

## Balance Sheet - Comparative

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

Accounting Basis: Accrual

	Balance As Of 04/30/2022	Balance As Of 03/31/2022	Change
<b>ASSETS</b>			
<b>Cash</b>			
<b>Operating Cash Asset</b>			
Operating Account/Check Account	368,180.94	411,505.90	(43,324.96)
<b>Total Operating Cash Asset</b>	<b>368,180.94</b>	<b>411,505.90</b>	<b>(43,324.96)</b>
<b>Reserve Cash Asset</b>			
Capital One Savings	255,362.90	222,028.90	33,334.00
<b>Total Reserve Cash Asset</b>	<b>255,362.90</b>	<b>222,028.90</b>	<b>33,334.00</b>
<b>Total Cash</b>	<b>623,543.84</b>	<b>633,534.80</b>	<b>(9,990.96)</b>
<b>Accounts Receivable</b>			
Accounts Receivable	179,442.73	178,051.10	1,391.63
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
<b>Total Accounts Receivable</b>	<b>165,442.73</b>	<b>164,051.10</b>	<b>1,391.63</b>
<b>Other Assets</b>			
Prepaid Insurance	8,889.50	11,345.62	(2,456.12)
Prepaid Expenses	1,633.46	1,652.21	(18.75)
Due From Reserve Fund	3,333.00	0.00	3,333.00
<b>Total Other Assets</b>	<b>13,855.96</b>	<b>12,997.83</b>	<b>858.13</b>
Fixed Assets	19,011.02	19,011.02	0.00
<b>TOTAL ASSETS</b>	<b>821,853.55</b>	<b>829,594.75</b>	<b>(7,741.20)</b>
 <b>LIABILITIES &amp; CAPITAL</b>			
<b>Liabilities</b>			
Accounts Payable	12,118.11	7,497.55	4,620.56
Prepaid Assessments	1,761.28	1,635.70	125.58
Accounts Payable Accrual	91.71	388.95	(297.24)
Unearned Assessment Income	416,032.68	468,036.76	(52,004.08)
Due To Reserve Fund	0.00	0.99	(0.99)
<b>Total Liabilities</b>	<b>430,003.78</b>	<b>477,559.95</b>	<b>(47,556.17)</b>
<b>Capital</b>			
<b>Operating Fund Equity</b>			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(730,770.39)	(731,068.74)	298.35
<b>Total Operating Fund Equity</b>	<b>(676,852.75)</b>	<b>(677,151.10)</b>	<b>298.35</b>
<b>Replacement Reserve Fund</b>			
PY Reserve Equity	211,976.69	211,976.69	0.00
CY Reserve Equity	40,000.00	9,999.99	30,000.01
Reserve Interest Income	53.21	53.21	0.00
Due To/From Operating Fund	3,333.00	(0.99)	3,333.99
<b>Total Replacement Reserve Fund</b>	<b>255,362.90</b>	<b>222,028.90</b>	<b>33,334.00</b>
Calculated Retained Earnings	74,525.80	68,343.18	6,182.62
Calculated Prior Years Retained Earnings	738,813.82	738,813.82	0.00
<b>Total Capital</b>	<b>391,849.77</b>	<b>352,034.80</b>	<b>39,814.97</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>821,853.55</b>	<b>829,594.75</b>	<b>(7,741.20)</b>

## Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	04/1/2022 - 04/30/2022			1/1/2022 - 04/30/2022		
	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
<b>Income</b>						
<b>Assessment Related Income</b>						
Finance Charges	340.98	104.17	236.81	1,531.89	416.68	1,115.21
Interest Income	(0.20)	0.00	(0.20)	(0.20)	0.00	(0.20)
Late Fee	0.00	1,250.00	(1,250.00)	4,900.04	5,000.00	(99.96)
Assessments	52,004.08	51,732.84	271.24	208,016.61	206,931.36	1,085.25
<b>Total Assessment Related Income</b>	<b>52,344.86</b>	<b>53,087.01</b>	<b>(742.15)</b>	<b>214,448.34</b>	<b>212,348.04</b>	<b>2,100.30</b>
<b>Compliance Income</b>						
Deed Restriction Admin Fee	13,200.00	2,000.00	11,200.00	27,800.00	8,000.00	19,800.00
<b>Total Compliance Income</b>	<b>13,200.00</b>	<b>2,000.00</b>	<b>11,200.00</b>	<b>27,800.00</b>	<b>8,000.00</b>	<b>19,800.00</b>
<b>Clubhouse Related Income</b>						
Hall Rental	1,200.00	750.00	450.00	4,275.00	3,000.00	1,275.00
<b>Total Clubhouse Related Income</b>	<b>1,200.00</b>	<b>750.00</b>	<b>450.00</b>	<b>4,275.00</b>	<b>3,000.00</b>	<b>1,275.00</b>
<b>Administrative Income</b>						
209 Certified Balance Demand Fee	0.00	83.34	(83.34)	2,370.00	333.36	2,036.64
NSF Charge	0.00	0.00	0.00	(105.00)	0.00	(105.00)
NSF Fee Income	0.00	2.92	(2.92)	420.00	11.68	408.32
Payment Plan Administrative Fee	50.00	62.50	(12.50)	600.00	250.00	350.00
Collection Administration Fee	1,960.00	291.67	1,668.33	7,790.00	1,166.68	6,623.32
Pool Passes	40.00	333.34	(293.34)	40.00	1,333.36	(1,293.36)
209 Certified Balance Postage Demand Fee	13.80	83.34	(69.54)	1,683.60	333.36	1,350.24
Admin Fee Certified Mailing	0.00	25.00	(25.00)	0.00	100.00	(100.00)
Attorney Fee	586.39	2,500.00	(1,913.61)	702.01	10,000.00	(9,297.99)
<b>Total Administrative Income</b>	<b>2,650.19</b>	<b>3,382.11</b>	<b>(731.92)</b>	<b>13,500.61</b>	<b>13,528.44</b>	<b>(27.83)</b>
<b>Resale Services</b>						
Resale Services	5,250.00	2,916.67	2,333.33	18,550.30	11,666.68	6,883.62
<b>Total Resale Services</b>	<b>5,250.00</b>	<b>2,916.67</b>	<b>2,333.33</b>	<b>18,550.30</b>	<b>11,666.68</b>	<b>6,883.62</b>
<b>Total Budgeted Operating Income</b>	<b>74,645.05</b>	<b>62,136.79</b>	<b>12,508.26</b>	<b>278,574.25</b>	<b>248,543.16</b>	<b>30,031.09</b>
<b>Expense</b>						
<b>Administrative Expenses</b>						
Bookkeeping Expense	850.00	850.00	0.00	3,400.00	3,400.00	0.00
Advertising	0.00	291.67	(291.67)	135.24	1,166.68	1,031.44
Bad Debt	90.02	833.34	(743.32)	2,756.02	3,333.36	577.34
CPA	0.00	505.84	(505.84)	500.00	2,023.36	1,523.36
Bank Fees	103.03	83.34	(19.69)	113.03	333.36	220.33
CC Merchant Services	91.71	200.00	(108.29)	358.34	800.00	441.66
Building Loan	0.00	3,782.92	(3,782.92)	1,757.31	15,131.68	13,374.37
Electronic Voting Service	0.00	125.00	(125.00)	100.00	500.00	400.00
<b>Total Administrative Expenses</b>	<b>1,134.76</b>	<b>6,672.11</b>	<b>5,537.35</b>	<b>9,119.94</b>	<b>26,688.44</b>	<b>17,568.50</b>
<b>Legal Expenses</b>						
Legal Fees Corporate	37.50	4,166.67	(4,129.17)	582.50	16,666.68	16,084.18
Legal Fees - Reimbursable	556.87	0.00	(556.87)	309.76	0.00	(309.76)
<b>Total Legal Expenses</b>	<b>594.37</b>	<b>4,166.67</b>	<b>3,572.30</b>	<b>892.26</b>	<b>16,666.68</b>	<b>15,774.42</b>
<b>Office Expenses</b>						
Postage and Delivery	697.58	1,041.67	344.09	3,316.12	4,166.68	850.56

