

Balance Sheet - Comparative

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

Accounting Basis: Accrual

	Balance As Of 12/31/2021	Balance As Of 11/30/2021	Change
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	551,755.23	267,073.51	284,681.72
Total Operating Cash Asset	<u>551,755.23</u>	<u>267,073.51</u>	<u>284,681.72</u>
Reserve Cash Asset			
Capital One Savings	211,976.69	211,923.27	53.42
Total Reserve Cash Asset	<u>211,976.69</u>	<u>211,923.27</u>	<u>53.42</u>
Total Cash	<u>763,731.92</u>	<u>478,996.78</u>	<u>284,735.14</u>
Accounts Receivable			
Accounts Receivable	159,440.32	177,066.39	(17,626.07)
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	<u>145,440.32</u>	<u>163,066.39</u>	<u>(17,626.07)</u>
Other Assets			
Prepaid Insurance	18,713.98	21,170.10	(2,456.12)
Prepaid Expenses	1,951.79	1,259.32	692.47
Total Other Assets	<u>20,665.77</u>	<u>22,429.42</u>	<u>(1,763.65)</u>
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	<u>948,849.03</u>	<u>683,503.61</u>	<u>265,345.42</u>
 LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	21,268.12	8,342.58	12,925.54
Prepaid Assessments	11,749.18	4,275.06	7,474.12
Manual Prepaid Assessments	408,507.67	111,638.96	296,868.71
Accounts Payable Accrual	0.00	141.84	(141.84)
Unearned Assessment Income	0.00	48,333.33	(48,333.33)
Deferred Assessment	0.00	342.98	(342.98)
Note Payable	238,536.39	241,377.27	(2,840.88)
Total Liabilities	<u>680,061.36</u>	<u>414,452.02</u>	<u>265,609.34</u>
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(735,234.52)	(728,485.02)	(6,749.50)
Total Operating Fund Equity	<u>(681,316.88)</u>	<u>(674,567.38)</u>	<u>(6,749.50)</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	396.69	343.27	53.42
Total Replacement Reserve Fund	<u>211,976.69</u>	<u>211,923.27</u>	<u>53.42</u>
Calculated Retained Earnings	215,269.06	208,836.90	6,432.16
Calculated Prior Years Retained Earnings	522,858.80	522,858.80	0.00
Total Capital	<u>268,787.67</u>	<u>269,051.59</u>	<u>(263.92)</u>
TOTAL LIABILITIES & CAPITAL	<u>948,849.03</u>	<u>683,503.61</u>	<u>265,345.42</u>

Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	12/1/2021 - 12/31/2021			1/1/2021 - 12/31/2021		
	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Income						
Assessment Related Income						
Finance Charges	123.55	104.16	19.39	3,655.31	1,250.00	2,405.31
Late Fee	0.00	1,250.00	(1,250.00)	24,800.00	15,000.00	9,800.00
Assessments	48,021.53	48,333.33	(311.80)	580,000.00	580,000.00	0.00
Total Assessment Related Income	48,145.08	49,687.49	(1,542.41)	608,455.31	596,250.00	12,205.31
Compliance Income						
Deed Restriction Admin Fee	4,650.00	1,666.66	2,983.34	48,295.90	20,000.00	28,295.90
Deed Restriction Fine	(55.00)	166.66	(221.66)	435.00	2,000.00	(1,565.00)
Force Compliance	0.00	83.33	(83.33)	825.00	1,000.00	(175.00)
Force Mow	0.00	8.33	(8.33)	365.00	100.00	265.00
Total Compliance Income	4,595.00	1,924.98	2,670.02	49,920.90	23,100.00	26,820.90
Clubhouse Related Income						
COVID-19 Sanitize & Disinfect Fee	0.00	29.16	(29.16)	300.00	350.00	(50.00)
Hall Rental	750.00	500.00	250.00	16,005.00	6,000.00	10,005.00
Total Clubhouse Related Income	750.00	529.16	220.84	16,305.00	6,350.00	9,955.00
Administrative Income						
209 Certified Balance Demand Fee	0.00	83.33	(83.33)	2,246.90	1,000.00	1,246.90
NSF Fee Income	105.00	2.91	102.09	490.00	35.00	455.00
Payment Plan Administrative Fee	0.00	62.50	(62.50)	575.00	750.00	(175.00)
Pool Passes	(65.00)	208.33	(273.33)	4,975.00	2,500.00	2,475.00
209 Certified Balance Postage Demand Fee	0.00	83.33	(83.33)	1,683.36	1,000.00	683.36
Admin Fee Certified Mailing	0.00	25.00	(25.00)	0.00	300.00	(300.00)
Attorney Fee	0.00	2,500.00	(2,500.00)	0.00	30,000.00	(30,000.00)
Total Administrative Income	40.00	2,965.40	(2,925.40)	9,970.26	35,585.00	(25,614.74)
Other Income						
Bank Interest	0.00	125.00	(125.00)	0.00	1,500.00	(1,500.00)
Total Other Income	0.00	125.00	(125.00)	0.00	1,500.00	(1,500.00)
Resale Services						
Resale Certificate	1,950.00	208.33	1,741.67	38,375.00	2,500.00	35,875.00
Statement of Account	0.00	12.50	(12.50)	1,750.00	150.00	1,600.00
Transfer Fee	1,200.00	1,250.00	(50.00)	40,500.00	15,000.00	25,500.00
Refinance Fee	450.00	50.00	400.00	1,800.00	600.00	1,200.00
Total Resale Services	3,600.00	1,520.83	2,079.17	82,425.00	18,250.00	64,175.00
Total Budgeted Operating Income	57,130.08	56,752.86	377.22	767,076.47	681,035.00	86,041.47
Expense						
Administrative Expenses						
Bookkeeping Expense	850.00	0.00	(850.00)	4,250.00	0.00	(4,250.00)
Advertising	0.00	333.33	(333.33)	4,481.15	4,000.00	(481.15)
Bad Debt	6,902.85	833.33	(6,069.52)	14,014.59	10,000.00	(4,014.59)
CPA	0.00	250.00	(250.00)	6,070.00	3,000.00	(3,070.00)
Bank Fees	90.00	150.00	(60.00)	639.00	1,800.00	(1,161.00)
CC Merchant Services	76.05	200.00	(123.95)	1,722.09	2,400.00	(677.91)
Building Loan	942.01	3,782.91	(2,840.90)	11,794.31	45,395.00	(33,600.69)
Electronic Voting Service	0.00	106.25	(106.25)	1,465.00	1,275.00	(190.00)

