

Balance Sheet - Comparative

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

Accounting Basis: Accrual

	Balance As Of 10/31/2022	Balance As Of 09/30/2022	Change
ASSETS			
Cash			
Operating Cash Asset			
Operating Account/Check Account	134,936.53	181,681.34	(46,744.81)
Total Operating Cash Asset	134,936.53	181,681.34	(46,744.81)
Reserve Cash Asset			
Capital One Savings	177,148.68	177,148.68	0.00
Capital One CD - 8/25/22	75,000.00	75,000.00	0.00
Total Reserve Cash Asset	252,148.68	252,148.68	0.00
Total Cash	387,085.21	433,830.02	(46,744.81)
Accounts Receivable			
Accounts Receivable	187,487.01	184,221.98	3,265.03
Allowance for Doubtful Accounts	(14,000.00)	(14,000.00)	0.00
Total Accounts Receivable	173,487.01	170,221.98	3,265.03
Other Assets			
Prepaid Insurance	26,762.19	29,636.20	(2,874.01)
Prepaid Expenses	2,140.30	1,540.61	599.69
Due From Reserve Fund	6,666.66	0.00	6,666.66
Insurance Claim	0.00	3,251.70	(3,251.70)
Total Other Assets	35,569.15	34,428.51	1,140.64
Fixed Assets	19,011.02	19,011.02	0.00
TOTAL ASSETS	615,152.39	657,491.53	(42,339.14)
LIABILITIES & CAPITAL			
Liabilities			
Accounts Payable	18,019.17	9,137.41	8,881.76
Prepaid Assessments	3,776.49	2,863.30	913.19
Accounts Payable Accrual	0.00	1,533.51	(1,533.51)
Unearned Assessment Income	104,008.18	156,012.27	(52,004.09)
Total Liabilities	125,803.84	169,546.49	(43,742.65)
Capital			
Operating Fund Equity			
Retained Earnings	53,917.64	53,917.64	0.00
PY Adjustments	(740,864.33)	(730,649.20)	(10,215.13)
Total Operating Fund Equity	(686,946.69)	(676,731.56)	(10,215.13)
Replacement Reserve Fund			
PY Reserve Equity	211,976.69	211,976.69	0.00
CY Reserve Equity	33,333.34	40,000.00	(6,666.66)
Reserve Interest Income	171.99	171.99	0.00
Due To/From Operating Fund	6,666.66	0.00	6,666.66
Total Replacement Reserve Fund	252,148.68	252,148.68	0.00
Calculated Retained Earnings	185,332.74	173,714.10	11,618.64
Calculated Prior Years Retained Earnings	738,813.82	738,813.82	0.00
Total Capital	489,348.55	487,945.04	1,403.51
TOTAL LIABILITIES & CAPITAL	615,152.39	657,491.53	(42,339.14)

