

Balance Sheet - Comparative

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

Accounting Basis: Accrual

	Balance As Of 06/30/2022	Balance As Of 05/31/2022	Change
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	337,080.09	362,166.26	(25,086.17)
Total Operating Cash Asset	337,080.09	362,166.26	(25,086.17)
Reserve Cash Asset			
Capital One Savings	252,092.74	252,029.90	62.84
Total Reserve Cash Asset	252,092.74	252,029.90	62.84
Total Cash	589,172.83	614,196.16	(25,023.33)
Accounts Receivable			
Accounts Receivable	165,166.61	164,202.70	963.91
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	151,166.61	150,202.70	963.91
Other Assets			
Prepaid Insurance	6,926.28	6,433.38	492.90
Prepaid Expenses	1,261.07	1,149.24	111.83
Total Other Assets	8,187.35	7,582.62	604.73
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	767,537.81	790,992.50	(23,454.69)
 LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	17,418.54	7,768.37	9,650.17
Prepaid Assessments	1,840.47	1,222.98	617.49
Unearned Assessment Income	312,024.52	364,028.60	(52,004.08)
Total Liabilities	331,283.53	373,019.95	(41,736.42)
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(730,649.20)	(730,649.20)	0.00
Total Operating Fund Equity	(676,731.56)	(676,731.56)	0.00
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	116.05	53.21	62.84
Total Replacement Reserve Fund	252,092.74	252,029.90	62.84
Calculated Retained Earnings	122,079.28	103,860.39	18,218.89
Calculated Prior Years Retained Earnings	738,813.82	738,813.82	0.00
Total Capital	436,254.28	417,972.55	18,281.73
TOTAL LIABILITIES & CAPITAL	767,537.81	790,992.50	(23,454.69)

Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	06/1/2022 - 06/30/2022			1/1/2022 - 06/30/2022		
	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Income						
Assessment Related Income						
Finance Charges	189.18	104.17	85.01	1,965.79	625.02	1,340.77
Late Fee	0.00	1,250.00	(1,250.00)	4,900.04	7,500.00	(2,599.96)
Assessments	52,004.08	51,732.83	271.25	312,024.77	310,397.02	1,627.75
Total Assessment Related Income	52,193.26	53,087.00	(893.74)	318,890.60	318,522.04	368.56
Compliance Income						
Deed Restriction Admin Fee	4,200.00	2,000.00	2,200.00	35,506.90	12,000.00	23,506.90
Total Compliance Income	4,200.00	2,000.00	2,200.00	35,506.90	12,000.00	23,506.90
Clubhouse Related Income						
Hall Rental	400.00	750.00	(350.00)	6,575.00	4,500.00	2,075.00
Total Clubhouse Related Income	400.00	750.00	(350.00)	6,575.00	4,500.00	2,075.00
Administrative Income						
209 Certified Balance Demand Fee	0.00	83.33	(83.33)	2,370.00	500.02	1,869.98
NSF Fee Income	35.00	2.92	32.08	350.00	17.52	332.48
Payment Plan Administrative Fee	0.00	62.50	(62.50)	600.00	375.00	225.00
Collection Administration Fee	1,120.00	291.67	828.33	10,390.00	1,750.02	8,639.98
Pool Passes	1,235.00	333.33	901.67	2,530.00	2,000.02	529.98
209 Certified Balance Postage Demand Fee	0.00	83.33	(83.33)	1,697.40	500.02	1,197.38
Admin Fee Certified Mailing	0.00	25.00	(25.00)	0.00	150.00	(150.00)
Attorney Fee	0.00	2,500.00	(2,500.00)	0.00	15,000.00	(15,000.00)
Total Administrative Income	2,390.00	3,382.08	(992.08)	17,937.40	20,292.60	(2,355.20)
Resale Services						
Resale Services	6,850.00	2,916.67	3,933.33	31,650.30	17,500.02	14,150.28
Total Resale Services	6,850.00	2,916.67	3,933.33	31,650.30	17,500.02	14,150.28
Total Budgeted Operating Income	66,033.26	62,136.75	3,897.51	410,560.20	372,814.66	37,745.54
Expense						
Administrative Expenses						
Bookkeeping Expense	850.00	850.00	0.00	5,100.00	5,100.00	0.00
Advertising	0.00	291.67	291.67	135.24	1,750.02	1,614.78
Bad Debt	634.09	833.33	199.24	3,390.11	5,000.02	1,609.91
CPA	0.00	505.83	(505.83)	500.00	3,035.02	2,535.02
Bank Fees	25.00	83.33	58.33	243.03	500.02	256.99
CC Merchant Services	145.81	200.00	54.19	538.85	1,200.00	661.15
Building Loan	0.00	3,782.92	3,782.92	1,757.31	22,697.52	20,940.21
Electronic Voting Service	0.00	125.00	(125.00)	100.00	750.00	650.00
Total Administrative Expenses	1,654.90	6,672.08	5,017.18	11,764.54	40,032.60	28,268.06
Legal Expenses						
Legal Fees Corporate	999.00	4,166.67	3,167.67	1,581.50	25,000.02	23,418.52
Legal Fees - Reimbursable	(7,727.12)	0.00	7,727.12	(8,992.45)	0.00	8,992.45
Total Legal Expenses	(6,728.12)	4,166.67	10,894.79	(7,410.95)	25,000.02	32,410.97
Office Expenses						
Postage and Delivery	1,197.58	1,041.67	(155.91)	5,717.75	6,250.02	532.27
Software for Lancaster	1,571.72	1,572.00	0.28	9,414.34	9,432.00	17.66
IT, Web, and Computer	71.13	168.33	97.20	636.26	1,010.02	373.76