Total Administrative Expenses	8,860.91	5,655.82	(3,205.09)	44,436.14	67,870.00	23,433.86
Legal Expenses						
Legal Fees Corporate	0.00	6,250.00	6,250.00	4,769.00	75,000.00	70,231.00
Secretary (State of Texas)	0.00	1.25	1.25	0.00	15.00	15.00
Legal Fees - Reimbursable	(4,163.52)	0.00	4,163.52	(5,950.14)	0.00	5,950.14
Total Legal Expenses	(4,163.52)	6,251.25	10,414.77	(1,181.14)	75,015.00	76,196.14
Office Expenses						
Postage Machine Contract	181.64	514.29	332.65	1,453.15	6,171.48	4,718.33
Tax-Postage Machine	0.00	10.40	10.40	383.05	124.81	(258.24)
Mail Finance-Funds for Postage Machine	3,000.00	1,160.66	(1,839.34)	8,648.29	13,928.00	5,279.71
Folding Machine Contract	433.76	433.83	0.07	4,771.36	5,206.00	434.64
E-Certify	197.58	197.57	(0.01)	1,975.74	2,370.88	395.14
Emails for Lancaster	0.00	47.91	47.91	77.81	575.00	497.19
Software for Lancaster	1,587.70	1,573.41	(14.29)	19,110.92	18,881.00	(229.92)
IT	40.00	40.00	0.00	757.41	480.00	(277.41)
Website	21.31	126.91	105.60	127.84	1,523.00	1,395.16
Office Supplies	4.20	66.66	62.46	2,191.86	800.00	(1,391.86)
Printer Monthly Contract Service	208.34	52.83	(155.51)	685.96	634.00	(51.96)
Printer Contract	(30.25)	141.91	172.16	1,579.52	1,703.00	123.48
Total Office Expenses	5,644.28	4,366.38	(1,277.90)	41,762.91	52,397.17	10,634.26
Payroll and Staffing						
Payroll Admin Services	236.25	152.91	(83.34)	2,059.94	1,835.00	(224.94)
Payroll Service Fee	0.00	8.58	8.58	52.22	103.00	50.78
Employee Payroll Tax	0.00	458.33	458.33	0.00	5,500.00	5,500.00
Employer Payroll Tax	742.00	350.00	(392.00)	5,969.67	4,200.00	(1,769.67)
Texas Workforce	0.00	11.86	11.86	73.76	142.42	68.66
Federal Unemployment Tax	0.00	7.38	7.38	0.00	88.61	88.61
US Treasury/Payroll Tax	0.00	333.33	333.33	0.00	4,000.00	4,000.00
Benefits	808.29	790.25	(18.04)	9,483.09	9,483.09	0.00
Community Assistant	4,131.00	2,056.66	(2,074.34)	31,641.52	24,680.00	(6,961.52)
Community Manager	5,076.93	3,666.66	(1,410.27)	44,461.61	44,000.00	(461.61)
Training	0.00	33.33	33.33	570.56	400.00	(170.56)
Year End Bonus	304.94	41.66	(263.28)	304.94	500.00	195.06
Total Payroll and Staffing	11,299.41	7,910.95	(3,388.46)	94,617.31	94,932.12	314.81
Insurance						
Auto Insurance Policy	223.58	0.00	(223.58)	894.36	0.00	(894.36)
Insurance	2,232.54	2,352.24	119.70	24,138.11	28,226.95	4,088.84
Total Insurance	2,456.12	2,352.24	(103.88)	25,032.47	28,226.95	3,194.48
Community Events						
Breakfast With Santa	1,568.93	166.66	(1,402.27)	1,867.77	2,000.00	132.23
National Night Out	0.00	333.33	333.33	933.10	4,000.00	3,066.90
Total Community Events	1,568.93	499.99	(1,068.94)	2,800.87	6,000.00	3,199.13
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	0.00	208.33	208.33	5,093.15	2,500.00	(2,593.15)
Cleaning Supplies	0.00	125.00	125.00	974.67	1,500.00	525.33
Cleaning Service	844.35	353.58	(490.77)	6,906.35	4,243.00	(2,663.35)
COVID-19-Disinfect & Sanitize	0.00	29.16	29.16	146.40	350.00	203.60
Supplies-Janitorial Services	0.00	45.83	45.83	489.36	550.00	60.64
Pest Control for Building	0.00	62.50	62.50	895.25	750.00	(145.25)
Building Maintenance & Supplies	2,883.85	125.00	(2,758.85)	3,577.76	1,500.00	(2,077.76)
Contractors-Electrical	0.00	625.00	625.00	2,441.50	7,500.00	5,058.50
Trash Disposal	119.08	0.00	(119.08)	1,017.23	0.00	(1,017.23)
Total Clubhouse Expenses	3,847.28	1,574.40	(2,272.88)	21,541.67	18,893.00	(2,648.67)
Common Area Repairs and Maintenance						
Repairs to common area	0.00	208.33	208.33	2,795.45	2,500.00	(295.45)