Budget - Comparative

Properties: Active

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	10/1/2022 - 10/31/2022			1/1/2022 - 10/31/2022		
	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Income						
Assessment Related Income						
Finance Charges	87.54	104.16	(16.62)	2,457.10	1,041.68	1,415.42
Interest Income	25.74	0.00	25.74	22.44	0.00	22.44
Late Fee	0.00	1,250.00	(1,250.00)	4,900.04	12,500.00	(7,599.96)
Assessments	52,004.09	51,732.83	271.26	520,041.11	517,328.34	2,712.77
Total Assessment Related Income	52,117.37	53,086.99	(969.62)	527,420.69	530,870.02	(3,449.33)
Compliance Income						
Deed Restriction Admin Fee	10,700.00	2,000.00	8,700.00	73,006.90	20,000.00	53,006.90
Total Compliance Income	10,700.00	2,000.00	8,700.00	73,006.90	20,000.00	53,006.90
Clubhouse Related Income						
Hall Rental	300.00	750.00	(450.00)	8,475.00	7,500.00	975.00
Cleaning and Maint. Income	(300.00)	0.00	(300.00)	0.00	0.00	0.00
Total Clubhouse Related Income	0.00	750.00	(750.00)	8,475.00	7,500.00	975.00
Administrative Income						
209 Certified Balance Demand Fee	0.00	83.33	(83.33)	2,370.00	833.34	1,536.66
NSF Fee Income	0.00	2.91	(2.91)	350.00	29.18	320.82
Payment Plan Administrative Fee	0.00	62.50	(62.50)	600.00	625.00	(25.00)
Collection Administration Fee	640.00	291.66	348.34	13,990.00	2,916.68	11,073.32
Pool Passes	(15,000)	333.33	(348.33)	3,325.00	3,333.34	(8.34)
209 Certified Balance Postage Demand Fee	6.90	83.33	(76.43)	1,704.30	833.34	870.96
Admin Fee Certified Mailing	0.00	25.00	(25.00)	0.00	250.00	(250.00)
Attorney Fee	0.00	2,500.00	(2,500.00)	0.00	25,000.00	(25,000.00)
Total Administrative Income	631.90	3,382.06	(2,750.16)	22,339.30	33,820.88	(11,481.58)
Resale Services						
Resale Services	4,225.00	2,916.66	1,308.34	57,550.30	29,166.68	28,383.62
Total Resale Services	4,225.00	2,916.66	1,308.34	57,550.30	29,166.68	28,383.62
Total Budgeted Operating Income	67,674.27	62,136.71	5,538.56	688,792.19	621,357.58	67,434.61
Expense						
Administrative Expenses						
Bookkeeping Expense	850.00	850.00	0.00	8,500.00	8,500.00	0.00
Advertising	0.00	291.66	(291.66)	135.24	2,916.68	2,781.44
Bad Debt	300.00	833.33	(533.33)	3,990.11	8,333.34	4,343.23
CPA	0.00	505.83	(505.83)	500.00	5,058.34	4,558.34
Bank Fees	25.00	83.33	(58.33)	378.03	833.34	455.31
CC Merchant Services	96.23	200.00	(103.77)	1,016.23	2,000.00	983.77
Building Loan	0.00	3,782.91	(3,782.91)	1,757.31	37,829.18	36,071.87
Electronic Voting Service	0.00	125.00	(125.00)	100.00	1,250.00	1,150.00
Total Administrative Expenses	1,271.23	6,672.06	5,400.83	16,376.92	66,720.88	50,343.96
Legal Expenses						
Legal Fees Corporate	328.00	4,166.66	(3,838.66)	1,909.50	41,666.68	39,757.18
Legal Fees - Reimbursable	976.69	0.00	(976.69)	489.03	0.00	(489.03)
Total Legal Expenses	1,304.69	4,166.66	2,861.97	2,398.53	41,666.68	39,268.15
Office Expenses						
Postage and Delivery	1,197.57	1,041.66	(155.91)	8,508.04	10,416.68	1,908.64

