>28,103.98</u>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<u>1,119,496.00</u>	<u>1,139,992.36</u>	<u>(20,496.36)</u>

## Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	02/1/2022 - 02/28/2022			1/1/2022 - 02/28/2022		
	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
<b>Income</b>						
<b>Assessment Related Income</b>						
Finance Charges	603.19	104.17	499.02	694.72	208.34	486.38
Late Fee	4,000.04	1,250.00	2,750.04	4,000.04	2,500.00	1,500.04
Assessments	52,004.08	51,732.84	271.24	104,008.45	103,465.68	542.77
<b>Total Assessment Related Income</b>	<b>56,607.31</b>	<b>53,087.01</b>	<b>3,520.30</b>	<b>108,703.21</b>	<b>106,174.02</b>	<b>2,529.19</b>
<b>Compliance Income</b>						
Deed Restriction Admin Fee	75.00	2,000.00	(1,925.00)	900.00	4,000.00	(3,100.00)
<b>Total Compliance Income</b>	<b>75.00</b>	<b>2,000.00</b>	<b>(1,925.00)</b>	<b>900.00</b>	<b>4,000.00</b>	<b>(3,100.00)</b>
<b>Clubhouse Related Income</b>						
Hall Rental	1,675.00	750.00	925.00	2,125.00	1,500.00	625.00
<b>Total Clubhouse Related Income</b>	<b>1,675.00</b>	<b>750.00</b>	<b>925.00</b>	<b>2,125.00</b>	<b>1,500.00</b>	<b>625.00</b>
<b>Administrative Income</b>						
209 Certified Balance Demand Fee	2,200.00	83.34	2,116.66	2,200.00	166.68	2,033.32
NSF Charge	0.00	0.00	0.00	(105.00)	0.00	(105.00)
NSF Fee Income	140.00	2.92	137.08	315.00	5.84	309.16
Payment Plan Administrative Fee	200.00	62.50	137.50	450.00	125.00	325.00
Collection Administration Fee	3,410.00	291.67	3,118.33	3,410.00	583.34	2,826.66
Pool Passes	0.00	333.34	(333.34)	0.00	666.68	(666.68)
209 Certified Balance Postage Demand Fee	1,521.80	83.34	1,438.46	1,521.80	166.68	1,355.12
Admin Fee Certified Mailing	0.00	25.00	(25.00)	0.00	50.00	(50.00)
Attorney Fee	115.62	2,500.00	(2,384.38)	115.62	5,000.00	(4,884.38)
<b>Total Administrative Income</b>	<b>7,587.42</b>	<b>3,382.11</b>	<b>4,205.31</b>	<b>7,907.42</b>	<b>6,764.22</b>	<b>1,143.20</b>
<b>Resale Services</b>						
Resale Services	4,825.30	2,916.67	1,908.63	9,175.30	5,833.34	3,341.96
<b>Total Resale Services</b>	<b>4,825.30</b>	<b>2,916.67</b>	<b>1,908.63</b>	<b>9,175.30</b>	<b>5,833.34</b>	<b>3,341.96</b>
<b>Total Budgeted Operating Income</b>	<b>70,770.03</b>	<b>62,135.79</b>	<b>8,634.24</b>	<b>128,810.93</b>	<b>124,271.58</b>	<b>4,539.35</b>
<b>Expense</b>						
<b>Administrative Expenses</b>						
Bookkeeping Expense	850.00	850.00	0.00	1,700.00	1,700.00	0.00
Advertising	135.24	291.67	156.43	135.24	583.34	448.10
Bad Debt	984.72	833.34	(151.38)	1,718.77	1,666.68	(52.09)
CPA	500.00	505.84	5.84	500.00	1,011.68	511.68
Bank Fees	(40.00)	83.34	123.34	(15.00)	166.68	181.68
CC Merchant Services	60.25	200.00	139.75	171.74	400.00	228.26
Building Loan	831.36	3,782.92	2,951.56	1,762.31	7,565.84	5,803.53
Electronic Voting Service	0.00	125.00	(125.00)	100.00	250.00	150.00
