

Balance Sheet - Comparative

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

Accounting Basis: Accrual

	<u>Balance As Of</u> <u>09/30/2022</u>	<u>Balance As Of</u> <u>08/31/2022</u>	<u>Change</u>
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	181,681.34	245,751.47	(64,070.13)
Total Operating Cash Asset	181,681.34	245,751.47	(64,070.13)
Reserve Cash Asset			
Capital One Savings	177,148.68	252,092.74	(74,944.06)
Capital One CD - 8/25/22	75,000.00	0.00	75,000.00
Total Reserve Cash Asset	252,148.68	252,092.74	55.94
Total Cash	433,830.02	497,844.21	(64,014.19)
Accounts Receivable			
Accounts Receivable	184,221.98	169,533.81	14,688.17
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	170,221.98	155,533.81	14,688.17
Other Assets			
Prepaid Insurance	29,636.20	6,571.02	23,065.18
Prepaid Expenses	1,540.61	2,520.21	(979.60)
Insurance Claim	3,251.70	3,751.70	(500.00)
Total Other Assets	34,428.51	12,842.93	21,585.58
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	657,491.53	685,231.97	(27,740.44)
 LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	9,137.41	7,192.16	1,945.25
Prepaid Assessments	2,863.30	3,334.99	(471.69)
Accounts Payable Accrual	1,533.51	1,466.93	66.58
Unearned Assessment Income	156,012.27	208,016.36	(52,004.09)
Total Liabilities	169,546.49	220,010.44	(50,463.95)
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	171.99	116.05	55.94
Total Replacement Reserve Fund	252,148.68	252,092.74	55.94
Calculated Retained Earnings	173,714.10	151,046.53	22,667.57
Calculated Prior Years Retained Earnings	738,813.82	738,813.82	0.00
Total Capital	487,945.04	465,221.53	22,723.51
TOTAL LIABILITIES & CAPITAL	657,491.53	685,231.97	(27,740.44)

Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	09/1/2022 - 09/30/2022		1/1/2022 - 09/30/2022		Comparison Actual	Comparison Budget	Comparison \$ Variance
	Period Actual	Period Budget	Period \$ Variance	Period \$ Variance			
Income							
Assessment Related Income							
Finance Charges	130.46	104.16	26.30	2,369.56	937.52	1,432.04	
Interest Income	(3.30)	0.00	(3.30)	(3.30)	0.00	(3.30)	
Late Fee	0.00	1,250.00	(1,250.00)	4,900.04	11,250.00	(6,349.96)	
Assessments	52,004.09	51,732.83	271.26	468,037.02	465,595.51	2,441.51	
Total Assessment Related Income	52,131.25	53,086.99	(955.74)	475,303.32	477,783.03	(2,479.71)	
Compliance Income							
