

Balance Sheet - Comparative

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

Accounting Basis: Accrual

	Balance As Of 03/31/2022	Balance As Of 02/28/2022	Change
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	411,505.90	674,335.31	(262,829.41)
Total Operating Cash Asset	411,505.90	674,335.31	(262,829.41)
Reserve Cash Asset			
Capital One Savings	222,028.90	218,642.69	3,386.21
Total Reserve Cash Asset	222,028.90	218,642.69	3,386.21
Total Cash	633,534.80	892,978.00	(259,443.20)
Accounts Receivable			
Accounts Receivable	177,971.10	205,224.51	(27,253.41)
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	163,971.10	191,224.51	(27,253.41)
Other Assets			
Prepaid Insurance	11,345.62	13,801.74	(2,456.12)
Prepaid Expenses	1,652.21	2,480.73	(828.52)
Total Other Assets	12,997.83	16,282.47	(3,284.64)
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	829,514.75	1,119,496.00	(289,981.25)
 LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	7,497.55	21,296.44	(13,798.89)
Prepaid Assessments	1,635.70	1,954.24	(318.54)
Accounts Payable Accrual	388.95	0.00	388.95
Unearned Assessment Income	468,036.76	520,040.84	(52,004.08)
Due To Reserve Fund	0.99	0.66	0.33
Note Payable	0.00	232,732.92	(232,732.92)
Total Liabilities	477,559.95	776,025.10	(298,465.15)
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(731,068.74)	(712,281.76)	(18,786.98)
Total Operating Fund Equity	(677,151.10)	(658,364.12)	(18,786.98)
Replacement Reserve Fund			
PY Reserve Equity	211,976.69	211,976.69	0.00
CY Reserve Equity	9,999.99	6,666.66	3,333.33
Reserve Interest Income	53.21	0.00	53.21
Due To/From Operating Fund	(0.99)	(0.66)	(0.33)
Total Replacement Reserve Fund	222,028.90	218,642.69	3,386.21
Calculated Retained Earnings	68,263.18	44,378.51	23,884.67
Calculated Prior Years Retained Earnings	738,813.82	738,813.82	0.00
Total Capital	351,954.80	343,470.90	8,483.90
TOTAL LIABILITIES & CAPITAL	829,514.75	1,119,496.00	(289,981.25)

Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	03/1/2022 - 03/31/2022			1/1/2022 - 03/31/2022		
	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Income						
Assessment Related Income						
Finance Charges	496.19	104.17	392.02	1,190.91	312.51	878.40
Late Fee	900.00	1,250.00	(350.00)	4,900.04	3,750.00	1,150.04
Assessments	52,004.08	51,732.84	271.24	156,012.53	155,198.52	814.01
Total Assessment Related Income	53,400.27	53,087.01	313.26	162,103.48	159,261.03	2,842.45
Compliance Income						
Deed Restriction Admin Fee	13,700.00	2,000.00	11,700.00	14,600.00	6,000.00	8,600.00
Total Compliance Income	13,700.00	2,000.00	11,700.00	14,600.00	6,000.00	8,600.00
Clubhouse Related Income						
Hall Rental	950.00	750.00	200.00	3,075.00	2,250.00	825.00
Total Clubhouse Related Income	950.00	750.00	200.00	3,075.00	2,250.00	825.00
Administrative Income						
209 Certified Balance Demand Fee	170.00	83.34	86.66	2,370.00	250.02	2,119.98
NSF Charge	0.00	0.00	0.00	(105.00)	0.00	(105.00)
NSF Fee Income	105.00	2.92	102.08	420.00	8.76	411.24
Payment Plan Administrative Fee	100.00	62.50	37.50	550.00	187.50	362.50
Collection Administration Fee	2,340.00	291.67	2,048.33	5,750.00	875.01	4,874.99
Pool Passes	0.00	333.34	(333.34)	0.00	1,000.02	(1,000.02)
209 Certified Balance Postage Demand Fee	148.00	83.34	64.66	1,669.80	250.02	1,419.78
Admin Fee Certified Mailing	0.00	25.00	(25.00)	0.00	75.00	(75.00)
Attorney Fee	0.00	2,500.00	(2,500.00)	115.62	7,500.00	(7,384.38)
Total Administrative Income	2,863.00	3,382.11	(519.11)	10,770.42	10,146.33	624.09
Resale Services						
Resale Services	4,125.00	2,916.67	1,208.33	13,300.30	8,750.01	4,550.29
Total Resale Services	4,125.00	2,916.67	1,208.33	13,300.30	8,750.01	4,550.29
Total Budgeted Operating Income	75,038.27	62,135.79	12,902.48	203,849.20	186,407.37	17,441.83
Expense						
Administrative Expenses						
Bookkeeping Expense	850.00	850.00	0.00	2,550.00	2,550.00	0.00
Advertising	0.00	291.67	291.67	135.24	875.01	739.77
Bad Debt	947.23	833.34	(113.89)	2,666.00	2,500.02	(165.98)
CPA	0.00	505.84	505.84	500.00	1,517.52	1,017.52
Bank Fees	25.00	58.34	33.34	10.00	250.02	240.02
CC Merchant Services	94.89	200.00	105.11	266.63	600.00	333.37
Building Loan	(5.00)	3,782.92	3,787.92	1,757.31	11,348.76	9,591.45
Electronic Voting Service	0.00	125.00	125.00	100.00	375.00	275.00
Total Administrative Expenses	1,912.12	6,672.11	4,759.99	7,985.18	20,016.33	12,031.15
Legal Expenses						
Legal Fees Corporate	98.00	4,166.67	4,068.67	545.00	12,500.01	11,955.01
Legal Fees - Reimbursable	(1,100.18)	0.00	1,100.18	(247.11)	0.00	247.11
Total Legal Expenses	(1,002.18)	4,166.67	5,168.85	297.89	12,500.01	12,202.12
Office Expenses						
Postage and Delivery	1,697.57	1,041.67	(655.90)	2,618.54	3,125.01	506.47
Software for Lancaster	1,602.60	1,572.00	(30.60)	4,998.12	4,716.00	(282.12)