Upgrades to common area	208.33	1,695.74	2,500.00	804.26
Address Art	1,058.33	12,565.00	12,700.00	135.00
Holiday Decor Install and take down	75.00	2,479.08	900.00	(1,579.08)
River Pines Park	375.00	3,000.00	4,500.00	1,500.00
Mosquito Spray Service	639.83	5,601.96	7,678.00	2,076.04
Landscaping	8,911.50	84,214.31	80,538.00	(3,676.31)
Sprinklers	166.66	1,817.00	2,000.00	183.00
Force Mows to Community	16.66	280.00	200.00	(80.00)
Force Compliance	125.00	1,250.00	1,500.00	250.00
Capital Improvement	416.66	5,000.00	5,000.00	0.00
Total Common Area Repairs and Maintenance	10,001.30	120,698.54	120,016.00	(682.54)
Pool Expenses				
911 Phone	44.65	535.84	535.84	0.00
Pool Maintenance and Repairs	208.33	5,642.06	2,500.00	(3,142.06)
Pool Management Contract	2,500.00	37,614.04	30,000.00	(7,614.04)
Total Pool Expenses	2,752.98	43,791.94	33,035.84	(10,756.10)
Security				
Alarm Permit	0.83	10.00	10.00	0.00
Alarm System	45.41	544.92	545.00	0.08
Security System	2,990.66	31,152.08	35,888.00	4,735.92
Security Cameras	3,083.33	36,386.26	37,000.00	613.74
Total Security	6,120.23	68,093.26	73,443.00	5,349.74
Taxes				
Property Tax	41.00	316.10	492.00	175.90
School Tax	15.83	29.93	190.00	160.07
MUD Tax	9.16	20.97	110.00	89.03
Federal Taxes	0.00	209.23	0.00	(209.23)
Total Taxes	65.99	576.23	792.00	215.77
Equipment Maintenance and Repairs				
Vehicle Maintenance	83.33	1,508.98	1,000.00	(508.98)
Vehicle Oil Changes	3.18	0.00	38.23	38.23
Fuel	54.16	567.99	650.00	82.01
Vehicle Inspection Sticker	2.12	0.00	25.50	25.50
Vehicle Registration Sticker	6.27	0.00	75.25	75.25
Total Equipment Maintenance and Repairs	149.06	2,076.97	1,788.98	(287.99)
Utilities				
Internet Services	348.23	4,658.69	4,178.80	(479.89)
Phone Service	118.75	1,555.63	1,425.00	(130.63)
Cell Phone	80.83	975.54	970.00	(5.54)
Gas	27.31	516.25	503.00	(13.25)
Electric	5,230.36	67,042.13	68,000.00	957.87
Water & Sewer	922.75	12,812.00	14,445.00	1,633.00
Total Utilities	7,460.13	87,560.24	89,521.80	1,961.56
Total Budgeted Operating Expense	55,160.72	551,807.41	661,931.86	110,124.45
Total Budgeted Operating Income	56,752.86	767,076.47	681,035.00	86,041.47
Total Budgeted Operating Expense	50,697.92	551,807.41	661,931.86	110,124.45
NOI - Net Operating Income	6,432.16	215,269.06	19,103.14	196,165.92