

## Balance Sheet - Comparative

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

Accounting Basis: Accrual

	<u>Balance As Of</u> <u>08/31/2022</u>	<u>Balance As Of</u> <u>07/31/2022</u>	<u>Change</u>
<b>ASSETS</b>			
<b>Cash</b>			
<b>Operating Cash Asset</b>			
Operating Account/Check Account	245,751.47	288,664.53	(42,913.06)
<b>Total Operating Cash Asset</b>	<b>245,751.47</b>	<b>288,664.53</b>	<b>(42,913.06)</b>
<b>Reserve Cash Asset</b>			
Capital One Savings	252,092.74	252,092.74	0.00
<b>Total Reserve Cash Asset</b>	<b>252,092.74</b>	<b>252,092.74</b>	<b>0.00</b>
<b>Total Cash</b>	<b>497,844.21</b>	<b>540,757.27</b>	<b>(42,913.06)</b>
<b>Accounts Receivable</b>			
Accounts Receivable	169,533.81	164,900.55	4,633.26
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
<b>Total Accounts Receivable</b>	<b>155,533.81</b>	<b>150,900.55</b>	<b>4,633.26</b>
<b>Other Assets</b>			
Prepaid Insurance	6,571.02	4,452.15	2,118.87
Prepaid Expenses	2,520.21	2,039.57	480.64
Insurance Claim	3,751.70	0.00	3,751.70
<b>Total Other Assets</b>	<b>12,842.93</b>	<b>6,491.72</b>	<b>6,351.21</b>
Fixed Assets	19,011.02	19,011.02	0.00
<b>TOTAL ASSETS</b>	<b>685,231.97</b>	<b>717,160.56</b>	<b>(31,928.59)</b>
<b>LIABILITIES &amp; CAPITAL</b>			
<b>Liabilities</b>			
Accounts Payable	7,192.16	8,303.49	(1,111.33)
Prepaid Assessments	3,334.99	2,444.35	890.64
Accounts Payable Accrual	1,466.93	0.00	1,466.93
Unearned Assessment Income	208,016.36	260,020.44	(52,004.08)
<b>Total Liabilities</b>	<b>220,010.44</b>	<b>270,768.28</b>	<b>(50,757.84)</b>
<b>Capital</b>			
<b>Operating Fund Equity</b>			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(730,649.20)	(730,649.20)	0.00
<b>Total Operating Fund Equity</b>	<b>(676,731.56)</b>	<b>(676,731.56)</b>	<b>0.00</b>
<b>Replacement Reserve Fund</b>			
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
<b>Total Replacement Reserve Fund</b>	<b>252,092.74</b>	<b>252,092.74</b>	<b>0.00</b>
Calculated Retained Earnings	151,046.53	132,217.28	18,829.25
Calculated Prior Years Retained Earnings	738,813.82	738,813.82	0.00
<b>Total Capital</b>	<b>465,221.53</b>	<b>446,392.28</b>	<b>18,829.25</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>685,231.97</b>	<b>717,160.56</b>	<b>(31,928.59)</b>

## Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	08/1/2022 - 08/31/2022			1/1/2022 - 08/31/2022		
	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
<b>Income</b>						
<b>Assessment Related Income</b>						
Finance Charges	134.78	104.17	30.61	2,239.10	833.36	1,405.74
Late Fee	0.00	1,250.00	(1,250.00)	4,900.04	10,000.00	(5,099.96)
Assessments	52,004.08	51,732.83	271.25	416,032.93	413,862.68	2,170.25
<b>Total Assessment Related Income</b>	<b>52,138.86</b>	<b>53,087.00</b>	<b>(948.14)</b>	<b>423,172.07</b>	<b>424,696.04</b>	<b>(1,523.97)</b>
<b>Compliance Income</b>						
Deed Restriction Admin Fee	8,500.00	2,000.00	6,500.00	48,606.90	16,000.00	32,606.90
<b>Total Compliance Income</b>	<b>8,500.00</b>	<b>2,000.00</b>	<b>6,500.00</b>	<b>48,606.90</b>	<b>16,000.00</b>	<b>32,606.90</b>
<b>Clubhouse Related Income</b>						
Hall Rental	400.00	750.00	(350.00)	7,775.00	6,000.00	1,775.00
<b>Total Clubhouse Related Income</b>	<b>400.00</b>	<b>750.00</b>	<b>(350.00)</b>	<b>7,775.00</b>	<b>6,000.00</b>	<b>1,775.00</b>
<b>Administrative Income</b>						
209 Certified Balance Demand Fee	0.00	83.33	(83.33)	2,370.00	666.68	1,703.32
NSF Fee Income	0.00	2.92	(2.92)	350.00	23.36	326.64
Payment Plan Administrative Fee	0.00	62.50	(62.50)	600.00	500.00	100.00
Collection Administration Fee	940.00	291.67	648.33	12,390.00	2,333.36	10,056.64
Pool Passes	110.00	333.33	(223.33)	3,380.00	2,666.68	713.32
209 Certified Balance Postage Demand Fee	0.00	83.33	(83.33)	1,697.40	666.68	1,030.72
Admin Fee Certified Mailing	0.00	25.00	(25.00)	0.00	200.00	(200.00)
Attorney Fee	0.00	2,500.00	(2,500.00)	0.00	20,000.00	(20,000.00)
<b>Total Administrative Income</b>	<b>1,050.00</b>	<b>3,382.08</b>	<b>(2,332.08)</b>	<b>20,787.40</b>	<b>27,056.76</b>	<b>(6,269.36)</b>
<b>Resale Services</b>						
Resale Services	7,200.00	2,916.67	4,283.33	46,550.30	23,333.36	23,216.94
<b>Total Resale Services</b>	<b>7,200.00</b>	<b>2,916.67</b>	<b>4,283.33</b>	<b>46,550.30</b>	<b>23,333.36</b>	<b>23,216.94</b>
<b>Total Budgeted Operating Income</b>	<b>69,288.86</b>	<b>62,135.75</b>	<b>7,153.11</b>	<b>546,891.67</b>	<b>497,086.16</b>	<b>49,805.51</b>
<b>Expense</b>						
<b>Administrative Expenses</b>						
Bookkeeping Expense	850.00	850.00	0.00	6,800.00	6,800.00	0.00
Advertising	0.00	291.67	291.67	135.24	2,333.36	2,198.12
Bad Debt	0.00	833.33	833.33	3,690.11	6,666.68	2,976.57
CPA	0.00	505.83	505.83	500.00	4,046.68	3,546.68
Bank Fees	25.00	83.33	58.33	293.03	666.68	373.65
CC Merchant Services	71.43	200.00	128.57	735.34	1,600.00	864.66
Building Loan	0.00	3,782.92	3,782.92	1,757.31	30,263.36	28,506.05
Electronic Voting Service	0.00	125.00	125.00	100.00	1,000.00	900.00
<b>Total Administrative Expenses</b>	<b>946.43</b>	<b>6,672.08</b>	<b>5,725.65</b>	<b>14,011.03</b>	<b>53,376.76</b>	<b>39,365.73</b>
<b>Legal Expenses</b>						
Legal Fees Corporate	0.00	4,166.67	4,166.67	1,581.50	33,333.36	31,751.86
Legal Fees - Reimbursable	(515.02)	0.00	515.02	(3,810.09)	0.00	3,810.09
<b>Total Legal Expenses</b>	<b>(515.02)</b>	<b>4,166.67</b>	<b>4,681.69</b>	<b>(2,228.59)</b>	<b>33,333.36</b>	<b>35,561.95</b>
<b>Office Expenses</b>						
Postage and Delivery	197.57	1,041.67	844.10	6,612.89	8,333.36	1,720.47
Software for Lancaster	1,571.72	1,572.00	0.28	12,557.78	12,576.00	18.22
IT, Web, and Computer	71.13	168.33	97.20	778.52	1,346.68	568.16

