

Balance Sheet - Comparative

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

Accounting Basis: Accrual

	Balance As Of 07/31/2022	Balance As Of 06/30/2022	Change
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	288,664.53	337,080.09	(48,415.56)
Total Operating Cash Asset	288,664.53	337,080.09	(48,415.56)
Reserve Cash Asset			
Capital One Savings	252,092.74	252,092.74	0.00
Total Reserve Cash Asset	252,092.74	252,092.74	0.00
Total Cash	540,757.27	589,172.83	(48,415.56)
Accounts Receivable			
Accounts Receivable	164,900.55	165,166.61	(266.06)
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	150,900.55	151,166.61	(266.06)
Other Assets			
Prepaid Insurance	4,452.15	6,926.28	(2,474.13)
Prepaid Expenses	2,039.57	1,261.07	778.50
Total Other Assets	6,491.72	8,187.35	(1,695.63)
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	717,160.56	767,537.81	(50,377.25)
 LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	8,303.49	17,418.54	(9,115.05)
Prepaid Assessments	2,444.35	1,840.47	603.88
Unearned Assessment Income	260,020.44	312,024.52	(52,004.08)
Total Liabilities	270,768.28	331,283.53	(60,515.25)
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	116.05	0.00
Total Replacement Reserve Fund	252,092.74	252,092.74	0.00
Calculated Retained Earnings	132,217.28	122,079.28	10,138.00
Calculated Prior Years Retained Earnings	738,813.82	738,813.82	0.00
Total Capital	446,392.28	436,254.28	10,138.00
TOTAL LIABILITIES & CAPITAL	717,160.56	767,537.81	(50,377.25)

Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	07/1/2022 - 07/31/2022			1/1/2022 - 07/31/2022		
	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Income						
Assessment Related Income						
Finance Charges	138.53	104.17	34.36	2,104.32	729.19	1,375.13
Late Fee	0.00	1,250.00	(1,250.00)	4,900.04	8,750.00	(3,849.96)
Assessments	52,004.08	51,732.83	271.25	364,028.85	362,129.85	1,899.00
Total Assessment Related Income	52,142.61	53,087.00	(944.39)	371,033.21	371,609.04	(575.83)
Compliance Income						
Deed Restriction Admin Fee	4,600.00	2,000.00	2,600.00	40,106.90	14,000.00	26,106.90
Total Compliance Income	4,600.00	2,000.00	2,600.00	40,106.90	14,000.00	26,106.90
Clubhouse Related Income						
Hall Rental	800.00	750.00	50.00	7,375.00	5,250.00	2,125.00
Total Clubhouse Related Income	800.00	750.00	50.00	7,375.00	5,250.00	2,125.00
Administrative Income						
209 Certified Balance Demand Fee	0.00	83.33	(83.33)	2,370.00	583.35	1,786.65
NSF Fee Income	0.00	2.92	(2.92)	350.00	20.44	329.56
Payment Plan Administrative Fee	0.00	62.50	(62.50)	600.00	437.50	162.50
Collection Administration Fee	1,060.00	291.67	768.33	11,450.00	2,041.69	9,408.31
Pool Passes	740.00	333.33	406.67	3,270.00	2,333.35	936.65
209 Certified Balance Postage Demand Fee	0.00	83.33	(83.33)	1,697.40	583.35	1,114.05
Admin Fee Certified Mailing	0.00	25.00	(25.00)	0.00	175.00	(175.00)
Attorney Fee	0.00	2,500.00	(2,500.00)	0.00	17,500.00	(17,500.00)
Total Administrative Income	1,800.00	3,382.08	(1,582.08)	19,737.40	23,674.68	(3,937.28)
Resale Services						
Resale Services	7,700.00	2,916.67	4,783.33	39,350.30	20,416.69	18,933.61
Total Resale Services	7,700.00	2,916.67	4,783.33	39,350.30	20,416.69	18,933.61
Total Budgeted Operating Income	67,042.61	62,136.75	4,906.86	477,602.81	434,950.41	42,652.40
Expense						
Administrative Expenses						
Bookkeeping Expense	850.00	850.00	0.00	5,950.00	5,950.00	0.00
Advertising	0.00	291.67	(291.67)	135.24	2,041.69	1,906.45
Bad Debt	300.00	833.33	(533.33)	3,690.11	5,833.35	2,143.24
CPA	0.00	505.83	(505.83)	500.00	3,540.85	3,040.85
Bank Fees	25.00	83.33	(58.33)	268.03	583.35	315.32
CC Merchant Services	125.06	200.00	(74.94)	663.91	1,400.00	736.09
Building Loan	0.00	3,782.92	(3,782.92)	1,757.31	26,480.44	24,723.13
Electronic Voting Service	0.00	125.00	(125.00)	100.00	875.00	775.00
Total Administrative Expenses	1,300.06	6,672.08	(5,372.02)	13,064.60	46,704.68	33,640.08
Legal Expenses						
Legal Fees Corporate	0.00	4,166.67	(4,166.67)	1,581.50	29,166.69	27,585.19
Legal Fees - Reimbursable	5,697.38	0.00	(5,697.38)	(3,295.07)	0.00	3,295.07
Total Legal Expenses	5,697.38	4,166.67	(1,530.71)	(1,713.57)	29,166.69	30,880.26
Office Expenses						
Postage and Delivery	697.57	1,041.67	(344.10)	6,415.32	7,291.69	876.37
Software for Lancaster	1,571.72	1,572.00	(0.28)	10,986.06	11,004.00	17.94
IT, Web, and Computer	71.13	168.33	(97.20)	707.39	1,178.35	470.96