Software for Lancaster	1,601.54	1,572.00	(29.54)	6,599.66	6,288.00	(311.66)
IT, Web, and Computer	41.31	166.34	127.03	165.24	673.36	508.12
Office Supplies	139.49	166.67	27.18	2,041.14	666.68	(1,374.46)
Office Equipment Contracts	156.59	933.17	776.58	2,374.24	3,732.68	1,358.44
Printer Monthly Contract Service	57.74	73.92	16.18	209.25	295.68	86.43
<b>Total Office Expenses</b>	<b>2,694.25</b>	<b>3,955.77</b>	<b>1,261.52</b>	<b>14,705.65</b>	<b>15,823.08</b>	<b>1,117.43</b>
<b>Payroll and Staffing</b>						
Staff Payroll	5,279.54	7,143.34	1,863.80	22,498.95	28,573.36	6,074.41
Benefits	121.84	808.25	686.41	2,749.78	3,233.00	483.22
Training	0.00	54.17	54.17	1,075.89	216.68	(859.21)
<b>Total Payroll and Staffing</b>	<b>5,401.38</b>	<b>8,005.76</b>	<b>2,604.38</b>	<b>26,324.62</b>	<b>32,023.04</b>	<b>5,698.42</b>
<b>Insurance</b>						
Auto Insurance Policy	223.58	190.42	(33.16)	894.32	761.68	(132.64)
Insurance	2,232.54	1,659.09	(573.45)	8,930.16	6,636.36	(2,293.80)
<b>Total Insurance</b>	<b>2,456.12</b>	<b>1,849.51</b>	<b>(606.61)</b>	<b>9,824.48</b>	<b>7,398.04</b>	<b>(2,426.44)</b>
<b>Community Events</b>						
Community Events	0.00	500.00	500.00	35.00	2,000.00	1,965.00
Breakfast With Santa	0.00	0.00	0.00	(121.19)	0.00	121.19
<b>Total Community Events</b>	<b>0.00</b>	<b>500.00</b>	<b>500.00</b>	<b>(86.19)</b>	<b>2,000.00</b>	<b>2,086.19</b>
<b>Clubhouse Expenses</b>						
Clubhouse Repairs and Maintenance	0.00	500.00	500.00	150.00	2,000.00	1,850.00
Cleaning Supplies	81.30	100.00	18.70	81.30	400.00	318.70
Cleaning Service	454.65	541.67	87.02	1,905.20	2,166.68	261.48
Pest Control for Building	0.00	145.84	145.84	0.00	583.36	583.36
Building Maintenance & Supplies	0.00	83.34	83.34	0.00	333.36	333.36
Contractors-Electrical	0.00	333.34	333.34	0.00	1,333.36	1,333.36
Trash Disposal	119.08	119.09	0.01	476.32	476.36	0.04
<b>Total Clubhouse Expenses</b>	<b>655.03</b>	<b>1,823.28</b>	<b>1,168.25</b>	<b>2,612.82</b>	<b>7,293.12</b>	<b>4,680.30</b>
<b>Common Area Repairs and Maintenance</b>						
Electrical	0.00	3,399.50	3,399.50	0.00	13,598.00	13,598.00
Repairs to common area	0.00	208.34	208.34	0.00	833.36	833.36
Upgrades to common area	0.00	208.34	208.34	0.00	833.36	833.36
Address Art	0.00	1,058.34	1,058.34	0.00	4,233.36	4,233.36
Holiday Decor Install and take down	0.00	75.00	75.00	149.26	300.00	150.74
River Pines Park	0.00	333.34	333.34	0.00	1,333.36	1,333.36
Landscaping	6,510.25	6,510.25	0.00	26,041.00	26,041.00	0.00
Sprinklers	0.00	208.34	208.34	0.00	833.36	833.36
Capital Improvement	30,000.01	3,333.34	(26,666.67)	40,000.00	13,333.36	(26,666.64)
<b>Total Common Area Repairs and Maintenance</b>	<b>36,510.26</b>	<b>15,334.79</b>	<b>(21,175.47)</b>	<b>66,190.26</b>	<b>61,339.16</b>	<b>(4,851.10)</b>
<b>Pool Expenses</b>						
911 Phone	44.65	44.67	0.02	178.60	178.68	0.08
Pool Maintenance and Repairs	0.00	500.00	500.00	0.00	2,000.00	2,000.00
Pool Management Contract	2,873.38	3,333.34	459.96	4,497.13	13,333.36	8,836.23
<b>Total Pool Expenses</b>	<b>2,918.03</b>	<b>3,878.01</b>	<b>959.98</b>	<b>4,675.73</b>	<b>15,512.04</b>	<b>10,836.31</b>
<b>Security</b>						
Alarm Permit	0.00	0.84	0.84	10.00	3.36	(6.64)
Alarm System	142.91	45.42	(97.49)	830.52	181.68	(648.84)
Security System	2,599.07	2,563.34	(35.73)	10,360.61	10,253.36	(107.25)
Security Patrol	6,197.00	0.00	(6,197.00)	18,591.00	0.00	(18,591.00)
Security Cameras	2,192.06	2,192.09	0.03	8,768.24	8,768.36	0.12
<b>Total Security</b>	<b>11,131.04</b>	<b>4,801.69</b>	<b>(6,329.35)</b>	<b>38,560.37</b>	<b>19,206.76</b>	<b>(19,353.61)</b>
<b>Taxes</b>						
Property Tax	0.00	39.59	39.59	815.16	158.36	(656.80)
Federal Taxes	0.00	20.84	20.84	0.00	83.36	83.36
<b>Total Taxes</b>	<b>0.00</b>	<b>60.43</b>	<b>60.43</b>	<b>815.16</b>	<b>241.72</b>	<b>(573.44)</b>