<b>Total Administrative Expenses</b>	<b>3,321.57</b>	<b>6,672.11</b>	<b>3,350.54</b>	<b>6,073.06</b>	<b>13,344.22</b>	<b>7,271.16</b>
<b>Legal Expenses</b>						
Legal Fees Corporate	322.00	4,166.67	3,844.67	447.00	8,333.34	7,886.34
Legal Fees - Reimbursable	3,601.40	0.00	(3,601.40)	853.07	0.00	(853.07)
<b>Total Legal Expenses</b>	<b>3,923.40</b>	<b>4,166.67</b>	<b>243.27</b>	<b>1,300.07</b>	<b>8,333.34</b>	<b>7,033.27</b>
<b>Office Expenses</b>						
Postage and Delivery	697.04	1,041.67	344.63	920.97	2,083.34	1,162.37
Software for Lancaster	1,601.54	1,572.00	(29.54)	3,395.52	3,144.00	(251.52)

IT, Web, and Computer	41.31	168.34	127.03	82.62	336.68	254.06
Office Supplies	1,771.76	166.67	(1,605.09)	1,771.76	333.34	(1,438.42)
Office Equipment Contracts	703.44	933.17	229.73	1,404.96	1,866.34	461.38
Printer Monthly Contract Service	29.21	73.92	44.71	103.09	147.84	44.75
<b>Total Office Expenses</b>	<b>4,844.30</b>	<b>3,955.77</b>	<b>(888.53)</b>	<b>7,678.92</b>	<b>7,911.54</b>	<b>232.62</b>
<b>Payroll and Staffing</b>						
Staff Payroll	4,771.52	7,143.34	2,371.82	9,269.15	14,286.68	5,017.53
Benefits	859.06	808.25	(50.81)	1,667.35	1,616.50	(50.85)
Training	364.00	54.17	(309.83)	1,016.89	108.34	(908.55)
<b>Total Payroll and Staffing</b>	<b>5,994.58</b>	<b>8,005.76</b>	<b>2,011.18</b>	<b>11,953.39</b>	<b>16,011.52</b>	<b>4,058.13</b>
<b>Insurance</b>						
Auto Insurance Policy	223.58	190.42	(33.16)	447.16	380.84	(66.32)
Insurance	2,232.54	1,659.09	(573.45)	4,465.08	3,318.18	(1,146.90)
<b>Total Insurance</b>	<b>2,456.12</b>	<b>1,849.51</b>	<b>(606.61)</b>	<b>4,912.24</b>	<b>3,699.02</b>	<b>(1,213.22)</b>
<b>Community Events</b>						
Community Events	35.00	500.00	465.00	35.00	1,000.00	965.00
<b>Breakfast With Santa</b>	<b>(121.19)</b>	<b>0.00</b>	<b>121.19</b>	<b>(121.19)</b>	<b>0.00</b>	<b>121.19</b>
<b>Total Community Events</b>	<b>(86.19)</b>	<b>500.00</b>	<b>586.19</b>	<b>(86.19)</b>	<b>1,000.00</b>	<b>1,086.19</b>
<b>Clubhouse Expenses</b>						
Clubhouse Repairs and Maintenance	0.00	500.00	500.00	150.00	1,000.00	850.00
Cleaning Supplies	0.00	100.00	100.00	0.00	200.00	200.00
Cleaning Service	454.65	541.67	87.02	779.40	1,083.34	303.94
Pest Control for Building	0.00	145.84	145.84	0.00	291.68	291.68
Building Maintenance & Supplies	0.00	83.34	83.34	0.00	166.68	166.68
Contractors-Electrical	0.00	333.34	333.34	0.00	666.68	666.68
<b>Trash Disposal</b>	<b>119.08</b>	<b>119.09</b>	<b>0.01</b>	<b>238.16</b>	<b>238.16</b>	<b>0.02</b>
<b>Total Clubhouse Expenses</b>	<b>573.73</b>	<b>1,823.28</b>	<b>1,249.55</b>	<b>1,167.56</b>	<b>3,646.56</b>	<b>2,479.00</b>
<b>Common Area Repairs and Maintenance</b>						
Electrical	0.00	3,399.50	3,399.50	0.00	6,799.00	6,799.00
Repairs to common area	0.00	208.34	208.34	0.00	416.68	416.68