Office Supplies	10.11	166.67	156.56	2,066.93	1,166.69	(900.24)
Office Equipment Contracts	156.59	933.17	776.58	3,933.88	6,532.19	2,598.31
Printer Monthly Contract Service	39.97	73.92	34.35	287.87	517.44	229.57
Total Office Expenses	2,546.69	3,955.76	1,409.07	24,397.45	27,690.36	3,292.91
Payroll and Staffing						
Staff Payroll	5,654.53	7,143.33	1,488.80	41,267.13	50,003.35	8,736.22
Benefits	182.76	808.25	625.49	3,176.22	5,657.75	2,481.53
Training	69.00	54.17	(14.83)	1,144.89	379.19	(765.70)
Total Payroll and Staffing	5,906.29	8,005.75	2,099.46	45,588.24	56,040.29	10,452.05
Insurance						
Auto Insurance Policy	223.58	190.42	(33.16)	1,565.06	1,332.94	(232.12)
Insurance	2,250.55	1,659.08	(591.47)	15,663.77	11,613.60	(4,050.17)
Total Insurance	2,474.13	1,849.50	(624.63)	17,228.83	12,946.54	(4,282.29)
Community Events						
Community Events	180.00	500.00	320.00	522.08	3,500.00	2,977.92
Total Community Events	180.00	500.00	320.00	522.08	3,500.00	2,977.92
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	1,036.13	500.00	(536.13)	1,638.97	3,500.00	1,861.03
Cleaning Supplies	68.63	100.00	31.37	281.67	700.00	418.33
Cleaning Service	0.00	541.67	541.67	3,702.15	3,791.69	89.54
Pest Control for Building	64.95	145.83	80.88	64.95	1,020.85	955.90
Building Maintenance & Supplies	0.00	83.33	83.33	4,411.21	583.35	(3,827.86)
Contractors-Electrical	0.00	333.33	333.33	0.00	2,333.35	2,333.35
Trash Disposal	125.04	119.08	(5.96)	845.48	833.60	(11.88)
Total Clubhouse Expenses	1,294.75	1,823.24	528.49	10,944.43	12,762.84	1,818.41
Common Area Repairs and Maintenance						
Electrical	0.00	3,399.50	3,399.50	0.00	23,796.50	23,796.50
Repairs to common area	600.00	208.33	(391.67)	1,090.00	1,458.35	368.35
Upgrades to common area	0.00	208.33	208.33	0.00	1,458.35	1,458.35
AddressArt	0.00	1,058.33	1,058.33	0.00	7,408.35	7,408.35
Holiday Decor Install and take down	0.00	75.00	75.00	149.26	525.00	375.74
River Pines Park	0.00	333.33	333.33	0.00	2,333.35	2,333.35
Landscaping	6,510.25	6,510.25	0.00	45,571.75	45,571.75	0.00
Sprinklers	0.00	208.33	208.33	0.00	1,458.35	1,458.35
Capital Improvement	0.00	3,333.33	3,333.33	40,000.00	23,333.35	(16,666.65)
Total Common Area Repairs and Maintenance	7,110.25	15,334.73	8,224.48	86,811.01	107,343.35	20,532.34
Pool Expenses						
911 Phone	44.65	44.67	0.02	312.55	312.69	0.14
Pool Maintenance and Repairs	1,010.57	500.00	(510.57)	1,472.80	3,500.00	2,027.20
Pool Management Contract	10,761.38	3,333.33	(7,428.05)	21,834.89	23,333.35	1,498.46
Total Pool Expenses	11,816.60	3,878.00	(7,938.60)	23,620.24	27,146.04	3,525.80
Security						
Alarm Permit	0.00	0.83	0.83	10.00	5.85	(4.15)
Alarm System	45.41	45.42	0.01	1,259.03	317.94	(941.09)
Security System	2,599.07	2,563.33	(35.74)	18,157.82	17,943.35	(214.47)
Security Patrol	6,197.00	0.00	(6,197.00)	37,182.00	0.00	(37,182.00)
Security Cameras	2,192.06	2,192.08	0.02	15,344.42	15,344.60	0.18
Total Security	11,033.54	4,801.66	(6,231.88)	71,953.27	33,611.74	(38,341.53)
Taxes						
Property Tax	0.00	39.58	39.58	815.16	277.10	(538.06)
Federal Taxes	0.00	20.83	20.83	0.00	145.85	145.85
Total Taxes	0.00	60.41	60.41	815.16	422.95	(392.21)
Equipment Maintenance and Repairs						
Vehicle Maintenance	0.00	83.33	83.33	360.81	583.35	222.54
Fuel	17.85	54.17	36.32	152.00	379.19	227.19

Total Equipment Maintenance and Repairs

Utilities

Internet Services	17.85	137.50	119.65	512.81	962.54	449.73
Phone Service	214.13	388.75	174.62	1,202.91	2,721.25	1,518.34
Cell Phone	128.55	133.50	4.95	886.68	934.50	47.82
Gas	70.72	83.33	12.61	1,601.55	583.35	(1,018.20)
Electric	30.47	49.75	19.28	312.25	348.25	36.00
Water & Sewer	4,980.25	5,509.75	529.50	37,369.11	38,568.25	1,199.14
	2,102.95	1,096.58	(1,006.37)	10,268.48	7,676.10	(2,592.38)
Total Utilities	7,527.07	7,261.66	(265.41)	51,640.98	50,831.70	(809.28)

Total Budgeted Operating Expense

	56,904.61	58,446.96	1,542.35	345,385.53	409,129.72	63,744.19
Total Budgeted Operating Income	67,042.61	62,135.75	4,906.86	477,602.81	434,950.41	42,652.40
Total Budgeted Operating Expense	56,904.61	58,446.96	1,542.35	345,385.53	409,129.72	63,744.19
NOI - Net Operating Income	10,138.00	3,688.79	6,449.21	132,217.28	25,820.69	106,396.59