**Equipment Maintenance and Repairs**

Vehicle Maintenance	0.00	83.34	83.34	0.00	333.36	333.36
Fuel	0.00	54.17	54.17	48.77	216.68	167.91
<b>Total Equipment Maintenance and Repairs</b>	<b>0.00</b>	<b>137.51</b>	<b>137.51</b>	<b>48.77</b>	<b>550.04</b>	<b>501.27</b>

**Utilities**

Internet Services	(572.21)	388.75	960.96	596.98	1,555.00	958.02
Phone Service	126.31	133.50	7.19	505.51	534.00	28.49
Cell Phone	119.03	83.34	(35.69)	1,272.35	333.36	(938.99)
Gas	32.75	49.75	17.00	223.95	199.00	(24.95)
Electric	4,773.66	5,509.75	736.09	22,918.24	22,039.00	(879.24)
Water & Sewer	487.65	1,096.59	608.94	4,847.55	4,386.36	(461.19)
<b>Total Utilities</b>	<b>4,967.19</b>	<b>7,261.68</b>	<b>2,294.49</b>	<b>30,364.58</b>	<b>29,046.72</b>	<b>(1,317.86)</b>

**Total Budgeted Operating Expense**

	<b>68,462.43</b>	<b>58,447.21</b>	<b>(10,015.22)</b>	<b>204,048.45</b>	<b>233,788.84</b>	<b>29,740.39</b>
Total Budgeted Operating Income	74,645.05	62,135.79	12,509.26	278,574.25	248,543.16	30,031.09
Total Budgeted Operating Expense	68,462.43	58,447.21	(10,015.22)	204,048.45	233,788.84	29,740.39
<b>NOI - Net Operating Income</b>	<b>6,182.62</b>	<b>3,688.58</b>	<b>2,494.04</b>	<b>74,525.80</b>	<b>14,754.32</b>	<b>59,771.48</b>