IT, Web, and Computer	41.31	168.34	127.03	123.93	505.02	381.09
Office Supplies	129.89	166.67	36.78	1,901.65	500.01	(1,401.64)
Office Equipment Contracts	812.69	933.17	120.48	2,217.65	2,799.51	581.86
Printer Monthly Contract Service	48.42	73.92	25.50	151.51	221.76	70.25
Total Office Expenses	4,332.48	3,955.77	(376.71)	12,011.40	11,867.31	(144.09)
Payroll and Staffing						
Staff Payroll	7,950.26	7,143.34	(806.92)	17,219.41	21,430.02	4,210.61
Benefits	960.59	808.25	(152.34)	2,627.94	2,424.75	(203.19)
Training	59.00	54.17	(4.83)	1,075.89	162.51	(913.38)
Total Payroll and Staffing	8,969.85	8,005.76	(964.09)	20,923.24	24,017.28	3,094.04
Insurance						
Auto Insurance Policy	223.58	190.42	(33.16)	670.74	571.26	(99.48)
Insurance	2,232.54	1,659.09	(573.45)	6,697.62	4,977.27	(1,720.35)
Total Insurance	2,456.12	1,849.51	(606.61)	7,368.36	5,548.53	(1,819.83)
Community Events						
Community Events	0.00	500.00	500.00	35.00	1,500.00	1,465.00
Breakfast With Santa	0.00	0.00	0.00	(121.19)	0.00	121.19
Total Community Events	0.00	500.00	500.00	(86.19)	1,500.00	1,586.19
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	0.00	500.00	500.00	150.00	1,500.00	1,350.00
Cleaning Supplies	0.00	100.00	100.00	0.00	300.00	300.00
Cleaning Service	671.15	541.67	(129.48)	1,450.55	1,625.01	174.46
Pest Control for Building	0.00	145.84	145.84	0.00	437.52	437.52
Building Maintenance & Supplies	0.00	83.34	83.34	0.00	250.02	250.02
Contractors-Electrical	0.00	333.34	333.34	0.00	1,000.02	1,000.02
Trash Disposal	119.08	119.09	0.01	357.24	357.27	0.03
Total Clubhouse Expenses	790.23	1,823.28	1,033.05	1,957.79	5,469.84	3,512.05
Common Area Repairs and Maintenance						
Electrical	0.00	3,399.50	3,399.50	0.00	10,198.50	10,198.50
Repairs to common area	0.00	208.34	208.34	0.00	625.02	625.02
Upgrades to common area	0.00	208.34	208.34	0.00	625.02	625.02
Address Art	0.00	1,058.34	1,058.34	0.00	3,175.02	3,175.02
Holiday Decor Install and take down	0.00	75.00	75.00	149.26	225.00	75.74
River Pines Park	0.00	333.34	333.34	0.00	1,000.02	1,000.02
Landscaping	6,510.25	6,510.25	0.00	19,530.75	19,530.75	0.00
Sprinklers	0.00	208.34	208.34	0.00	625.02	625.02
Capital Improvement	3,333.33	3,333.34	0.01	9,999.99	10,000.02	0.03
Total Common Area Repairs and Maintenance	9,843.58	15,334.79	5,491.21	29,680.00	46,004.37	16,324.37
Pool Expenses						
911 Phone	44.65	44.67	0.02	133.95	134.01	0.06
Pool Maintenance and Repairs	0.00	500.00	500.00	0.00	1,500.00	1,500.00
Pool Management Contract	541.25	3,333.34	2,792.09	1,623.75	10,000.02	8,376.27
Total Pool Expenses	585.90	3,878.01	3,292.11	1,757.70	11,634.03	9,876.33
Security						
Alarm Permit	0.00	0.84	0.84	10.00	2.52	(7.48)
Alarm System	45.41	45.42	0.01	687.61	136.26	(551.35)
Security System	2,599.07	2,563.34	(35.73)	7,761.54	7,690.02	(71.52)
Security Patrol	12,394.00	0.00	(12,394.00)	12,394.00	0.00	(12,394.00)
Security Cameras	2,192.06	2,192.09	0.03	6,576.18	6,576.27	0.09
Total Security	17,230.54	4,801.69	(12,428.85)	27,429.33	14,405.07	(13,024.26)
Taxes						
Property Tax	475.29	39.59	(435.70)	815.16	118.77	(696.39)
Federal Taxes	0.00	20.84	20.84	0.00	62.52	62.52
Total Taxes	475.29	60.43	(414.86)	815.16	181.29	(633.87)
Equipment Maintenance and Repairs						

