

Balance Sheet - Comparative

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

Accounting Basis: Accrual

	Balance As Of 05/31/2022	Balance As Of 04/30/2022	Change
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	362,166.26	368,180.94	(6,014.68)
Total Operating Cash Asset	362,166.26	368,180.94	(6,014.68)
Reserve Cash Asset			
Capital One Savings	252,029.90	255,362.90	(3,333.00)
Total Reserve Cash Asset	252,029.90	255,362.90	(3,333.00)
Total Cash	614,196.16	623,543.84	(9,347.68)
Accounts Receivable			
Accounts Receivable	164,177.70	178,842.99	(14,665.29)
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	150,177.70	164,842.99	(14,665.29)
Other Assets			
Prepaid Insurance	6,433.38	8,889.50	(2,456.12)
Prepaid Expenses	1,149.24	1,633.46	(484.22)
Due From Reserve Fund	0.00	3,333.00	(3,333.00)
Total Other Assets	7,582.62	13,855.96	(6,273.34)
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	790,967.50	821,253.81	(30,286.31)
 LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	18,094.75	12,118.11	5,976.64
Prepaid Assessments	1,197.98	1,161.54	36.44
Accounts Payable Accrual	0.00	91.71	(91.71)
Unearned Assessment Income	364,028.60	416,032.68	(52,004.08)
Total Liabilities	383,321.33	429,404.04	(46,082.71)
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(730,649.20)	(730,770.39)	121.19
Total Operating Fund Equity	(676,731.56)	(676,852.75)	121.19
Replacement Reserve Fund			
PY Reserve Equity	211,976.69	211,976.69	0.00
CY Reserve Equity	40,000.00	40,000.00	0.00
Reserve Interest Income	53.21	53.21	0.00
Due To/From Operating Fund	0.00	3,333.00	(3,333.00)
Total Replacement Reserve Fund	252,029.90	255,362.90	(3,333.00)
Calculated Retained Earnings	93,534.01	74,525.80	19,008.21
Calculated Prior Years Retained Earnings	738,813.82	738,813.82	0.00
Total Capital	407,646.17	391,849.77	15,796.40
TOTAL LIABILITIES & CAPITAL	790,967.50	821,253.81	(30,286.31)

Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	05/1/2022 - 05/31/2022			1/1/2022 - 05/31/2022		
	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Income						
Assessment Related Income						
Finance Charges	244.72	104.17	140.55	1,776.61	520.85	1,255.76
Interest Income	0.20	0.00	0.20	0.00	0.00	0.00
Late Fee	0.00	1,250.00	(1,250.00)	4,900.04	6,250.00	(1,349.96)
Assessments	52,004.08	51,732.83	271.25	260,020.69	258,664.19	1,356.50
Total Assessment Related Income	52,249.00	53,087.00	(838.00)	266,697.34	265,435.04	1,262.30
Compliance Income						
Deed Restriction Admin Fee	3,506.90	2,000.00	1,506.90	31,306.90	10,000.00	21,306.90
Total Compliance Income	3,506.90	2,000.00	1,506.90	31,306.90	10,000.00	21,306.90
Clubhouse Related Income						
Hall Rental	1,900.00	750.00	1,150.00	6,175.00	3,750.00	2,425.00
Total Clubhouse Related Income	1,900.00	750.00	1,150.00	6,175.00	3,750.00	2,425.00
Administrative Income						
209 Certified Balance Demand Fee	0.00	83.33	(83.33)	2,370.00	416.69	1,953.31
NSF Charge	105.00	0.00	105.00	0.00	0.00	0.00
NSF Fee Income	(105.00)	2.92	(107.92)	315.00	14.60	300.40
Payment Plan Administrative Fee	0.00	62.50	(62.50)	600.00	312.50	287.50
Collection Administration Fee	1,480.00	291.67	1,188.33	9,270.00	1,458.35	7,811.65
Pool Passes	1,255.00	333.33	921.67	1,295.00	1,666.69	(371.69)
209 Certified Balance Postage Demand Fee	13.80	83.33	(69.53)	1,697.40	416.69	1,280.71
Admin Fee Certified Mailing	0.00	25.00	(25.00)	0.00	125.00	(125.00)
Attorney Fee	(702.01)	2,500.00	(3,202.01)	0.00	12,500.00	(12,500.00)
Total Administrative Income	2,046.79	3,382.08	(1,335.29)	15,547.40	16,910.52	(1,363.12)
Resale Services						
Resale Services	6,250.00	2,916.67	3,333.33	24,800.30	14,583.35	10,216.95
Total Resale Services	6,250.00	2,916.67	3,333.33	24,800.30	14,583.35	10,216.95
Total Budgeted Operating Income	65,952.69	62,135.75	3,816.94	344,526.94	310,678.91	33,848.03
Expense						
Administrative Expenses						
Bookkeeping Expense	850.00	850.00	0.00	4,250.00	4,250.00	0.00
Advertising	0.00	291.67	(291.67)	135.24	1,458.35	1,323.11
Bad Debt	0.00	833.33	(833.33)	2,756.02	4,166.69	1,410.67
CPA	0.00	505.83	(505.83)	500.00	2,529.19	2,029.19
Bank Fees	105.00	83.33	(21.67)	218.03	416.69	198.66
CC Merchant Services	34.70	200.00	(165.30)	393.04	1,000.00	606.96
Building Loan	0.00	3,782.92	(3,782.92)	1,757.31	18,914.60	17,157.29
Electronic Voting Service	0.00	125.00	(125.00)	100.00	625.00	525.00
Total Administrative Expenses	989.70	6,672.08	(5,682.38)	10,109.64	33,360.52	23,250.88
Legal Expenses						
Legal Fees Corporate	0.00	4,166.67	(4,166.67)	582.50	20,833.35	20,250.85
Legal Fees - Reimbursable	(1,575.09)	0.00	1,575.09	(1,265.33)	0.00	1,265.33
Total Legal Expenses	(1,575.09)	4,166.67	5,741.76	(682.83)	20,833.35	21,516.18
Office Expenses						
Postage and Delivery	1,204.05	1,041.67	(162.38)	4,520.17	5,208.35	688.18