Software for Lancaster	1,555.74	1,572.00	16.26	15,701.22	15,720.00	18.78
IT, Web, and Computer	117.65	166.33	50.68	971.32	1,683.34	712.02
Office Supplies	18.81	166.66	147.85	2,105.20	1,666.68	(438.52)
Office Equipment Contracts	1,320.02	933.16	(386.86)	6,696.08	9,331.68	2,635.60
Printer Monthly Contract Service	74.03	73.91	(0.12)	361.90	739.18	375.28
Total Office Expenses	4,283.82	3,955.72	(328.10)	34,343.76	39,557.56	5,213.80
Payroll and Staffing						
Staff Payroll	5,343.82	7,143.33	1,799.51	57,298.59	71,433.34	14,134.75
Benefits	121.84	808.25	686.41	3,541.74	8,082.50	4,540.76
Training	69.00	54.16	(14.84)	1,553.89	541.68	(1,012.21)
Total Payroll and Staffing	5,534.66	8,005.74	2,471.08	62,394.22	80,057.52	17,663.30
Insurance						
Auto Insurance Policy	303.25	190.41	(112.84)	2,395.14	1,904.18	(490.96)
Insurance	2,570.76	1,659.08	(911.68)	23,055.84	16,590.84	(6,465.00)
Total Insurance	2,874.01	1,849.49	(1,024.52)	25,450.98	18,495.02	(6,955.96)
Community Events						
Community Events	680.18	500.00	(180.18)	3,870.13	5,000.00	1,129.87
Total Community Events	680.18	500.00	(180.18)	3,870.13	5,000.00	1,129.87
Clubhouse Expenses						
Clubhouse Repairs and Maintenance	600.00	500.00	(100.00)	2,238.97	5,000.00	2,761.03
Cleaning Supplies	0.00	100.00	100.00	330.21	1,000.00	669.79
Cleaning Service	725.28	541.66	(183.62)	6,181.08	5,416.68	(764.40)
Pest Control for Building	64.95	145.83	80.88	259.80	1,458.34	1,198.54
Building Maintenance & Supplies	263.40	83.33	(180.07)	5,006.61	833.34	(4,173.27)
Contractors-Electrical	0.00	333.33	333.33	0.00	3,333.34	3,333.34
Trash Disposal	125.04	119.08	(5.96)	1,220.60	1,190.84	(29.76)
Total Clubhouse Expenses	1,778.67	1,823.23	44.56	15,237.27	18,232.54	2,995.27
Common Area Repairs and Maintenance						
Electrical	0.00	3,399.50	3,399.50	0.00	33,995.00	33,995.00
Repairs to common area	0.00	208.33	208.33	1,735.88	2,083.34	347.46
Upgrades to common area	0.00	208.33	208.33	0.00	2,083.34	2,083.34
AddressArt	0.00	1,058.33	1,058.33	0.00	10,583.34	10,583.34
Holiday Decor Install and take down	0.00	75.00	75.00	149.26	750.00	600.74
River Pines Park	0.00	333.33	333.33	0.00	3,333.34	3,333.34
Landscaping	6,510.25	6,510.25	0.00	65,102.50	65,102.50	0.00
Sprinklers	0.00	208.33	208.33	0.00	2,083.34	2,083.34
Capital Improvement	(6,666.66)	3,333.33	9,999.99	33,333.34	33,333.34	0.00
Total Common Area Repairs and Maintenance	(156.41)	15,334.73	15,491.14	100,320.98	153,347.54	53,026.56
Pool Expenses						
911 Phone	44.65	44.66	0.01	446.50	446.68	0.18
Pool Maintenance and Repairs	19,937.50	500.00	(19,437.50)	27,077.04	5,000.00	(22,077.04)
Pool Management Contract	595.38	3,333.33	2,737.95	33,151.41	33,333.34	181.93
Total Pool Expenses	20,577.53	3,877.99	(16,699.54)	60,674.95	38,780.02	(21,894.93)
Security						
Alarm Permit	0.00	0.83	0.83	10.00	8.34	(1.66)
Alarm System	45.41	45.41	0.00	1,395.26	454.18	(941.08)
Security System	2,599.07	2,563.33	(35.74)	25,955.03	25,633.34	(321.69)
Security Patrol	6,467.00	0.00	(6,467.00)	56,311.00	0.00	(56,311.00)
Security Cameras	2,192.06	2,192.08	0.02	21,920.60	21,920.84	0.24
Total Security	11,303.54	4,801.65	(6,501.89)	105,591.89	48,016.70	(57,575.19)
Taxes						
Property Tax	0.00	39.58	39.58	815.16	395.84	(419.32)
Federal Taxes	0.00	20.83	20.83	0.00	208.34	208.34
Total Taxes	0.00	60.41	60.41	815.16	604.18	(210.98)
Equipment Maintenance and Repairs						

Vehicle Maintenance	121.20	83.33	(37.87)	482.01	833.34	351.33
Fuel	23.56	54.16	30.60	220.17	541.68	321.51
Total Equipment Maintenance and Repairs	144.76	137.49	(7.27)	702.18	1,375.02	672.84
Utilities						
Internet Services	213.12	388.75	175.63	1,842.87	3,887.50	2,044.63
Phone Service	136.84	133.50	(3.34)	1,293.27	1,335.00	41.73
Cell Phone	72.78	83.33	10.55	1,818.74	833.34	(985.40)
Gas	32.59	49.75	17.16	432.44	497.50	65.06
Electric	5,573.45	5,509.75	(63.70)	52,963.82	55,097.50	2,133.68
Water & Sewer	430.17	1,096.58	666.41	16,931.34	10,965.84	(5,965.50)
Total Utilities	6,458.95	7,261.66	802.71	75,282.48	72,616.68	(2,665.80)
Total Budgeted Operating Expense	56,055.63	58,446.83	2,391.20	503,459.45	584,470.34	81,010.89
Total Budgeted Operating Income	67,674.27	62,135.71	5,538.56	688,792.19	621,357.58	67,434.61
Total Budgeted Operating Expense	56,055.63	58,446.83	2,391.20	503,459.45	584,470.34	81,010.89
NOI - Net Operating Income	11,618.64	3,688.88	7,929.76	185,332.74	36,887.24	148,445.50