Upgrades to common area	0.00	208.34	208.34	0.00	416.68	416.68
AddressArt	0.00	1,058.34	1,058.34	0.00	2,116.68	2,116.68
Holiday Decor Install and take down	0.00	75.00	75.00	149.26	150.00	0.74
River Pines Park	0.00	333.34	333.34	0.00	666.68	666.68
Landscaping	6,510.25	6,510.25	0.00	13,020.50	13,020.50	0.00
Sprinklers	0.00	208.34	208.34	0.00	416.68	416.68
<b>Capital Improvement</b>	<b>3,333.33</b>	<b>3,333.34</b>	<b>0.01</b>	<b>6,666.66</b>	<b>6,666.68</b>	<b>0.02</b>
<b>Total Common Area Repairs and Maintenance</b>	<b>9,843.58</b>	<b>15,334.79</b>	<b>5,491.21</b>	<b>19,836.42</b>	<b>30,669.58</b>	<b>10,833.16</b>
<b>Pool Expenses</b>						
911 Phone	44.65	44.67	0.02	89.30	89.34	0.04
Pool Maintenance and Repairs	0.00	500.00	500.00	0.00	1,000.00	1,000.00
<b>Pool Management Contract</b>	<b>541.25</b>	<b>3,333.34</b>	<b>2,792.09</b>	<b>1,082.50</b>	<b>6,666.68</b>	<b>5,584.18</b>
<b>Total Pool Expenses</b>	<b>585.90</b>	<b>3,878.01</b>	<b>3,292.11</b>	<b>1,171.80</b>	<b>7,756.02</b>	<b>6,584.22</b>
<b>Security</b>						
Alarm Permit	0.00	0.84	0.84	10.00	1.68	(8.32)
Alarm System	424.29	45.42	(378.87)	642.20	90.84	(551.36)
Security System	2,599.11	2,563.34	(35.77)	5,162.47	5,126.68	(35.79)
<b>Security Cameras</b>	<b>2,192.06</b>	<b>2,192.09</b>	<b>0.03</b>	<b>4,384.12</b>	<b>4,384.18</b>	<b>0.06</b>
<b>Total Security</b>	<b>5,215.46</b>	<b>4,801.69</b>	<b>(413.77)</b>	<b>10,198.79</b>	<b>9,603.38</b>	<b>(595.41)</b>
<b>Taxes</b>						
Property Tax	0.00	39.59	39.59	339.87	79.18	(260.69)
<b>Federal Taxes</b>	<b>0.00</b>	<b>20.84</b>	<b>20.84</b>	<b>0.00</b>	<b>41.68</b>	<b>41.68</b>
<b>Total Taxes</b>	<b>0.00</b>	<b>60.43</b>	<b>60.43</b>	<b>339.87</b>	<b>120.86</b>	<b>(219.01)</b>
<b>Equipment Maintenance and Repairs</b>						
Vehicle Maintenance	0.00	83.34	83.34	0.00	166.68	166.68

<b>Fuel</b>	17.00	54.17	37.17	17.00	108.34	91.34
<b>Total Equipment Maintenance and Repairs</b>	17.00	137.51	120.51	17.00	275.02	258.02
Utilities						
Internet Services	390.15	388.75	(1.40)	780.24	777.50	(2.74)
Phone Service	126.40	133.50	7.10	252.80	267.00	14.20
Cell Phone	119.03	83.34	(35.69)	1,034.29	166.68	(867.61)
Gas	90.79	49.75	(41.04)	134.31	99.50	(34.81)
Electric	5,675.84	5,509.75	(166.09)	13,502.05	11,019.50	(2,482.55)
<b>Water &amp; Sewer</b>	2,220.60	1,096.59	(1,124.01)	4,165.80	2,193.18	(1,972.62)
<b>Total Utilities</b>	8,622.81	7,261.68	(1,361.13)	19,869.49	14,523.36	(5,346.13)
Total Budgeted Operating Expense	45,312.26	58,447.21	13,134.95	84,432.42	116,894.42	32,462.00
Total Budgeted Operating Income	70,770.03	62,135.79	8,634.24	128,810.93	124,271.58	4,539.35
<b>Total Budgeted Operating Expense</b>	<b>45,312.26</b>	<b>58,447.21</b>	<b>13,134.95</b>	<b>84,432.42</b>	<b>116,894.42</b>	<b>32,462.00</b>
NOI - Net Operating Income	25,457.77	3,688.58	21,769.19	44,378.51	7,377.16	37,001.35