Deed Restriction Admin Fee	13,700.00	2,000.00	11,700.00	62,306.90	18,000.00	44,306.90	
Total Compliance Income	13,700.00	2,000.00	11,700.00	62,306.90	18,000.00	44,306.90	
Clubhouse Related Income							
Hall Rental	400.00	750.00	(350.00)	8,175.00	6,750.00	1,425.00	
Cleaning and Maint Income	300.00	0.00	300.00	300.00	0.00	300.00	
Total Clubhouse Related Income	700.00	750.00	(50.00)	8,475.00	6,750.00	1,725.00	
Administrative Income							
209 Certified Balance Demand Fee	0.00	83.33	(83.33)	2,370.00	750.01	1,619.99	
NSF Fee Income	0.00	2.91	(2.91)	350.00	26.27	323.73	
Payment Plan Administrative Fee	0.00	62.50	(62.50)	600.00	562.50	37.50	
Collection Administration Fee	960.00	291.66	668.34	13,350.00	2,625.02	10,724.98	
Pool Passes	(40.00)	333.33	(373.33)	3,340.00	3,000.01	339.99	
209 Certified Balance Postage Demand Fee	0.00	83.33	(83.33)	1,697.40	750.01	947.39	
Admin Fee Certified Mailing	0.00	25.00	(25.00)	0.00	225.00	(225.00)	
Attorney Fee	0.00	2,500.00	(2,500.00)	0.00	22,500.00	(22,500.00)	
Total Administrative Income	920.00	3,382.06	(2,462.06)	21,707.40	30,438.82	(8,731.42)	
Resale Services							
Resale Services	6,775.00	2,916.66	3,858.34	53,325.30	26,250.02	27,075.28	
Total Resale Services	6,775.00	2,916.66	3,858.34	53,325.30	26,250.02	27,075.28	
Total Budgeted Operating Income	74,226.25	62,135.71	12,090.54	621,117.92	559,221.87	61,896.05	
Expense							
Administrative Expenses							
Bookkeeping Expense	850.00	850.00	0.00	7,650.00	7,650.00	0.00	
Advertising	0.00	291.66	291.66	135.24	2,625.02	2,489.78	
Bad Debt	0.00	833.33	833.33	3,690.11	7,500.01	3,809.90	
CPA	0.00	505.83	505.83	500.00	4,552.51	4,052.51	
Bank Fees	60.00	83.33	23.33	353.03	750.01	396.98	
CC Merchant Services	184.66	200.00	15.34	920.00	1,800.00	880.00	
Building Loan	0.00	3,782.91	3,782.91	1,757.31	34,046.27	32,288.96	
Electronic Voting Service	0.00	125.00	125.00	100.00	1,125.00	1,025.00	
Total Administrative Expenses	1,094.66	6,672.06	5,577.40	15,105.69	60,048.82	44,943.13	
Legal Expenses							
Legal Fees Corporate	0.00	4,166.66	4,166.66	1,581.50	37,500.02	35,918.52	
Legal Fees - Reimbursable	3,322.43	0.00	(3,322.43)	(487.66)	0.00	487.66	
Total Legal Expenses	3,322.43	4,166.66	844.23	1,093.84	37,500.02	36,406.18	
Office Expenses							
Postage and Delivery	697.58	1,041.66	344.08	7,310.47	9,375.02	2,064.55	