Software for Lancaster	1,242.96	1,572.00	329.04	7,842.62	7,860.00	17.38
IT, Web, and Computer	399.89	166.33	(231.56)	565.13	841.69	276.56
Office Supplies	10.88	166.67	155.79	2,052.02	833.35	(1,218.67)
Office Equipment Contracts	701.53	933.17	231.64	3,075.77	4,665.85	1,590.08
Printer Monthly Contract Service	39.05	73.92	34.87	248.30	369.60	121.30
Total Office Expenses	3,598.36	3,955.76	357.40	18,304.01	19,778.84	1,474.83
Payroll and Staffing						
Staff Payroll	5,408.63	7,143.33	1,734.70	27,907.58	35,716.69	7,809.11
Benefits	121.84	808.25	686.41	2,871.62	4,041.25	1,169.63
Training	0.00	54.17	54.17	1,075.89	270.85	(805.04)
Total Payroll and Staffing	5,530.47	8,005.75	2,475.28	31,855.09	40,028.79	8,173.70
Insurance						
Auto Insurance Policy	223.58	190.42	(33.16)	1,117.90	952.10	(165.80)
Insurance	2,232.54	1,659.08	(573.46)	11,162.70	8,295.44	(2,867.26)
Total Insurance	2,456.12	1,849.50	(606.62)	12,280.60	9,247.54	(3,033.06)
Community Events						
Community Events	0.00	500.00	500.00	35.00	2,500.00	2,465.00
Breakfast With Santa	121.19	0.00	(121.19)	0.00	0.00	0.00
Total Community Events	121.19	500.00	378.81	35.00	2,500.00	2,465.00
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	0.00	500.00	500.00	150.00	2,500.00	2,350.00
Cleaning Supplies	131.74	100.00	(31.74)	213.04	500.00	286.96
Cleaning Service	584.55	541.67	(42.88)	2,489.75	2,708.35	218.60
Pest Control for Building	0.00	145.83	145.83	0.00	729.19	729.19
Building Maintenance & Supplies	193.15	83.33	(109.82)	193.15	416.69	223.54
Contractors-Electrical	0.00	333.33	333.33	0.00	1,666.69	1,666.69
Trash Disposal	119.08	119.08	0.00	595.40	595.44	0.04
Total Clubhouse Expenses	1,028.52	1,823.24	794.72	3,641.34	9,116.36	5,475.02
Common Area Repairs and Maintenance						
Electrical	0.00	3,399.50	3,399.50	0.00	16,997.50	16,997.50
Repairs to common area	0.00	208.33	208.33	0.00	1,041.69	1,041.69
Upgrades to common area	0.00	208.33	208.33	0.00	1,041.69	1,041.69
Address Art	0.00	1,058.33	1,058.33	0.00	5,291.69	5,291.69
Holiday Decor Install and take down	0.00	75.00	75.00	149.26	375.00	225.74
River Pines Park	0.00	333.33	333.33	0.00	1,666.69	1,666.69
Landscaping	6,510.25	6,510.25	0.00	32,551.25	32,551.25	0.00
Sprinklers	0.00	208.33	208.33	0.00	1,041.69	1,041.69
Capital Improvement	0.00	3,333.33	3,333.33	40,000.00	16,666.69	(23,333.31)
Total Common Area Repairs and Maintenance	6,510.25	15,334.73	8,824.48	72,700.51	76,673.89	3,973.38
Pool Expenses						
911 Phone	44.65	44.67	0.02	223.25	223.35	0.10
Pool Maintenance and Repairs	462.23	500.00	37.77	462.23	2,500.00	2,037.77
Pool Management Contract	10,326.38	3,333.33	(6,993.05)	14,823.51	16,666.69	1,843.18
Total Pool Expenses	10,833.26	3,878.00	(6,955.26)	15,508.99	19,390.04	3,881.05
Security						
Alarm Permit	0.00	0.83	0.83	10.00	4.19	(5.81)
Alarm System	45.41	45.42	0.01	875.93	227.10	(648.83)
Security System	2,599.07	2,563.33	(35.74)	12,959.68	12,816.69	(142.99)
Security Patrol	6,197.00	0.00	(6,197.00)	24,788.00	0.00	(24,788.00)
Security Cameras	2,192.06	2,192.08	0.02	10,960.30	10,960.44	0.14
Total Security	11,033.54	4,801.66	(6,231.88)	49,593.91	24,008.42	(25,585.49)
Taxes						
Property Tax	0.00	39.58	39.58	815.16	197.94	(617.22)
Federal Taxes	0.00	20.83	20.83	0.00	104.19	104.19
Total Taxes	0.00	60.41	60.41	815.16	302.13	(513.03)

Equipment Maintenance and Repairs

Vehicle Maintenance	0.00	83.33	83.33	0.00	416.69	416.69
Fuel	60.24	54.17	(6.07)	109.01	270.85	161.84

Total Equipment Maintenance and Repairs

	60.24	137.50	77.26	109.01	687.54	578.53
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Utilities

Internet Services	216.88	388.75	171.87	813.86	1,943.75	1,129.89
Phone Service	126.31	133.50	7.19	631.82	667.50	35.68
Cell Phone	119.00	83.33	(35.67)	1,391.35	416.69	(974.66)
Gas	26.48	49.75	23.27	250.43	248.75	(1.68)
Electric	4,623.72	5,509.75	886.03	27,541.96	27,548.75	6.79
Water & Sewer	1,245.53	1,096.58	(148.95)	6,093.08	5,482.94	(610.14)

Total Utilities	6,357.92	7,261.66	903.74	36,722.50	36,308.38	(414.12)
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Total Budgeted Operating Expense

	46,944.48	58,446.96	11,502.48	250,992.93	292,235.80	41,242.87
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Total Budgeted Operating Income

	65,952.69	62,135.75	3,816.94	344,526.94	310,678.91	33,848.03
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Total Budgeted Operating Expense

	46,944.48	58,446.96	11,502.48	250,992.93	292,235.80	41,242.87
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NOI - Net Operating Income

	19,008.21	3,688.79	15,319.42	93,534.01	18,443.11	75,090.90
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