Office Supplies	0.00	166.67	166.67	2,066.93	1,333.36	(733.57)
Office Equipment Contracts	740.66	933.17	192.51	4,674.54	7,465.36	2,790.82
Printer Monthly Contract Service	0.00	73.92	73.92	287.87	591.36	303.49
<b>Total Office Expenses</b>	<b>2,581.08</b>	<b>3,955.76</b>	<b>1,374.68</b>	<b>26,978.53</b>	<b>31,646.12</b>	<b>4,667.59</b>
<b>Payroll and Staffing</b>						
Staff Payroll	5,343.82	7,143.33	1,799.51	46,610.95	57,146.68	10,535.73
Benefits	121.84	808.25	686.41	3,298.06	6,466.00	3,167.94
Training	340.00	54.17	(285.83)	1,484.89	433.36	(1,051.53)
<b>Total Payroll and Staffing</b>	<b>5,805.66</b>	<b>8,005.75</b>	<b>2,200.09</b>	<b>51,393.90</b>	<b>64,046.04</b>	<b>12,652.14</b>
<b>Insurance</b>						
Auto Insurance Policy	223.58	190.42	(33.16)	1,788.64	1,523.36	(265.28)
Insurance	2,250.55	1,659.08	(591.47)	17,914.32	13,272.68	(4,641.64)
<b>Total Insurance</b>	<b>2,474.13</b>	<b>1,849.50</b>	<b>(624.63)</b>	<b>19,702.96</b>	<b>14,796.04</b>	<b>(4,906.92)</b>
<b>Community Events</b>						
Community Events	44.90	500.00	455.10	566.98	4,000.00	3,433.02
<b>Total Community Events</b>	<b>44.90</b>	<b>500.00</b>	<b>455.10</b>	<b>566.98</b>	<b>4,000.00</b>	<b>3,433.02</b>
<b>Clubhouse Expenses</b>						
Clubhouse Repairs and Maintenance	0.00	500.00	500.00	1,638.97	4,000.00	2,361.03
Cleaning Supplies	0.00	100.00	100.00	281.67	800.00	518.33
Cleaning Service	1,299.00	541.67	(757.33)	5,001.15	4,333.36	(667.79)
Pest Control for Building	64.95	145.83	80.88	129.90	1,166.68	1,036.78
Building Maintenance & Supplies	332.00	83.33	(248.67)	4,743.21	666.68	(4,076.53)
Contractors-Electrical	0.00	333.33	333.33	0.00	2,666.68	2,666.68
Trash Disposal	125.04	119.08	(5.96)	970.52	952.68	(17.84)
<b>Total Clubhouse Expenses</b>	<b>1,820.99</b>	<b>1,823.24</b>	<b>2.25</b>	<b>12,765.42</b>	<b>14,586.08</b>	<b>1,820.66</b>
<b>Common Area Repairs and Maintenance</b>						
Electrical	0.00	3,399.50	3,399.50	0.00	27,196.00	27,196.00
Repairs to common area	645.88	208.33	(437.55)	1,735.88	1,666.68	(69.20)
Upgrades to common area	0.00	208.33	208.33	0.00	1,666.68	1,666.68
Address Art	0.00	1,058.33	1,058.33	0.00	8,466.68	8,466.68
Holiday Decor Install and take down	0.00	75.00	75.00	149.26	600.00	450.74
River Pines Park	0.00	333.33	333.33	0.00	2,666.68	2,666.68
Landscaping	6,510.25	6,510.25	0.00	52,082.00	52,082.00	0.00
Sprinklers	0.00	208.33	208.33	0.00	1,666.68	1,666.68
Capital Improvement	0.00	3,333.33	3,333.33	40,000.00	26,666.68	(13,333.32)
<b>Total Common Area Repairs and Maintenance</b>	<b>7,156.13</b>	<b>15,334.73</b>	<b>8,178.60</b>	<b>93,967.14</b>	<b>122,678.08</b>	<b>28,710.94</b>
<b>Pool Expenses</b>						
911 Phone	44.65	44.67	0.02	357.20	357.36	0.16
Pool Maintenance and Repairs	4,088.00	500.00	(3,588.00)	5,560.80	4,000.00	(1,560.80)
Pool Management Contract	8,115.38	3,333.33	(4,782.05)	29,950.27	26,666.68	(3,283.59)
<b>Total Pool Expenses</b>	<b>12,248.03</b>	<b>3,878.00</b>	<b>(8,370.03)</b>	<b>35,868.27</b>	<b>31,024.04</b>	<b>(4,844.23)</b>
<b>Security</b>						
Alarm Permit	0.00	0.83	0.83	10.00	6.68	(3.32)
Alarm System	45.41	45.42	0.01	1,304.44	363.36	(941.08)
Security System	2,599.07	2,563.33	(35.74)	20,756.89	20,506.68	(250.21)
Security Patrol	6,199.00	0.00	(6,199.00)	43,381.00	0.00	(43,381.00)
Security Cameras	2,192.06	2,192.08	0.02	17,536.48	17,536.68	0.20
<b>Total Security</b>	<b>11,035.54</b>	<b>4,801.66</b>	<b>(6,233.88)</b>	<b>82,988.81</b>	<b>38,413.40</b>	<b>(44,575.41)</b>
<b>Taxes</b>						
Property Tax	0.00	39.58	39.58	815.16	316.68	(498.48)
Federal Taxes	0.00	20.83	20.83	0.00	166.68	166.68
<b>Total Taxes</b>	<b>0.00</b>	<b>60.41</b>	<b>60.41</b>	<b>815.16</b>	<b>483.36</b>	<b>(331.80)</b>
<b>Equipment Maintenance and Repairs</b>						
Vehicle Maintenance	0.00	83.33	83.33	360.81	666.68	305.87
Fuel	0.00	54.17	54.17	152.00	433.36	281.36

**Total Equipment Maintenance and Repairs****Utilities**

Internet Services	213.42	137.50	137.50	512.81	1,100.04	587.23
Phone Service	128.55	388.75	175.33	1,416.33	3,110.00	1,693.67
Cell Phone	71.72	133.50	4.95	1,015.23	1,068.00	52.77
Gas	56.30	83.33	11.61	1,673.27	666.68	(1,006.59)
Electric	4,924.82	5,509.75	584.93	368.55	398.00	29.45
Water & Sewer	1,466.93	1,096.58	(370.35)	42,293.93	44,078.00	1,784.07
<b>Total Utilities</b>	<b>6,861.74</b>	<b>7,261.66</b>	<b>399.92</b>	<b>58,502.72</b>	<b>58,093.36</b>	<b>(409.36)</b>

**Total Budgeted Operating Expense**

<b>Total Budgeted Operating Expense</b>	<b>50,459.61</b>	<b>58,446.96</b>	<b>7,987.35</b>	<b>395,845.14</b>	<b>467,576.68</b>	<b>71,731.54</b>
Total Budgeted Operating Income	69,288.86	62,135.75	7,153.11	546,891.67	497,086.16	49,805.51
Total Budgeted Operating Expense	50,459.61	58,446.96	7,987.35	395,845.14	467,576.68	71,731.54
<b>NOI - Net Operating Income</b>	<b>18,829.25</b>	<b>3,688.79</b>	<b>15,140.46</b>	<b>151,046.53</b>	<b>29,509.48</b>	<b>121,537.05</b>