Software for Lancaster	1,587.70	1,572.00	(15.70)	14,145.48	14,148.00	2.52
IT, Web, and Computer	75.15	168.33	93.18	853.67	1,515.01	661.34
Office Supplies	19.46	166.66	147.20	2,086.39	1,500.02	(586.37)
Office Equipment Contracts	701.52	933.16	231.64	5,376.06	8,398.52	3,022.46
Printer Monthly Contract Service	0.00	73.91	73.91	287.87	665.27	377.40
Total Office Expenses	3,081.41	3,955.72	874.31	30,059.94	35,601.84	5,541.90
Payroll and Staffing						
Staff Payroll	5,343.82	7,143.33	1,799.51	51,954.77	64,290.01	12,335.24
Benefits	121.84	808.25	686.41	3,419.90	7,274.25	3,854.35
Training	0.00	54.16	54.16	1,484.89	487.52	(997.37)
Total Payroll and Staffing	5,465.66	8,005.74	2,540.08	56,859.56	72,051.78	15,192.22
Insurance						
Auto Insurance Policy	303.25	190.41	(112.84)	2,091.89	1,713.77	(378.12)
Insurance	2,570.76	1,659.08	(911.68)	20,485.08	14,931.76	(5,553.32)
Total Insurance	2,874.01	1,849.49	(1,024.52)	22,576.97	16,645.53	(5,931.44)
Community Events						
Community Events	2,622.97	500.00	(2,122.97)	3,189.95	4,500.00	1,310.05
Total Community Events	2,622.97	500.00	(2,122.97)	3,189.95	4,500.00	1,310.05
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	0.00	500.00	500.00	1,638.97	4,500.00	2,861.03
Cleaning Supplies	48.54	100.00	51.46	330.21	900.00	569.79
Cleaning Service	454.65	541.66	87.01	5,455.80	4,875.02	(580.78)
Pest Control for Building	64.95	145.83	80.88	194.85	1,312.51	1,117.66
Building Maintenance & Supplies	0.00	83.33	83.33	4,743.21	750.01	(3,993.20)
Contractors-Electrical	0.00	333.33	333.33	0.00	3,000.01	3,000.01
Trash Disposal	125.04	119.08	(5.96)	1,095.56	1,071.76	(23.80)
Total Clubhouse Expenses	693.18	1,823.23	1,130.05	13,458.60	16,409.31	2,950.71
Common Area Repairs and Maintenance						
Electrical	0.00	3,399.50	3,399.50	0.00	30,595.50	30,595.50
Repairs to common area	0.00	208.33	208.33	1,735.88	1,875.01	139.13
Upgrades to common area	0.00	208.33	208.33	0.00	1,875.01	1,875.01
Address Art	0.00	1,058.33	1,058.33	0.00	9,525.01	9,525.01
Holiday Decor Install and take down	0.00	75.00	75.00	149.26	675.00	525.74
River Pines Park	0.00	333.33	333.33	0.00	3,000.01	3,000.01
Landscaping	6,510.25	6,510.25	0.00	58,592.25	58,592.25	0.00
Sprinklers	0.00	208.33	208.33	0.00	1,875.01	1,875.01
Capital Improvement	0.00	3,333.33	3,333.33	40,000.00	30,000.01	(9,999.99)
Total Common Area Repairs and Maintenance	6,510.25	15,334.73	8,824.48	100,477.39	138,012.81	37,535.42
Pool Expenses						
911 Phone	44.65	44.66	0.01	401.85	402.02	0.17
Pool Maintenance and Repairs	1,578.74	500.00	(1,078.74)	7,139.54	4,500.00	(2,639.54)
Pool Management Contract	2,605.76	3,333.33	727.57	32,556.03	30,000.01	(2,556.02)
Total Pool Expenses	4,229.15	3,877.99	(351.16)	40,097.42	34,902.03	(5,195.39)
Security						
Alarm Permit	0.00	0.83	0.83	10.00	7.51	(2.49)
Alarm System	45.41	45.41	0.00	1,349.85	408.77	(941.08)
Security System	2,599.07	2,563.33	(35.74)	23,355.96	23,070.01	(285.95)
Security Patrol	6,463.00	0.00	(6,463.00)	49,844.00	0.00	(49,844.00)
Security Cameras	2,192.06	2,192.08	0.02	19,728.54	19,728.76	0.22
Total Security	11,299.54	4,801.65	(6,497.89)	94,288.35	43,215.05	(51,073.30)
Taxes						
Property Tax	0.00	39.58	39.58	815.16	356.26	(458.90)
Federal Taxes	0.00	20.83	20.83	0.00	187.51	187.51
Total Taxes	0.00	60.41	60.41	815.16	543.77	(271.39)
Equipment Maintenance and Repairs						

Vehicle Maintenance	83.33	83.33	360.81	750.01	389.20
Fuel	44.61	54.16	196.61	487.52	290.91
Total Equipment Maintenance and Repairs	44.61	137.49	557.42	1,237.53	680.11
Utilities					
Internet Services	213.42	388.75	1,629.75	3,498.75	1,869.00
Phone Service	141.20	133.50	1,156.43	1,201.50	45.07
Cell Phone	72.69	83.33	1,745.96	750.01	(995.95)
Gas	31.30	49.75	399.85	447.75	47.90
Electric	5,096.44	5,509.75	47,390.37	49,587.75	2,197.38
Water & Sewer	4,765.76	1,096.58	16,501.17	9,869.26	(6,631.91)
Total Utilities	10,320.81	7,261.66	68,823.53	65,355.02	(3,468.51)
Total Budgeted Operating Expense	51,558.68	58,446.83	447,403.82	526,023.51	78,619.69
Total Budgeted Operating Income	74,226.25	62,135.71	621,117.92	559,221.87	61,896.05
Total Budgeted Operating Expense	51,558.68	58,446.83	447,403.82	526,023.51	78,619.69
NOI - Net Operating Income	22,667.57	3,688.88	173,714.10	33,198.36	140,515.74