Office Supplies	4.80	166.67	161.87	2,056.82	1,000.02	(1,056.80)
Office Equipment Contracts	701.52	933.17	231.65	3,777.29	5,599.02	1,821.73
Printer Monthly Contract Service	0.00	73.92	73.92	248.30	443.52	195.22
Total Office Expenses	3,546.75	3,955.76	409.01	21,850.76	23,734.60	1,883.84
Payroll and Staffing						
Staff Payroll	7,705.02	7,143.33	(561.69)	35,612.60	42,860.02	7,247.42
Benefits	121.84	808.25	686.41	2,993.46	4,849.50	1,856.04
Training	0.00	54.17	54.17	1,075.89	325.02	(750.87)
Total Payroll and Staffing	7,826.86	8,005.75	178.89	39,681.95	48,034.54	8,352.59
Insurance						
Auto Insurance Policy	223.58	190.42	(33.16)	1,341.48	1,142.52	(198.96)
Insurance	2,250.52	1,659.08	(591.44)	13,413.22	9,954.52	(3,458.70)
Total Insurance	2,474.10	1,849.50	(624.60)	14,754.70	11,097.04	(3,657.66)
Community Events						
Community Events	307.08	500.00	192.92	342.08	3,000.00	2,657.92
Total Community Events	307.08	500.00	192.92	342.08	3,000.00	2,657.92
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	452.84	500.00	47.16	602.84	3,000.00	2,397.16
Cleaning Supplies	0.00	100.00	100.00	213.04	600.00	386.96
Cleaning Service	1,212.40	541.67	(670.73)	3,702.15	3,250.02	(452.13)
Pest Control for Building	0.00	145.83	145.83	0.00	875.02	875.02
Building Maintenance & Supplies	4,218.06	83.33	(4,134.73)	4,411.21	500.02	(3,911.19)
Contractors-Electrical	0.00	333.33	333.33	0.00	2,000.02	2,000.02
Trash Disposal	125.04	119.08	(5.96)	720.44	714.52	(5.92)
Total Clubhouse Expenses	6,008.34	1,823.24	(4,185.10)	9,649.68	10,939.60	1,289.92
Common Area Repairs and Maintenance						
Electrical	0.00	3,399.50	3,399.50	0.00	20,397.00	20,397.00
Repairs to common area	490.00	206.33	(281.67)	490.00	1,250.02	760.02
Upgrades to common area	0.00	208.33	208.33	0.00	1,250.02	1,250.02
AddressArt	0.00	1,058.33	1,058.33	0.00	6,350.02	6,350.02
Holiday Decor Install and take down	0.00	75.00	75.00	149.26	450.00	300.74
River Pines Park	0.00	333.33	333.33	0.00	2,000.02	2,000.02
Landscaping	6,510.25	6,510.25	0.00	39,061.50	39,061.50	0.00
Sprinklers	0.00	208.33	208.33	0.00	1,250.02	1,250.02
Capital Improvement	0.00	3,333.33	3,333.33	40,000.00	20,000.02	(19,999.98)
Total Common Area Repairs and Maintenance	7,000.25	15,334.73	8,334.48	79,700.76	92,008.62	12,307.86
Pool Expenses						
911 Phone	44.65	44.67	0.02	267.90	268.02	0.12
Pool Maintenance and Repairs	0.00	500.00	500.00	462.23	3,000.00	2,537.77
Pool Management Contract	6,576.38	3,333.33	(3,243.05)	11,073.51	20,000.02	8,926.51
Total Pool Expenses	6,621.03	3,878.00	(2,743.03)	11,803.64	23,268.04	11,464.40
Security						
Alarm Permit	0.00	0.83	0.83	10.00	5.02	(4.98)
Alarm System	337.69	45.42	(292.27)	1,213.62	272.52	(941.10)
Security System	2,599.07	2,563.33	(35.74)	15,558.75	15,380.02	(178.73)
Security Patrol	6,197.00	0.00	(6,197.00)	30,985.00	0.00	(30,985.00)
Security Cameras	2,192.06	2,192.08	0.02	13,152.36	13,152.52	0.16
Total Security	11,325.82	4,801.66	(6,524.16)	60,919.73	28,810.08	(32,109.65)
Taxes						
Property Tax	0.00	39.58	39.58	815.16	237.52	(577.64)
Federal Taxes	0.00	20.83	20.83	0.00	125.02	125.02
Total Taxes	0.00	60.41	60.41	815.16	362.54	(452.62)
Equipment Maintenance and Repairs						
Vehicle Maintenance	360.81	83.33	(277.48)	360.81	500.02	139.21
Fuel	25.14	54.17	29.03	134.15	325.02	190.87

Total Equipment Maintenance and Repairs

Utilities

Internet Services	174.92	385.95	137.50	(248.45)	494.96	825.04	330.08
Phone Service	126.31		388.75	213.83	988.78	2,332.50	1,343.72
Cell Phone	139.48		133.50	7.19	758.13	801.00	42.87
Gas	31.35		83.33	(56.15)	1,530.83	500.02	(1,030.81)
Electric	4,846.90		49.75	18.40	281.78	298.50	16.72
Water & Sewer	2,072.45		5,509.75	662.85	32,388.86	33,058.50	669.64
Total Utilities	7,391.41		7,261.66	(129.75)	44,113.91	43,570.04	(543.87)
Total Budgeted Operating Expense	47,814.37		58,446.96	10,632.59	288,480.92	350,682.76	62,201.84

Total Budgeted Operating Income

Total Budgeted Operating Expense

NOI - Net Operating Income

	66,033.26		62,135.75	3,897.51	410,560.20	372,814.66	37,745.54
	47,814.37		58,446.96	10,632.59	288,480.92	350,682.76	62,201.84
	18,218.89		3,688.79	14,530.10	122,079.28	22,131.90	99,947.38